

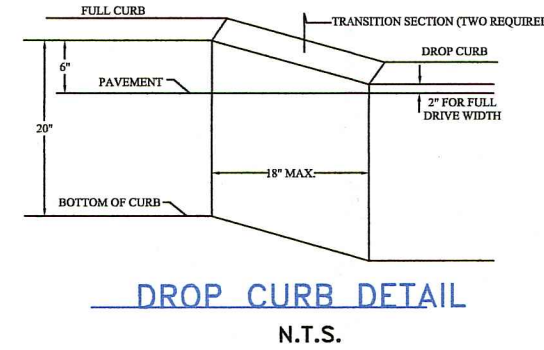
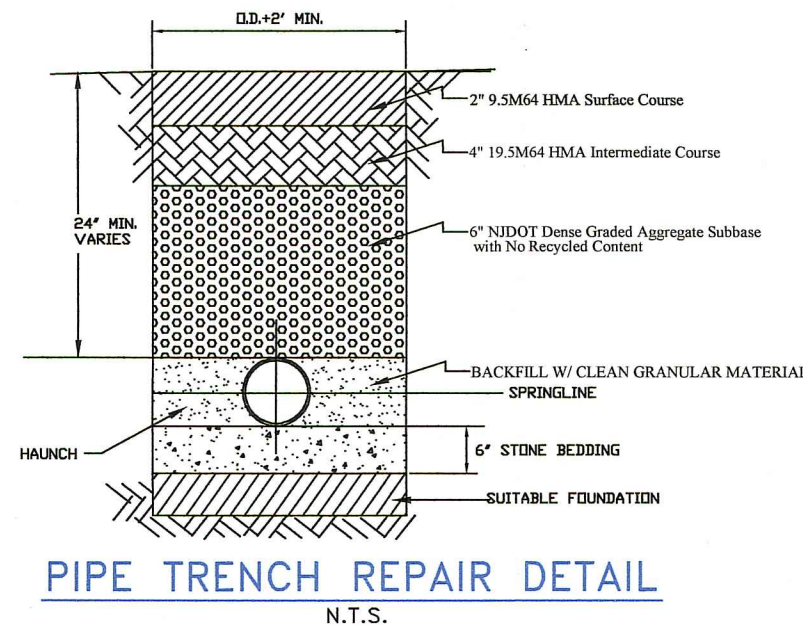
Residential D District				
	Required	Existing	Proposed	Variance
Lot Area	10,000 sf	7,730 sf	7,730 sf	No*
Frontage	100 ft	50.00 ft	50.00 ft	No*
Lot Depth	100 ft	154.60 ft	154.60 ft	No
Setbacks				
Front Yard	31.0 ft	33.9 ft	26.6 ft	Yes
Side Yard	10 ft	0.9 ft	10.0 ft	No*
Side Yard	10 ft	17.6 ft	10.0 ft	No
Rear Yard	30 ft	87.6 ft	58.8 ft	No
Bldg. Height	30 ft	-	29.1 ft	No
Bldg. Coverage	20%	-	1526 sf/19.7%	No
Bldg/Drive Coverage	25%	-	1912 sf/24.7%	No
Imp. Coverage	30%	-	2318 sf/30.0%	No
FAR**	30%	-	2319 sf/29.9%	No

* Existing Non-Conformity
** See Architectural Plans

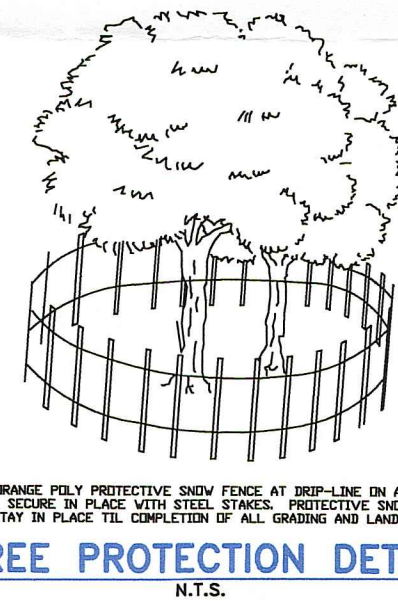
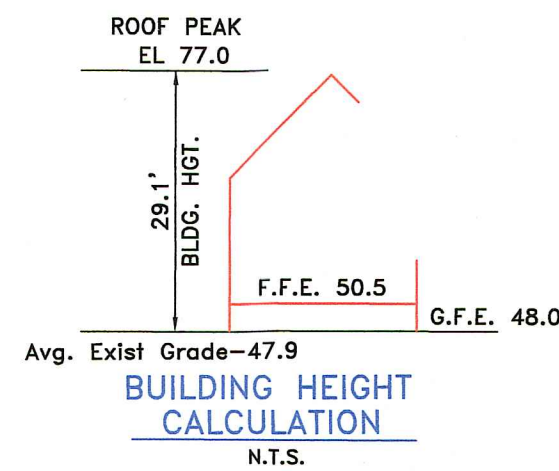
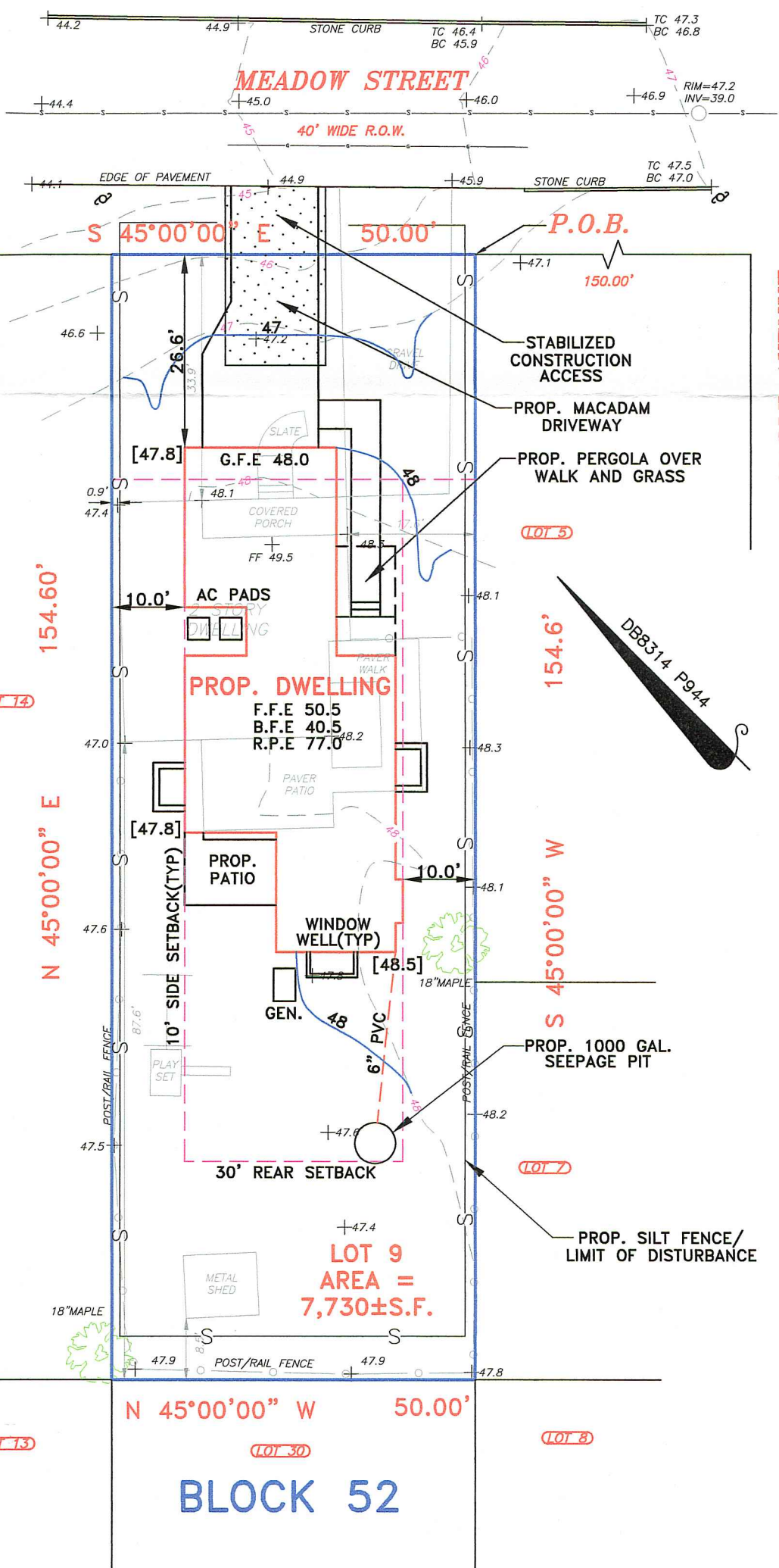
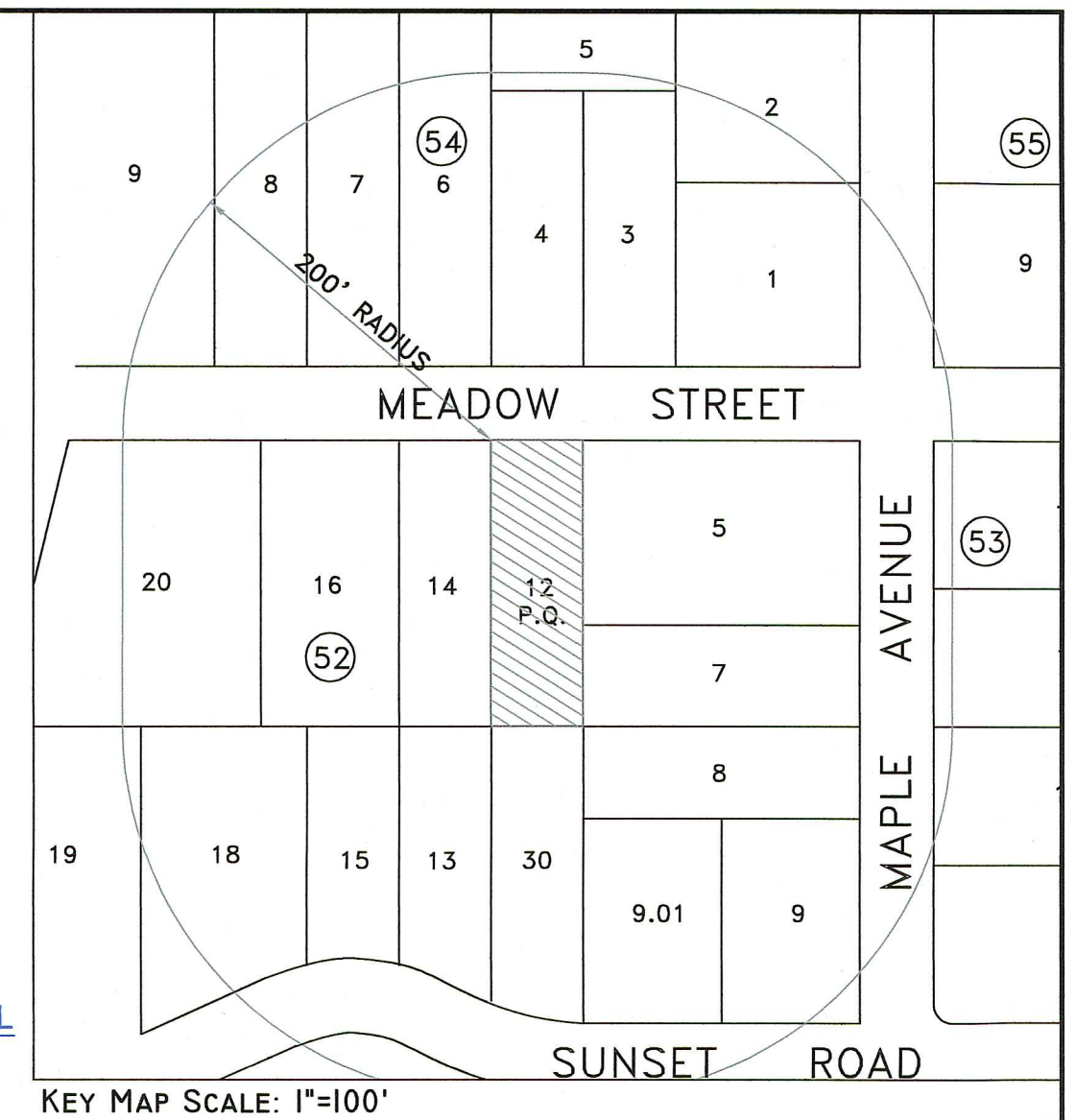
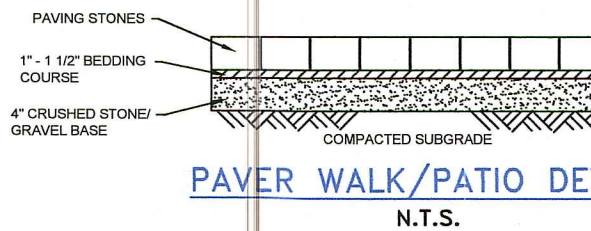
LOT COVERAGE CALCULATIONS

PROPOSED DWELLING	1526
TOTAL	1526 sf = 19.7%
MECH PADS	28
FRONT WALKS/STEPS	180
WINDOW WELLS	72
REAR PATIO	126
DRIVEWAY	386
TOTAL	2318 sf = 30.0%

Exist. Ground Elev.
47.8
47.9
47.7
47.2
47.4
47.8
47.8
47.6
47.8
47.8
47.8
47.6
48.2
48.4
48.4
48.4
48.3
48.2
48.2
48.1
47.8
Ex. Elev. 47.9
Peak Elev. 77.0
Bldg. Hgt. 29.1'

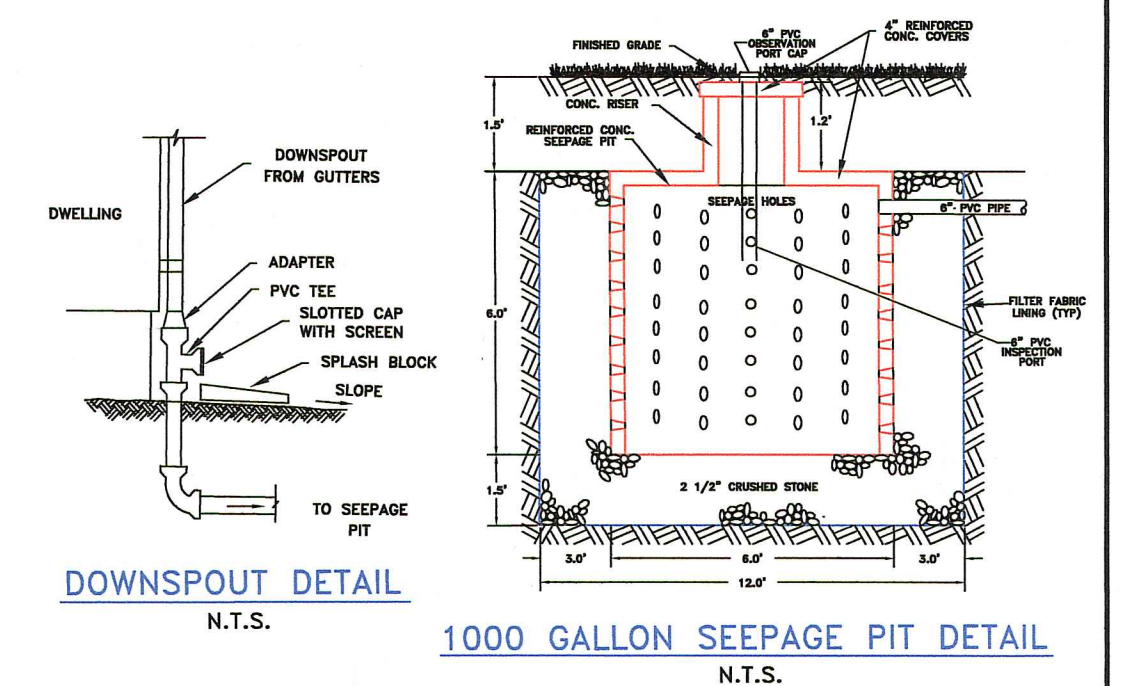
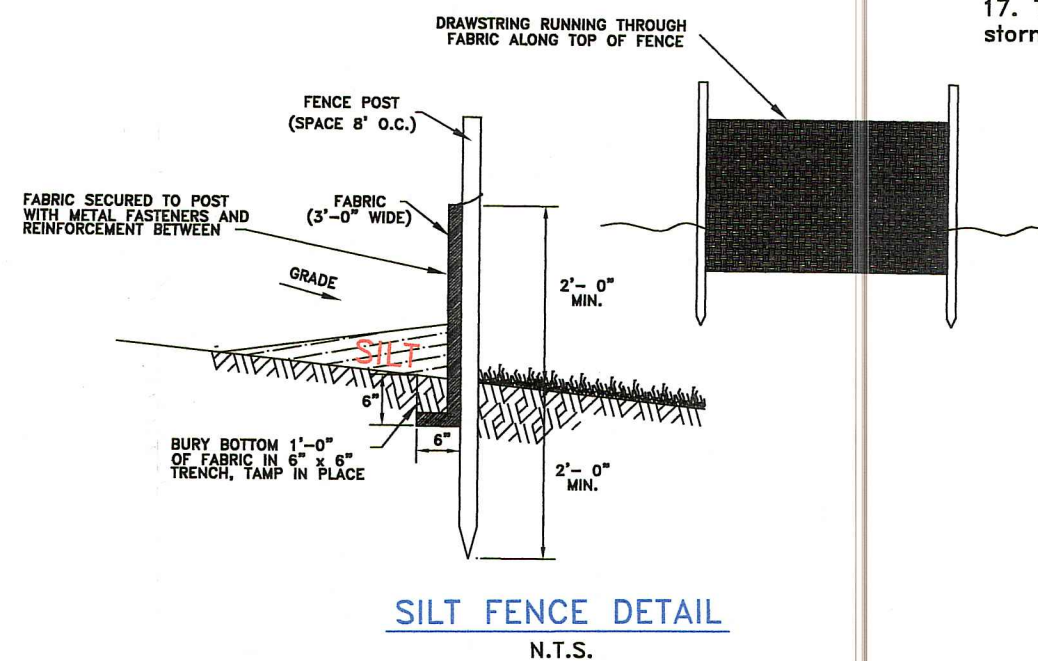
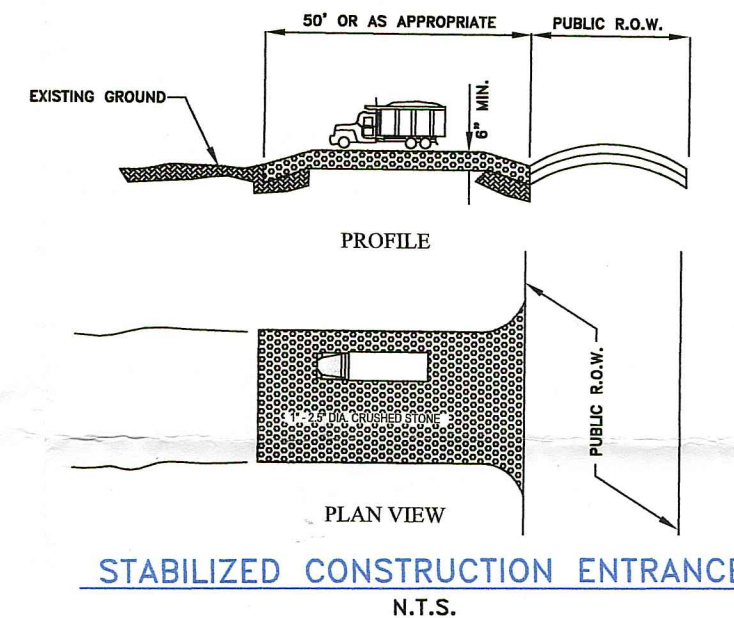
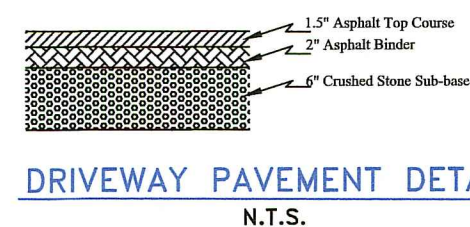


Soil Moving Requirements		
Basement		
Area = 1062 sf	Area w/1.5' overdig = 1304 sf	
Avg. Cut = 7.5 ft		
Cut = (1304 sf)(7.5 ft) = 362		
Credit for exist. dwelling Bsm't area = 888, Depth = 5.0' (888 sf)(5.0 ft) = 164		
Total Cut = 362 - 164	198 cu yds cut	
Backfill = (1304-1062)(7.5)	67 cu yds fill	
Garage Fnd. 72 L.ft		
(72 ft)(4.5)(4.5)	54 cu yds cut	
Backfill (2/3)(54)	36 cu yds fill	
Seepage Pits		
	48 cu yds cut	
	8 cu yds fill	
Total Cut		
	300 cu yds cut	
Total Fill		
	111 cu yds fill	
Net Soil Removed from Site		
	189 cu yds	



FRONT OFFSETS			
BLOCK	LOT	ADDRESS	SETBACK
52	5	29 MEADOW	25.3 FT
52	14	23 MEADOW	29.3 FT
52	16	21 MEADOW	25.2 FT
52	20	17 MEADOW	44.1 FT
AVERAGE			31.0 FT

DRAINAGE CALCULATIONS			
10 Year Storm (I=2" /hr., 60 min. duration)			
Runoff Coef.		Area	CIA
Dwelling	.99	1526 sf	0.035 Acres
			0.069 cfs
Volume = (60*Qpeak)(60)		Volume = 249.7 CF = 1,868 Gallons	
Minimum Storage Required: 1,868 Gallons			
Storage Provided:	1 x 3030	3,030 Gallons	



NOTES:

1. Applicant: Matthew Bader
2. Property address: 25 Meadow Street Demarest, NJ.
3. Property known as Block 52, Lot 9 in accordance with the Tax Assessment Map of the Borough of Demarest.
4. Property is located in the Residential D Zone.
5. Elevations based on Assumed Datum.
6. Existing spot elevations indicated with an X. Proposed spot elevations in [].
7. Underground utility locations to be verified and marked-out in the field prior to commencement of construction activities.
8. Location of existing utility connections from previous structure are to be inspected. If same are not in acceptable condition, new service connections shall be installed in accordance with Borough specifications.
9. Roof leaders shall be connected to proposed seepage pits as shown.
10. The applicant shall be responsible for the replacement of any curbing or pavement damaged or destroyed as a result of construction activities or in disrepair as determined by the Borough Engineer. The applicant shall be responsible to immediately remove any soil tracked or washed onto the street.
11. All existing structures to be removed.
12. Survey and topography performed December 22, 2025 by McNally, Doolittle Engineering, LLC.
13. The top layer of soil for a depth of 8\"/>

McCLELLAN ENGINEERING

84 Gettysburg Way Lincoln Park, New Jersey (862) 668-1160 McClellanEngineering@gmail.com

SCALE: 1\"/>

SITE PLAN FOR MATTHEW BADER
Lot 9 Block 52 25 Meadow Street
Borough of Demarest Bergen County, N.J.

PROPERTY SITUATED IN THE BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY.

Sean P. McClellan
P.E. 45194