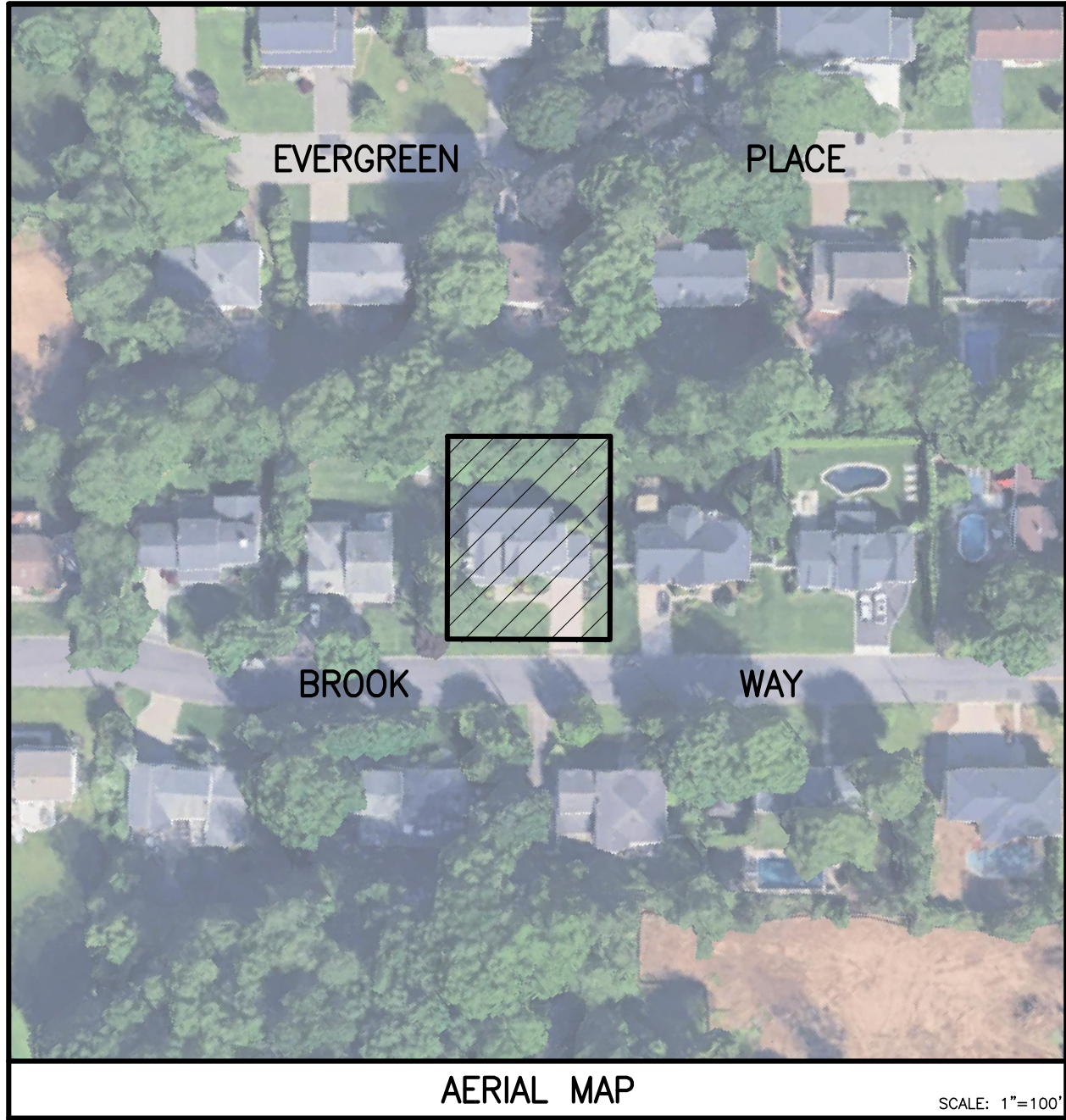




200 FT. PROPERTY OWNER'S LIST

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	AMT. LOTS
146	5		2	SARAH M. DEAN & CHRISTINE DEANEST, NJ	23 EVERGREEN PL.	
145	11		2	WILKINS ONE TRUST	23 BROOK WAY	
145	10		2	PAUL M. AND DEBORAH M. DEANEST, NJ	22 BROOK WAY	
146	4		2	YANOSKY, CH. BANCHE	19 EVERGREEN PL.	
145	15		2	GERARD, WENDY & ANGELA DEANEST, NJ	7 BROOK WAY	
145	1-02		2	WHEEL, J. PATEL, LYING TRUST	48 HENLOW ST.	
145	7		2	B. BROOK WAY LLC	8 BROOK WAY	
145	22		2	KIRKMAN, RUTH & RUTH, BAKIA 24 EVERGREEN PLACE		
145	5		1	DEANEST, NJ		
145	9		2	DEANEST, NJ		
145	14		2	SHIMAZAKI, TAKASHI & SHIZUKO	18 BROOK WAY	
145	14		2	DEANEST, NJ		
145	19		2	COMBES, THOMAS A. & LISA B.	12 EVERGREEN PLACE	
145	8		2	DEANEST, NJ		
145	18		2	DEANEST, NJ		
145	12		2	DEANEST, NJ		
145	2-01		2	LEE, JOSEPH & DOROTHY	27 BROOK WAY	
145	20		2	DEANEST, NJ		
145	21		2	DEANEST, NJ		
145	6		2	DEANEST, NJ		
145	16		2	DEANEST, NJ		
146	2		2	DEANEST, NJ		

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

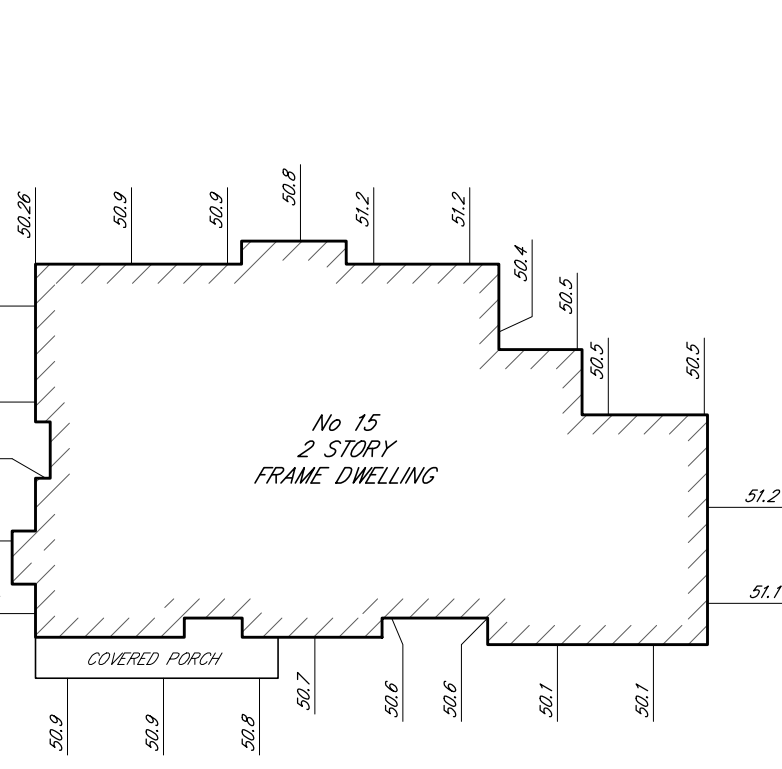
APPROVED BY THE JOINT LAND USE BOARD OF THE
BOROUGH OF DEMAREST 2026

CHAIRMAN

SECRETARY

APPROVED BY THE BOROUGH ENGINEER OF THE
BOROUGH OF DEMAREST 2026

BOROUGH ENGINEER

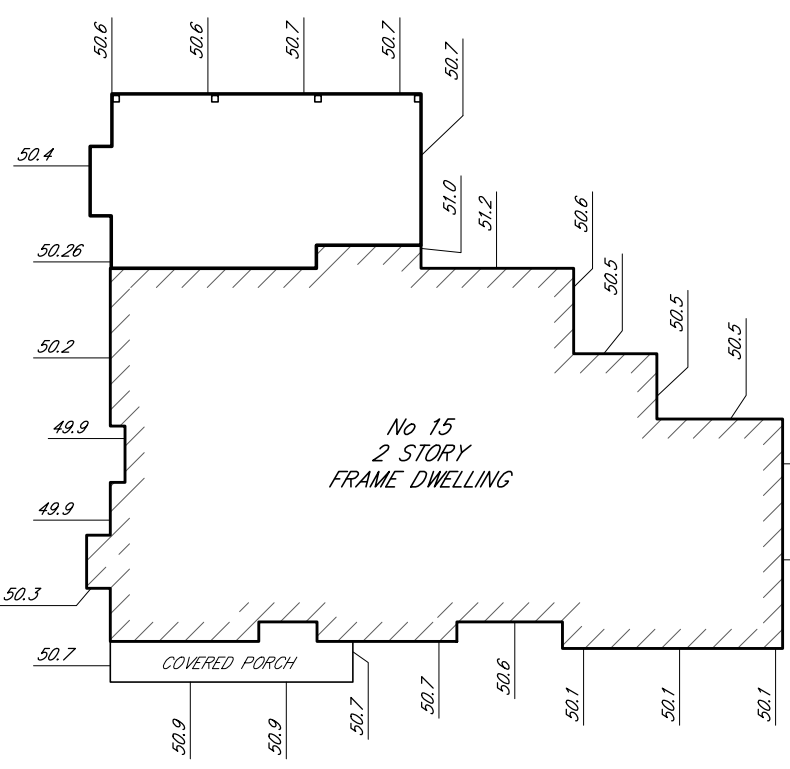


EXISTING HEIGHT SCHEMATIC

EXISTING

BUILDING HEIGHT CALC'S

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

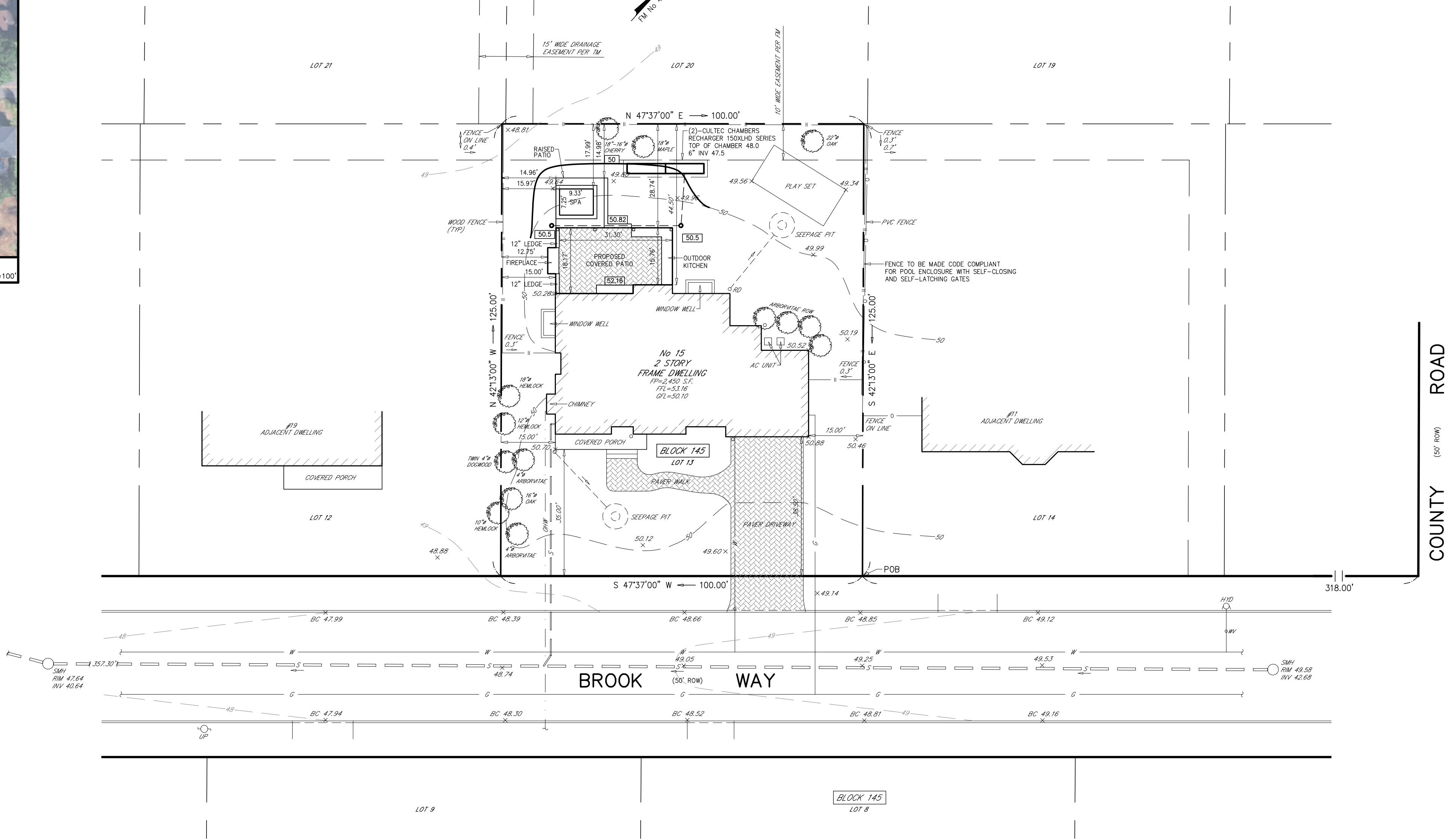


PROPOSED HEIGHT SCHEMATIC

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.
WINDOW WELLS	=	60 S.F.
TOTAL	=	4,031 S.F./12,500 S.F. = 32.25%

EXISTING

RESIDENTIAL & PARKING COVERAGE CALC'S

BUILDING COVERAGE	=	2,570 S.F.
DRIVEWAY	=	770 S.F.
TOTAL	=	3,340 S.F./12,500 S.F. = 26.72%

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.
WINDOW WELLS	=	60 S.F.
PROP. SPA	=	105 S.F.
PROP. PATIO & STEPS	=	99 S.F.
TOTAL	=	4,417 S.F./12,500 S.F. = 35.34%

PROPOSED

RESIDENTIAL & PARKING COVERAGE CALC'S

BUILDING COVERAGE	=	3,146 S.F.
DRIVEWAY	=	770 S.F.
TOTAL	=	3,916 S.F./12,500 S.F. = 31.33%

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.	15.00 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	35%	31.77%	35.34% *
MAX. RES. & PARKING COVERAGE	25%	26.72% (1)	31.33% *

* VARIANCE REQUIRED

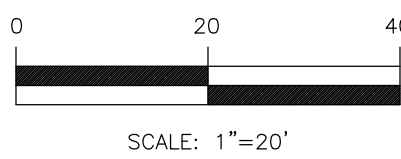
(1) EXISTING NON-CONFORMING CONDITION

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 = 4,417 S.F.
NET INCREASE = 446 S.F.
- LOCATION OF UTILITIES & SEEPAGE PITS BASED ON "AS-BUILT SURVEY" BY LANTELME, KURENS & ASSOCIATES DATED 2-18-16.

REFERENCES

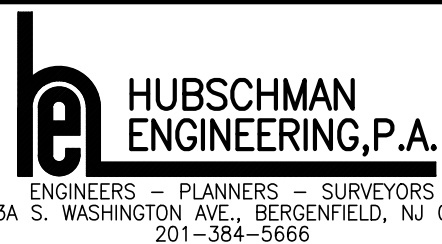
- A CERTAIN MAP ENTITLED "SUBDIVISION OF PLOT 4 IN BLOCK 145, MADE FOR ORLANDO MINETTO AT DEMAREST, BERGEN CO., N.J." FILED IN THE B.C.C.O. ON JULY 31, 1953 AS MAP NO. 4495.
- BOROUGH OF DEMAREST TAX MAPS.



3	UPDATE IMP. LOT COV. TO 35%; REMOVE S.Y. VARIANCE; ADD WINDOW WELLS TO COVERAGE	10-13-26	B.W.	M.J.H.
2	UPDATED F.A.R. AND RES. & PARKING COVERAGE	8-20-26	Y.R.	M.J.H.
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 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		



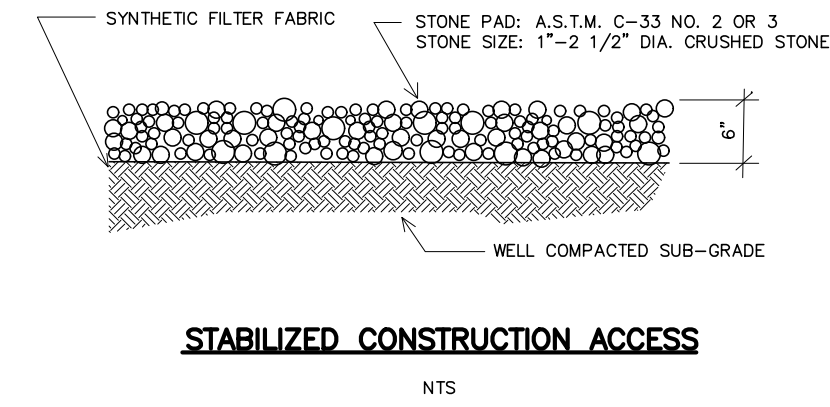
DRAWN BY: A.J.	REV.
CHKD BY: M.J.H.	3
SCALE: 1"=20'	
DRAWING NO. 4349-1	
1 OF 2	

BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. 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.
2. 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 mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with unrattled straw at a rate of 2 tons per acre anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
3. 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.
4. Stabilization Specifications:
 - A. Temporary Seeding and Mulching:
Ground Limestone – Applied uniformly according to soil test recommendations.
Fertilizer – Apply 11lbs./1,000 sf of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
Seed – perennial ryegrass 100 lbs./acre (2.3 lbs./1,000 sf) or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
Mulch – Unrattled straw or hay at a rate of 70 to 90 lbs./1,000 sf applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
 - B. Permanent Seeding and Mulching:
Topsoil – Uniform application to a depth of 5" (unsettled).
Ground Limestone – Applied uniformly according to soil test recommendations.
Fertilizer – Apply 11 lbs./1,000 sf of 10-10-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
Seed – Turf type tall fescue (blend of 3 cultivars) 350 lbs./acre (8 lbs./1,000 sf) or other approved seeds; plant between March 1 and October 1 (summer seedings require irrigation).
Mulch – Unrattled straw or hay at a rate of 70 to 90 lbs./1,000 sf applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
5. The site shall at all times be graded and maintained such that all Stormwater runoff is diverted to soil erosion and sediment control facilities.
6. Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
7. Stockpiles are not to be located within 50' of a floodplain, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a haybale sediment barrier or silt fence.
8. A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 1" – 2½" crushed stone, 6" thick, will be at least 30' x 100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
9. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
10. Driveways must be stabilized with 1" – 2½" crushed stone or subbase prior to individual lot construction.
11. All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public right-of-ways, will be removed immediately. Paved roadways must be kept clean at all times.
12. Catch basin inlets will be protected with an inlet filter designed in accordance with Section 28 –1 of the NJ Standards.
13. Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
14. Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14-1 of the NJ Standards.
15. Dust shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 16-1 of the NJ Standards.
16. Trees to remain after construction are to be protected with a suitable fence installed at the drip line or beyond in accordance with Section 9-1 of the NJ Standards.
17. The project owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or off-site as a result of construction of the project.
18. Any revision to the certified Soil Erosion and Sediment Control Plan must be submitted to the District for review and approval prior to implementation in the field.
19. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
20. The Bergen County Soil Conservation District must be notified, in writing, at least 48 hours prior to any land disturbance. Bergen County 503, 700 Kinderkamack Road, Suite 106, Oradell, NJ 07649. Tel: 201-261-4407; Fax 201-261-7573.
21. The Bergen County Soil Conservation District may request additional measures to minimize on or off-site erosion problems during construction.
22. The owner must obtain a District issued report of compliance prior to the issuance of any certificate of occupancy. The District requires at least one week's notice to facilitate the scheduling of all report of compliance inspections. All site work must be completed, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.

SEQUENCE OF CONSTRUCTION

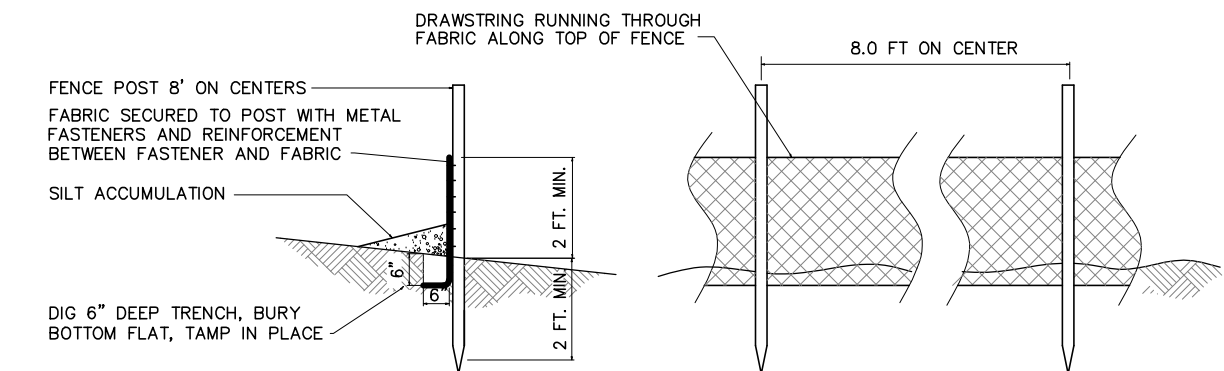
- 1A. INSTALL 25'X50' TRACKING BED AT CONSTRUCTION ENTRANCE
- 1B. INSTALL SILT FENCE ALONG PROPERTY SUBJECT TO SOIL EROSION ACCORDING TO PLAN
2. REMOVE TOPSOIL AND STOCKPILE
3. PROVIDE ROUGH GRADING FOR SITE
4. EXCAVATE FOR NEW COVERED PATIO AND SPA
5. CONSTRUCT NEW COVERED PATIO AND SPA
6. PROVIDE FINAL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



STABILIZED CONSTRUCTION ACCESS

NTS

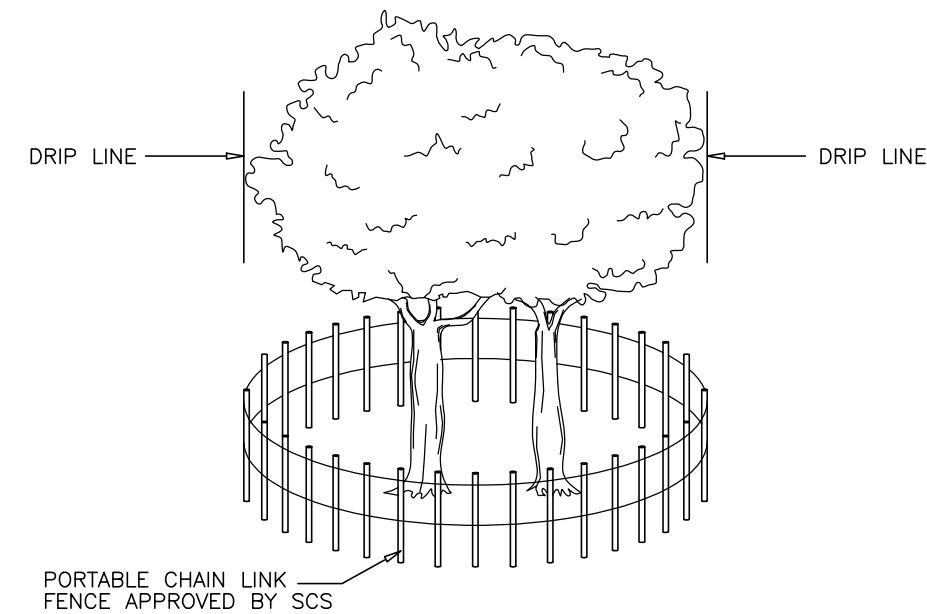
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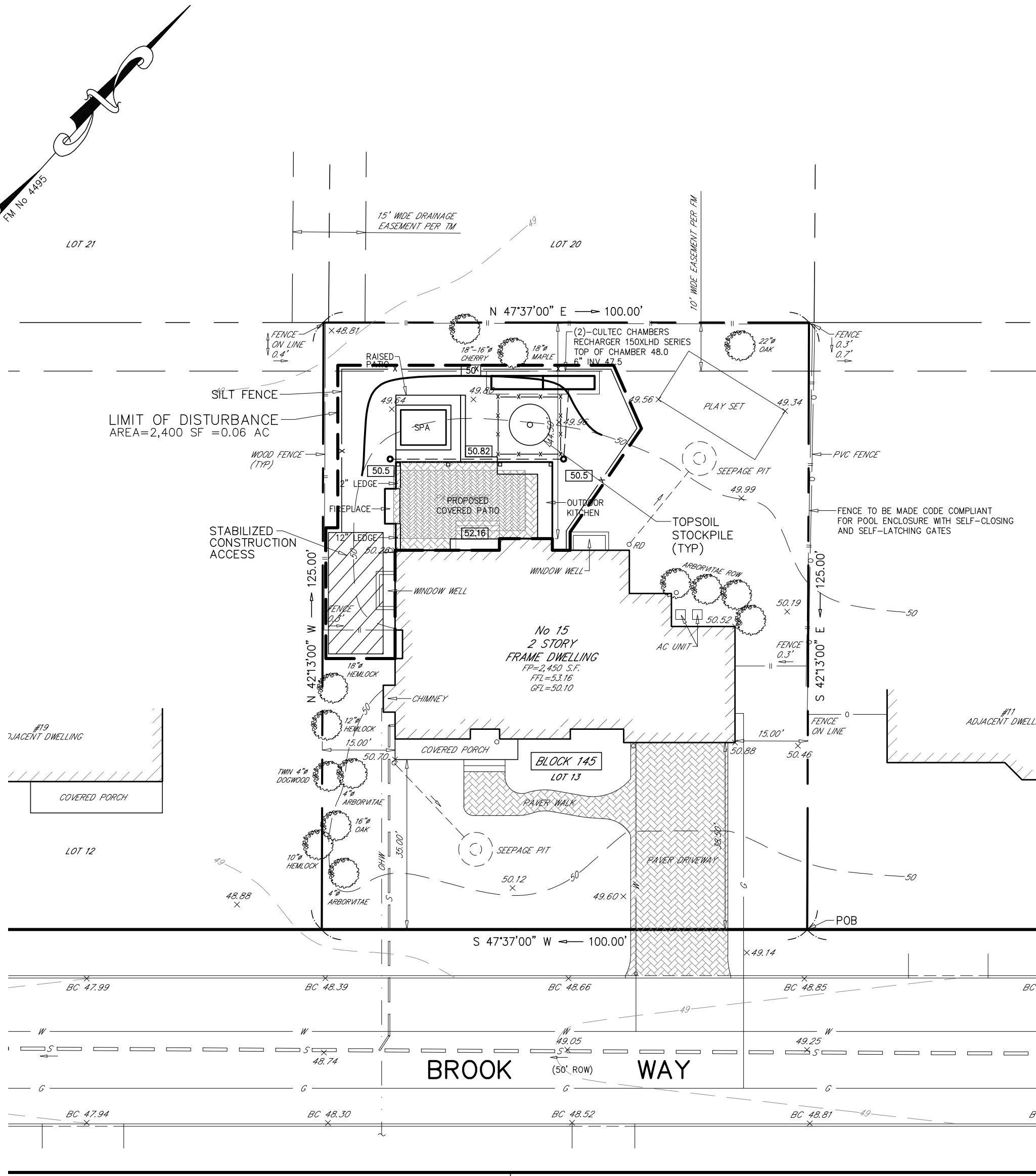
SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL

NTS

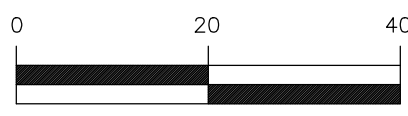
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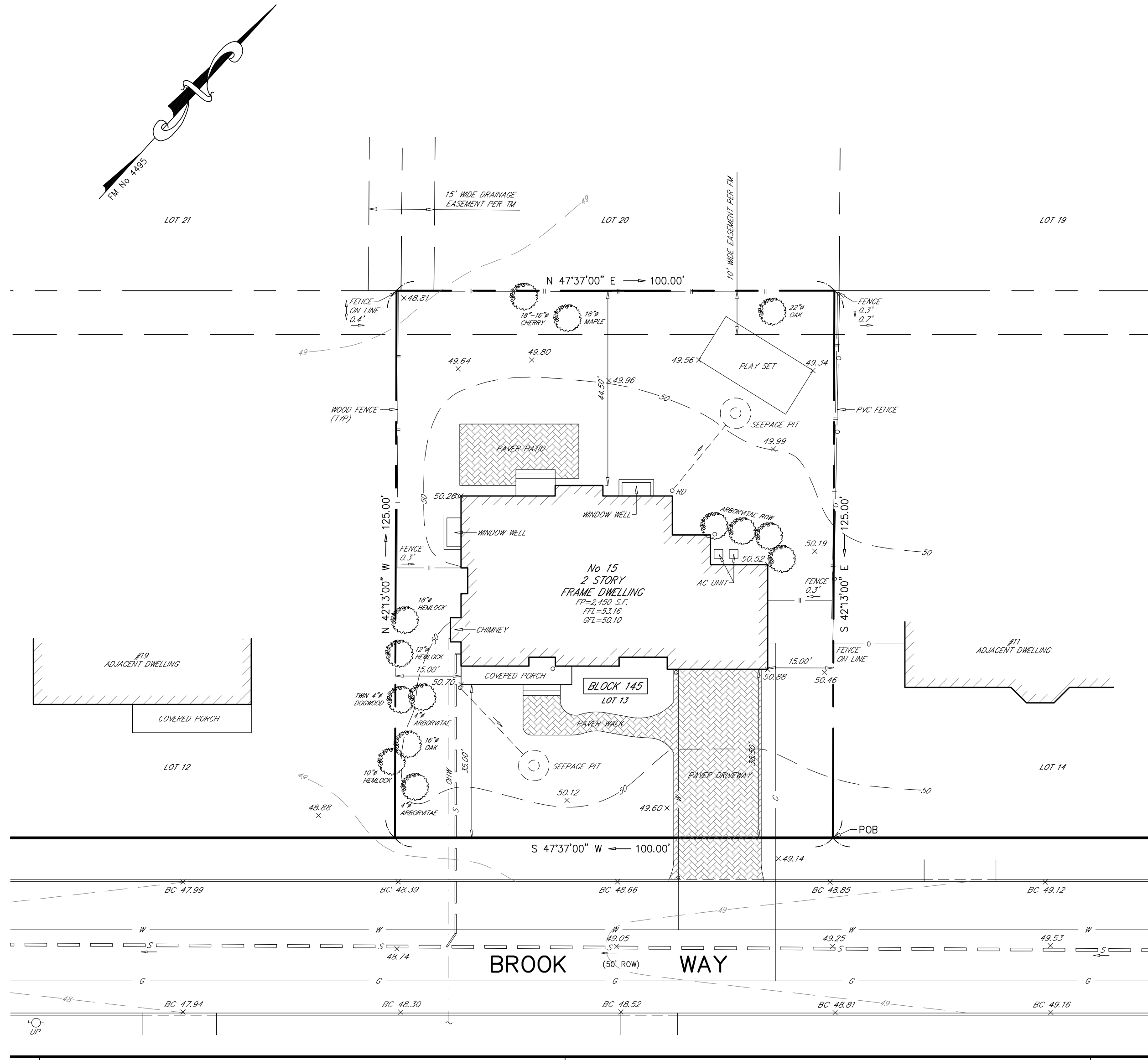
TREE PROTECTION DETAIL



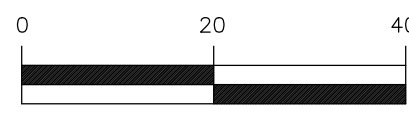
SOIL EROSION & SEDIMENT CONTROL PLAN



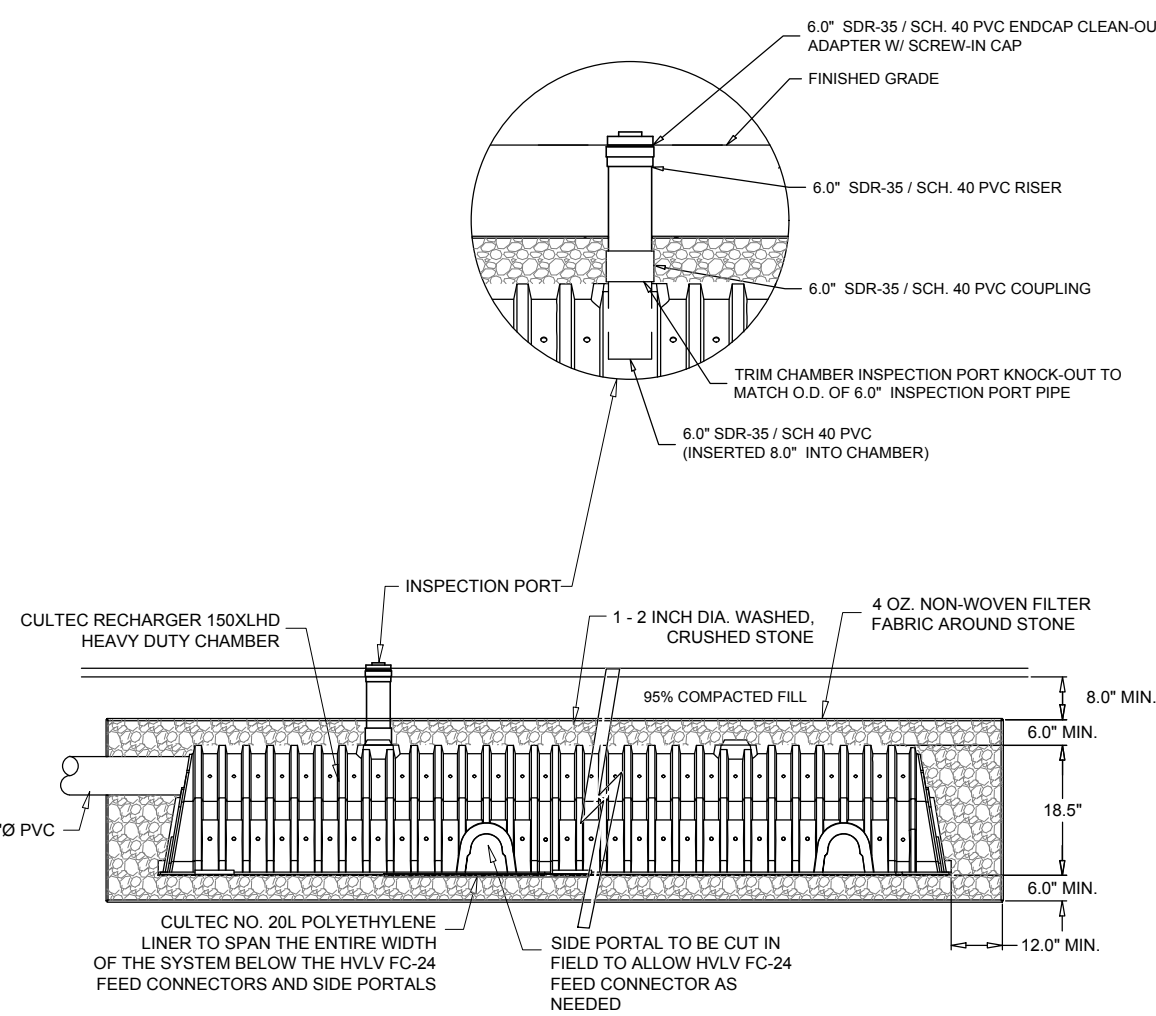
SCALE: 1"=20'



EXISTING CONDITIONS PLAN



SCALE: 1"=20'



CULTEC RECHARGER 150XLHD CHAMBER

NTS

- MAINTENANCE NOTES FOR STORMWATER SYSTEM**
1. IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO MAINTAIN THE DRAINAGE SYSTEM TO INSURE ITS PROPER OPERATION.
 2. THE INLETS SHOULD BE CLEANED REGULARLY AFTER EACH MAJOR STORM EVENT. THE CHAMBERS SHOULD BE INSPECTED AT A MINIMUM OF ONCE PER YEAR.
 3. PRIOR TO THE CONSTRUCTION OF THE CHAMBERS, THE CONTRACTOR IS TO CONDUCT A TEST PIT IN THE PROPOSED LOCATION, AND A SOIL SAMPLE BE TESTED TO DETERMINE THE PERMEABILITY OF THE SOIL. SCHEDULE TEST PIT WITH PROJECT ENGINEER AND CITY ENGINEER.
 4. THE BOROUGH ENGINEER'S OFFICE SHALL BE NOTICED 48 HOURS IN ADVANCE OF CONSTRUCTION OF THE CHAMBER IN ORDER TO PROVIDE AN OBSERVER DURING EXCAVATION.

SOIL EROSION EXEMPTION NOTE:

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

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

3	UPDATE IMP. LOT COV. TO 35%; REMOVE S.Y. VARIANCE; ADD WINDOW WELLS TO COVERAGE	10-13-26	B.W.	M.JH
2	UPDATED F.A.R. AND RES. & PARKING COVERAGE	8-20-26	Y.R.	M.JH
1	UPDATED PATIO AND FIREPLACE	6-15-26	Y.R.	M.JH
NO.	REVISIONS	DATE	BY	CHKD
SOIL EROSION & SEDIMENT CONTROL PLAN; EXISTING CONDITIONS PLAN; DETAILS				
LOT 13		BLOCK 145		
PROPOSED COVERED PATIO		No. 15 BROOK WAY		
BOROUGH OF DEMAREST		BERGEN COUNTY		
APPLICANT/OWNER STEPHANIE & JONATHAN GAL		NEW JERSEY		
15 BROOK WAY		DEMAREST, NEW JERSEY 07627		
DRAWN BY: A.J.		CHKD BY: M.JH		
SCALE: AS NOTED		DRAWING NO. 4349-2		
ENGINEERS - PLANNERS - SURVEYORS		REV. 3		
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621		2 OF 2		
201-384-5666				