

Residential D District				
	Required	Existing	Proposed	Variance
Lot Area	10,000 sf	7,730 sf	7,730 sf	Yes*
Frontage	100 ft	50.00 ft	50.00 ft	Yes*
Lot Depth	100 ft	154.60 ft	154.60 ft	No
Setbacks				
Front Yard	31.0 ft(Avg)	33.9 ft	26.6 ft	Yes
Side Yard	10 ft	0.9 ft	11.0 ft	No*
Side Yard	10 ft	17.6 ft	10.2 ft	No
Rear Yard	30 ft	87.6 ft	60.2 ft	No
Bldg. Height	30 ft	—	29.1 ft	No
Bldg. Coverage	20%	—	1458 sf/18.9%	No
Bldg/Drive Coverage	25%	—	1844 sf/23.9%	No
Imp. Coverage	30%	—	2310 sf/29.9%	No
FAR**	30%	—	2535 sf/32.8%	Yes

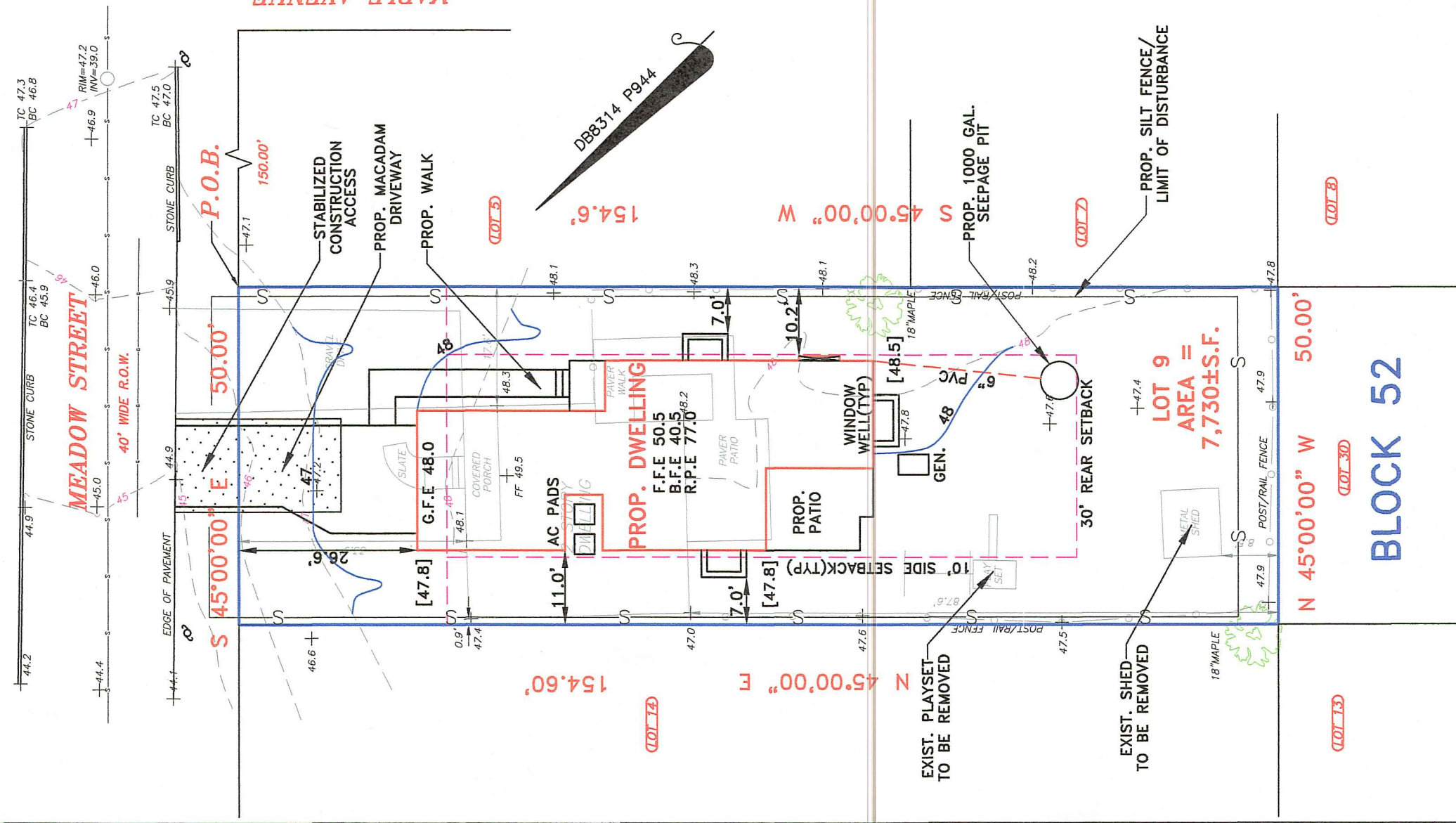
* Existing Non-Conformity
** See Architectural Plans

LOT COVERAGE CALCULATIONS

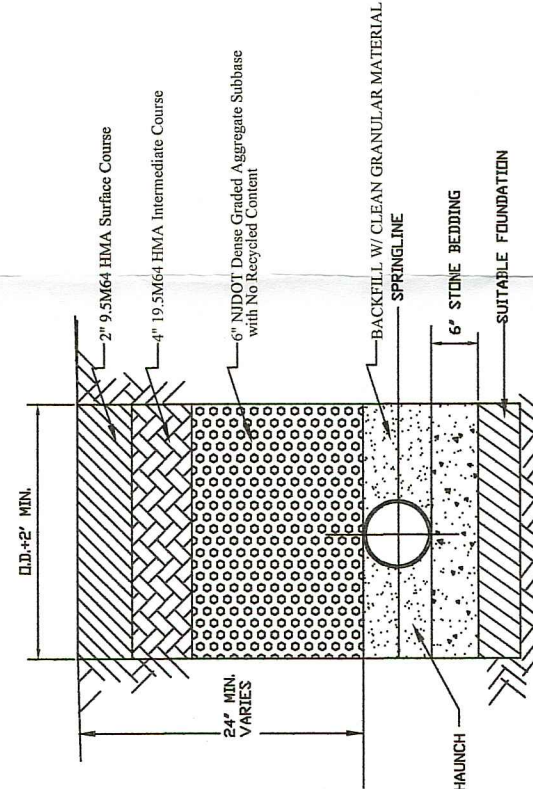
PROPOSED DWELLING	1458
TOTAL	1458 sf = 18.9%
DRIVEWAY	386 sf = 5.0%
DRIVEWAY/DWELLING	1844 sf = 23.9%

MECH PADS	28
FRONT WALKS/STEPS	180
WINDOW WELLS	72
REAR PATIO	186

TOTAL 2310 sf = 29.9%

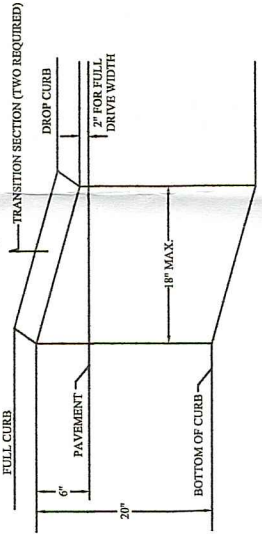


Exst. Ground Elev.	47.8
47.9	
47.7	
47.2	
47.4	
47.8	
47.8	
47.6	
47.8	
47.8	
47.8	
47.8	
47.6	
48.2	
48.4	
48.4	
48.4	
48.3	
48.2	
48.2	
48.1	
47.8	
Ex. Elev. 47.9	
Peak Elev. 77.0	
Bldg. Hgt. 29.1'	



PIPE TRENCH REPAIR DETAIL

N.T.S.



DROP CURB DETAIL

N.T.S.

ROOF PEAK
EL 77.0



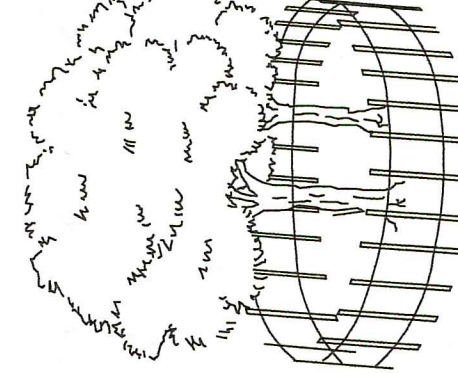
BLDG. HGT. 29.1'

Aug. Exist Grade=47.9
F.F.E. 50.5
G.F.E. 48.0

BUILDING HEIGHT CALCULATION

N.T.S.

40' WIDE R.O.W.



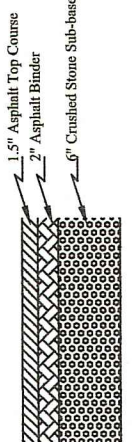
NOTE: DRAINAGE PLY PROTECTIVE NEW FENCE AT DRAIN-LINE ON ALL SIDES. STAKE IN PLACE WITH STEEL STAKES. PROTECTIVE NEW FENCE MUST STAY IN PLACE TIL COMPLETION OF ALL GRADING AND LANDSCAPING.

TREE PROTECTION DETAIL

N.T.S.

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

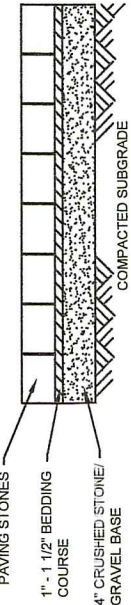
DRAINAGE CALCULATIONS			
10 Year Storm (1.2"/hr., 60 min. duration)			
Runoff Coef.	.99	Area	CIA
Dwelling	.99	1,458 sf	0.0335 Acres
Volume = (60"Depth)(60)		Volume = 238.6 CF = 1,785 Gallons	
Minimum Storage Required:		1,785 Gallons	
Storage Provided:		1 x 3030 = 3,030 Gallons	



DRIVEWAY PAVEMENT DETAIL

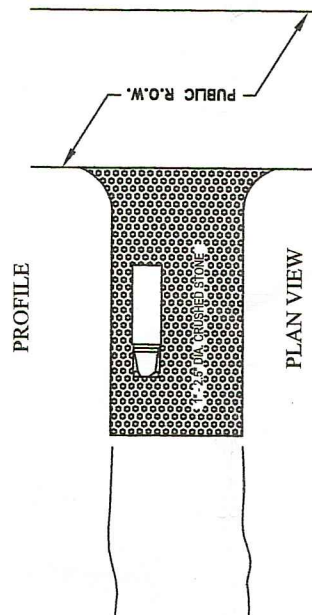
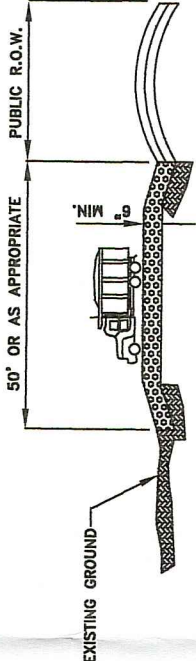
N.T.S.

Soil Moving Requirements	
Basement	
Area = 1004 sf	Area w/1.5' overdig = 1234 sf
Avg. Cut = 7.5 ft	Cut = (1234 sf)(7.5 ft)= 343
Credit for exist. dwelling	
Bsm't area= 888, Depth= 5.0'	(888 sf)(5.0 ft) = 164
Total Cut = 343 - 164	
Backfill = (1234-1004)(7.5)	
Garage Fnd. 72 L.ft	
(72 ft)(4.5)(4.5)	
Backfill (2/3)(54)	
54 cu yds cut	
36 cu yds fill	
Seepage Pits	
48 cu yds cut	
8 cu yds fill	
Total Cut	281 cu yds cut
Total Fill	108 cu yds fill
Net Soil Removed from Site	173 cu yds



PAVER WALK/PATIO DETAIL

N.T.S.

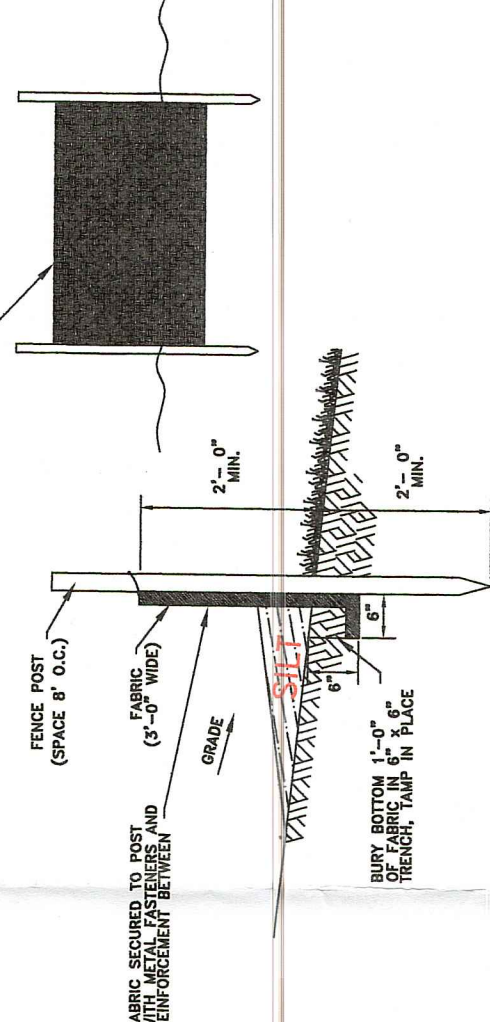


STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

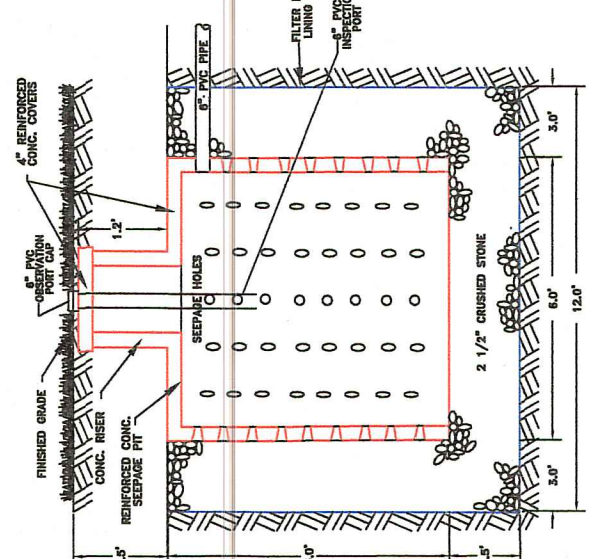
NOTES:

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" shall be set aside for retention on the premises and shall be respread when the proposed soil moving has been completed and is at the levels of the contour lines approved by the Mayor and Council of the Borough.
14. Window well to drain to footing drains.
15. The applicant shall notify the Borough at least 72 hours prior to any work commencing on the Borough's right-of-way and/or underground stormwater detention system installation. The Applicant shall provide the Borough Engineer with Seasonal High Water Table and soil infiltration testing results for review and approval prior to proposed seepage pit installation.
16. Applicant shall not temporarily or permanently grade the site as to direct runoff off-site. Any damages caused by an increase in runoff or improper drainage shall be repaired by the applicant.
17. The Applicant shall be responsible for the maintenance and operation of the proposed underground stormwater detention system.



SILT FENCE DETAIL

N.T.S.



1000 GALLON SEEPAE PIT DETAIL

N.T.S.

REVISED 6-22-26 BULK TABLE; FOOTPRINT; WINDOW WELLS

MCCLELLAN ENGINEERING

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

SITE PLAN FOR MATTHEW BADER

Lot 9 Block 52 25 Meadow Street
Borough of Demarest Bergen County, N.J.

SCALE: 1"=20'

DATE: MARCH 9, 2026

PREPARED BY: SPM

LOT NO. 9

BLOCK No. 52

FILE No. SP25MEADOW

Sean P. McClellan
P.E. 45194