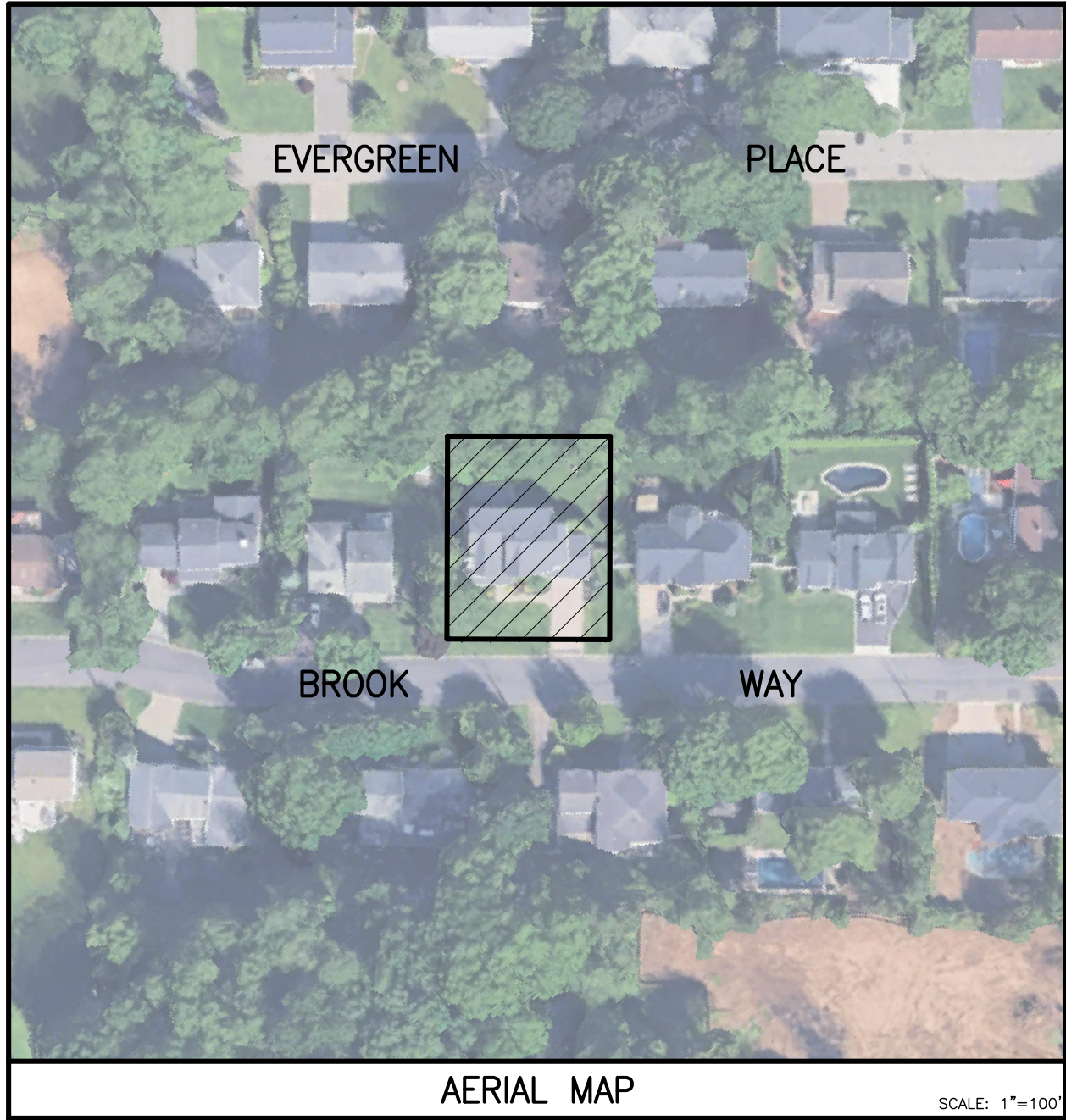




AERIAL MAP

SCALE: 1"=100'

200 FT. PROPERTY OWNER'S LIST

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	AMT 1 Ltr
146	5		2	JARROLD, PETER & CHRISTINE DEMAREST, NJ	22 EVERGREEN PL.	07627
145	11		2	WILKINS, ONE TRUST DEMAREST, NJ	23 BROOK WAY	07627
145	10		2	PAK, SA AD DEMAREST, NJ	22 BROOK WAY	07627
146	4		2	VANDELLEY, ONE BARUCH DEMAREST, NJ	19 EVERGREEN PL	07627
145	15		2	SEABROOK, ANDREW & ANGELA DEMAREST, NJ	7 BROOK WAY	07627
15	1.02		2	NEHA, J. PATEL, LIVING TRUST ROSE, CA	48 MEADOW ST	90957
145	7		2	1 BROOK WAY LLC DEMAREST, NJ	8 BROOK WAY	07627
145	22		2	VEDRANTHATHY, RAJIV & RAJIV, BACHA 24 DEMAREST, NJ	EVERGREEN PLACE	07627
145	5		1	95 COUNTY DEMAREST, LLC DEMAREST, NJ	CEDAR COURT	COMMON AREA
145	9		2	SHIMAZAKI, TAKAKOSHI & SHIZUKO DEMAREST, NJ	18 BROOK WAY	07627
145	14		2	TH, KYUNG W & MI KYUNG DEMAREST, NJ	11 BROOK WAY	07627
145	19		2	COMBOS, THOMAS A & LISA H DEMAREST, NJ	12 EVERGREEN PLACE	07627
145	8		2	JOH, JOHANN & VEN XIONG DEMAREST, NJ	14 BROOK WAY	07627
145	18		2	BECKLE, ANDREW A. & GERALDINE DEMAREST, NJ	8 EVERGREEN PLACE	07627
145	12		2	LOWEST, GREGORY H & DEBORAH DEMAREST, NJ	19 BROOK WAY	07627
15	3.01		2	LEE, JOSEPH & DOROTHY DEMAREST, NJ	27 BROOK WAY	07627
145	20		2	DE AVILA, MARIA L DEMAREST, NJ	16 EVERGREEN PLACE	07627
145	21		2	STANIN, ANDRZEJ & MARIA DEMAREST, NJ	20 EVERGREEN PLACE	07627
145	6		2	DIAS, J. JACQUES & GIZELAN, MARIE DEMAREST, NJ	4 BROOK WAY AVE	07627
145	16		2	NAUGHTON, PETER J. & GERALDINE DEMAREST, NJ	107 COUNTY RD	07627
146	3		2	HO, ESTHER, VICTOR DEMAREST, NJ	15 EVERGREEN PLACE	07627

UTILITIES LIST

Verizon New Jersey PO Box 16801 Newark, NJ 07101-6801 Attn: Corporate Secretary	Public Service Electric & Gas PO Box 14444 New Brunswick, NJ 08906-4444
Veolia (Suez) Water New Jersey PO Box 371804 Pittsburgh, PA 15250-7804	Bergen County Utilities Authority PO Box 9 Little Ferry, NJ 07643-0009
Orange & Rockland Utilities, Inc. Rockland Electric Company PO Box 1009 Spring Valley, NY 10977	Bergen County Planning Board County of Bergen One Bergen County Plaza Hackensack, NJ 07601

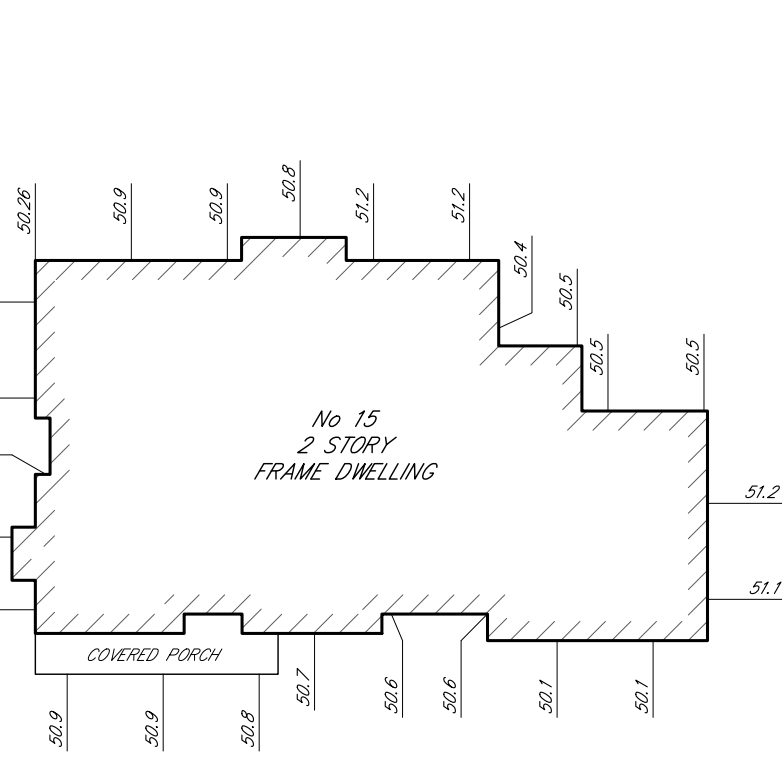
APPROVED BY THE JOINT LAND USE BOARD OF THE
BOROUGH OF DEMAREST _____, 2026

CHAIRMAN

SECRETARY

APPROVED BY THE BOROUGH ENGINEER OF THE
BOROUGH OF DEMAREST _____, 2026

BOROUGH ENGINEER

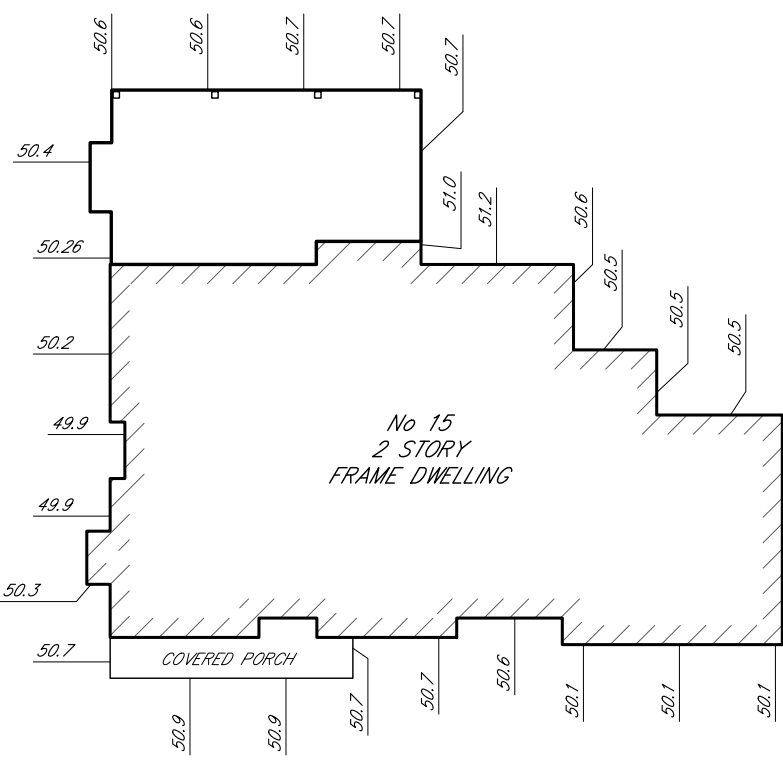


EXISTING HEIGHT SCHEMATIC

EXISTING

BUILDING HEIGHT CALC'S

RIDGE	=	EL. 79.17
AVERAGE NATURAL GRADE	=	EL. 50.59
HEIGHT	=	28.58 FT.



PROPOSED HEIGHT SCHEMATIC

PROPOSED

BUILDING HEIGHT CALC'S

RIDGE	=	EL. 79.17
AVERAGE NATURAL GRADE	=	EL. 50.56
HEIGHT	=	28.61 FT.

EXISTING

BUILDING COVERAGE CALC'S

FOOTPRINT	=	2,450 S.F.
COVERED PORCH	=	120 S.F.
TOTAL	=	2,570 S.F./12,500 S.F. = 20.56%

EXISTING

IMPROVED LOT COVERAGE CALC'S

BUILDING COVERAGE	=	2,570 S.F.
DRIVEWAY	=	770 S.F.
STEPS & WALKS	=	283 S.F.
PATIO	=	340 S.F.
AC UNITS	=	8 S.F.
TOTAL	=	3,971 S.F./12,500 S.F. = 31.77%

EXISTING

RESIDENTIAL & PARKING COVERAGE CALC'S

FOOTPRINT	=	2,450 S.F.
DRIVEWAY	=	770 S.F.
TOTAL	=	3,220 S.F./12,500 S.F. = 25.76%

EXISTING

FLOOR AREA RATIO CALC'S

EXISTING FLOOR AREA	=	3,511 S.F./12,500 S.F. = 28.10%
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PROPOSED

BUILDING COVERAGE CALC'S

FOOTPRINT	=	2,450 S.F.
COVERED PORCH	=	120 S.F.
PROP. COVERED PATIO	=	576 S.F.
TOTAL	=	3,146 S.F./12,500 S.F. = 25.17%

PROPOSED

IMPROVED LOT COVERAGE CALC'S

BUILDING COVERAGE	=	3,146 S.F.
DRIVEWAY	=	770 S.F.
STEPS & WALKS	=	229 S.F.
AC UNITS	=	8 S.F.
PROP. SPA	=	105 S.F.
PROP. PATIO & STEPS	=	99 S.F.
TOTAL	=	4,357 S.F./12,500 S.F. = 34.86%

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC No. 37206

6-1-26
DATE

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. No. 29497 N.J.P.P. No. 3200

6-1-26
DATE

ZONING NOTES

ZONE: RESIDENTIAL R-C

	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	12,500 S.F. (1)	NO CHANGE
MIN. LOT FRONTAGE	100 FT.	100.00 FT.	NO CHANGE
MIN. LOT DEPTH	100 FT.	125.00 FT.	NO CHANGE
MIN. FRONT YARD	35 FT.	35.00 FT.	NO CHANGE
MIN. SIDE YARD	15 FT.	15.00 FT.	12.75 FT. *
MIN. REAR YARD	30 FT.	44.50 FT.	28.74 FT. *
MIN. SIDE YARD (SPA)	15 FT.	N/A	15.97 FT.
MIN. REAR YARD (SPA)	10 FT.	N/A	17.99 FT.
MAX. No. OF FAMILIES	1	1	NO CHANGE
MAX. BUILDING HEIGHT	30 FT.	28.58 FT.	28.61 FT.
MAX. FLOOR AREA RATIO	30%	28.10%	NO CHANGE
MAX. BUILDING COVERAGE	20%	20.56% (1)	25.17% *
MAX. IMPROVED LOT COVERAGE	30%	31.77% (1)	34.86% *
MAX. RES. & PARKING COVERAGE	25%	25.76% (1)	NO CHANGE

* VARIANCE REQUIRED

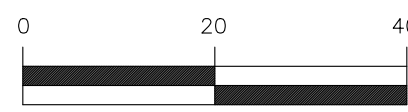
(1) EXISTING NON-CONFORMING CONDITION

GENERAL NOTES

- ELEVATIONS BASED ON NAVD '88.
- TOTAL LOT AREA = 12,500 S.F. (0.287 Ac.)
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ⊗ DENOTES TREES TO BE REMOVED. (SEE SHEET NO. 2)
- ALL ROOF LEADERS TO BE DIRECTED TO SPLASH BLOCKS.
- THE BOROUGH ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF THE CONSTRUCTION OF THE SEEPAGE PITS IN ORDER TO PROVIDE AN OBSERVER DURING THE EXCAVATION FOR THE PITS.
- TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. NO SOIL MOVEMENT AND/OR STOCKPILING OF MATERIAL AND NO OPERATION OF CONSTRUCTION VEHICLES IS PERMITTED WITHIN TEN FEET OF SAID TREES.
- ALL DAMAGED CURB AND STREETS TO BE REPAIRED BY CONTRACTOR TO BOROUGH STANDARDS.
- STREETS TO BE CLEANED EVERYDAY IF NECESSARY.
- EXISTING IMPERVIOUS ON SITE = 3,971 S.F.
PROPOSED IMPERVIOUS ON SITE = 4,357 S.F.
NET INCREASE = 386 S.F.
- LOCATION OF UTILITIES & SEEPAGE PITS BASED ON "AS-BUILT SURVEY" BY LANTELME, KURENS & ASSOCIATES DATED 2-18-16.

REFERENCES

- A CERTAIN MAP ENTITLED "SUBDIVISION OF PLOT 4 IN BLOCK 145, MADE FOR ORLANDO MINETTO AT DEMAREST, BERGEN CO., N.J." FILED IN THE B.C.C.O. ON JULY 31, 1953 AS MAP No. 4495.
- BOROUGH OF DEMAREST TAX MAPS.

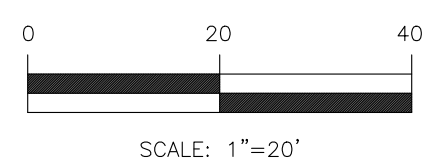
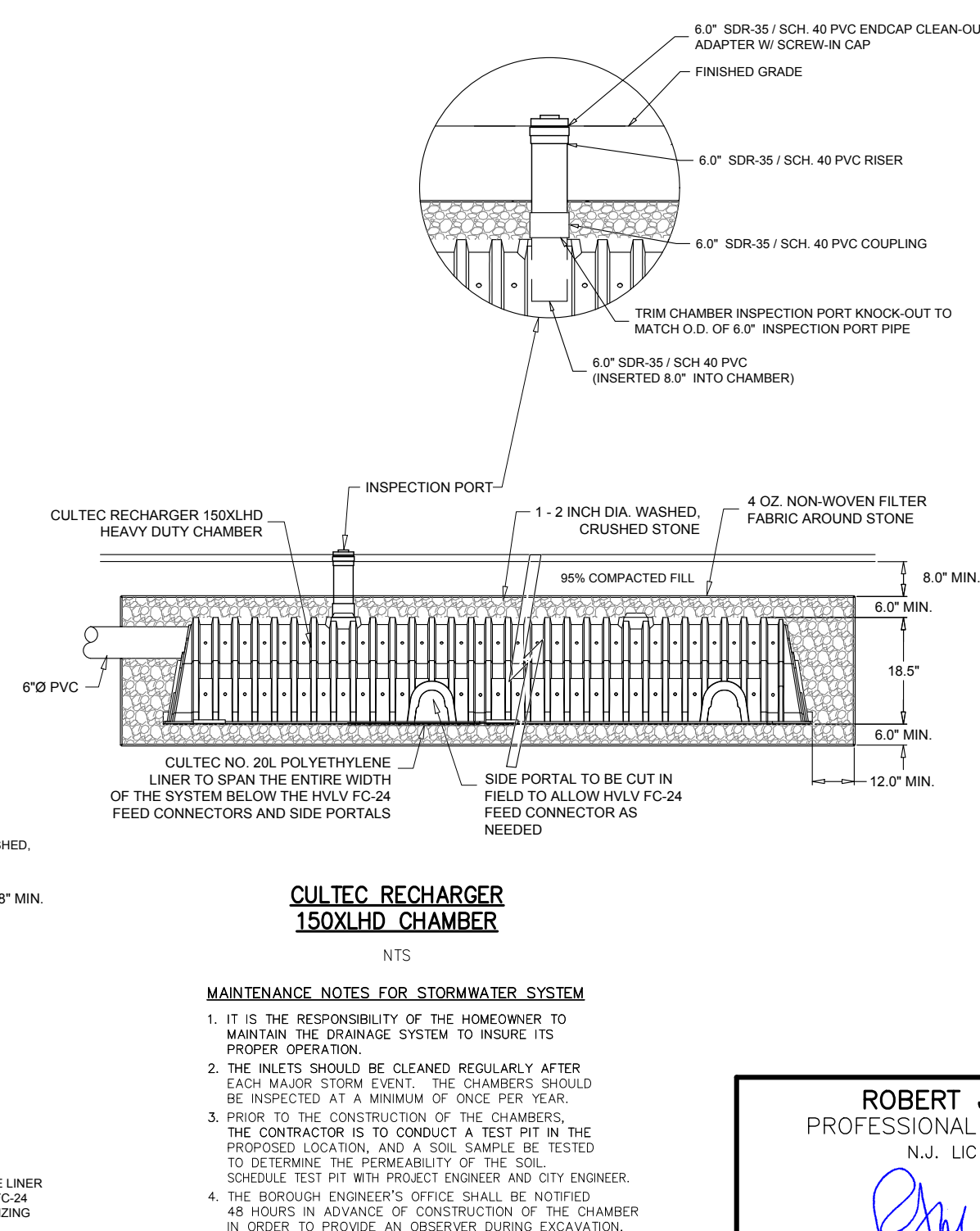
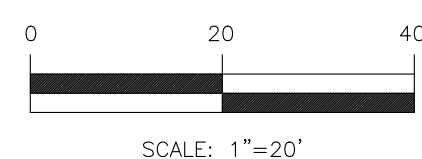


SCALE: 1"=20'

1	UPDATED PATIO AND FIREPLACE	6-15-26	Y.R.	M.J.H.
NO.	REVISIONS	DATE	BY	CHKD
SITE PLAN				
LOT 13 PROPOSED COVERED PATIO BLOCK 145				
No. 15 BROOK WAY				
BOROUGH OF DEMAREST BERGEN COUNTY NEW JERSEY				
APPLICANT/OWNER: STEPHANIE & JONATHAN GAL				
15 BROOK WAY				
DEMAREST, NEW JERSEY 07627				
DRAWN BY: A.J.				
CHKD BY: M.J.H.				
SCALE: 1"=20'				
DRAWING NO. 4349-1				
REV. 1				
HUBSCHMAN ENGINEERING, P.A.				
ENGINEERS - PLANNERS - SURVEYORS				
263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621				
201-384-5666				

4. All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
5. Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and mulch or erosion prevention temporary seeding. The disturbed area will be mulched with untreated straw at a rate of 2 tons per acre, anchored by approved methods (i.e. pegs and tines, mulch netting, or liquid mulch binder).
6. Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the NJ Standards.
7. Stabilization Specifications:
 - A. Temporary Seeding and Mulching
Ground Lineation – Applied uniformly according to soil test recommendations.
Fertilizer – Apply 11lbs./1,000 sq. ft. of 10-20-10 or equivalent with 50% water insoluble nitrogen (series soil test indicates otherwise) worked into the soil to a minimum of 4".
Seed – perennial ryegrass 100 lbs./acre (2.3 lbs./1,000 sq. ft.) or other approved seeds; plant between March 1 and May 15 and between August 15 and October 1.
Mulch – Untreated straw or hay at a rate of 70 to 90 lbs./1,000 sq. ft. applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. pegs and tines, mulch netting, or liquid mulch binder).
 - B. Permanent Seeding and Mulching
Topsoil – Uniform application to a depth of 5" (untreated).
Ground Lineation – Applied uniformly according to soil test recommendations.
Fertilizer – Apply 11 lbs./1,000 sq. ft. of 10-10-10 or equivalent with 50% water insoluble nitrogen (series soil test indicates otherwise) worked into the soil to a minimum of 4".
Seed – Turf type tall fescue (blend of 3 cultivars) 350 lbs./acre (8 lbs./1,000 sq. ft.) or other approved seeds; plant between March 1 and October 1 (summer seedings require irrigation).
Mulch – Untreated straw or hay at a rate of 70 to 90 lbs./1,000 sq. ft. applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. pegs and tines, mulch netting, or liquid mulch binder).
8. The site shall at all times be graded and maintained such that all Stormwater runoff is directed to soil erosion and sediment control facilities.
9. Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
10. Stockpiles are not to be located within 50' of a footpath, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a hydraulic sediment barrier or silt fence.
11. A crushed stone, white/very-white blanket will be installed whenever a construction access road intersects any paved roadway. Said blanket will be composed of 1" – 2 1/2" crushed stone, 6" thick, will be at least 30' x 100' and should be underlain with a synthetic siltic sediment filter fabric and maintained.
12. Maximum slope design of all exposed slopes shall not exceed 3:1 unless otherwise approved by the District.

- 1A. INSTALL 25'X50' TRACKING BED AT CONSTRUCTION ENTRANCE
- 1B. INSTALL SILT FENCE ALONG PROPERTY SUBJECT TO SOIL EROSION ACCORDING TO PLAN
- 1C. INSTALL INLET FILTER PROTECTION WHERE APPLICABLE.
2. REMOVE TOPSOIL AND STOCKPILE.
3. PROVIDE ROUGH GRADING FOR SITE.
4. EXCAVATE FOR NEW COVERED PATIO AND SPA.
5. CONSTRUCT NEW COVERED PATIO AND SPA.
6. PROVIDE FINAL GRADING, TOPSOIL REPLACEMENT, AND LANDSCAPING.
7. PROVIDE FINAL PAVING.
8. REMOVE SOIL EROSION CONTROL DEVICES AS DIRECTED BY LOCAL SERVICE.



SOIL EROSION EXEMPTION NOTE:
THIS PROJECT IS EXEMPT FROM SOIL COMPACTION
TESTING AND REMEDIATION AS IT IS IN AN URBAN
REDEVELOPMENT AREA.

1	UPDATED PATIO AND FIREPLACE	6-15-26	Y.R.	M.H.
<i>NO.</i>	<i>REVISIONS</i>	<i>DATE</i>	<i>BY</i>	<i>CHKD</i>
SOIL EROSION & SEDIMENT CONTROL PLAN; EXISTING CONDITIONS PLAN; DETAILS				
LOT 13	PROPOSED COVERED PATIO No. 15 BROOK WAY			BLOCK 145
BOROUGH OF DEMAREST		BERGEN COUNTY		NEW JERSEY
APPLICANT/OWNER: STEPHANIE & JONATHAN GAL 15 BROOK WAY DEMAREST, NEW JERSEY 07627				
 HUBSCHMAN ENGINEERING, P.A. ENGINEERS — PLANNERS — SURVEYORS 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621 201-384-3668		DRAWN BY: A.J. CHKD BY: M.H. SCALE: AS NOTED DRAWING NO. 4349-2 2 OF 2		
		REV. 1		
		1		