

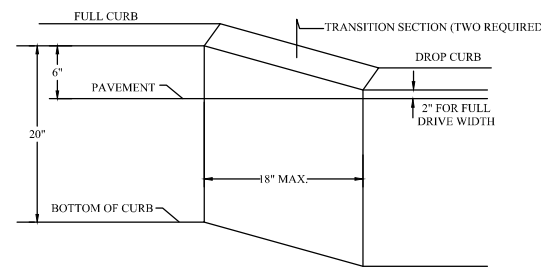
Residential D District				
	Required	Existing	Proposed	Variance
Lot Area	10,000 sf	9,914 sf	9,914 sf	No*
Frontage	100 ft	100.00 ft	100.00 ft	No
Lot Depth	100 ft	100.00 ft	100.00 ft	No
Setbacks				
Front Yard(Laurel)	27.6 ft	27.3 ft	27.8 ft	No*
Front Yard(Prescott)	27.2 ft	41.6 ft	27.2 ft	No
Side Yard	10 ft	32.0 ft	11.3 ft	No
Rear Yard	30 ft	17.9 ft	30.0 ft	No*
Bldg. Height	30 ft	-	27.3 ft	No
Bldg. Coverage	20%	904 sf/9.1%	1972 sf/19.9%	No
Bldg/Drive Coverage	25%	1540 sf/15.5%	2320 sf/23.4%	No
Imp. Coverage	30%	1900 sf/19.2%	3116 sf/31.4%	Yes
FAR**	30%	-	2974 sf/30.0%	No

* Existing Non-Conformity
** See Architectural Plans

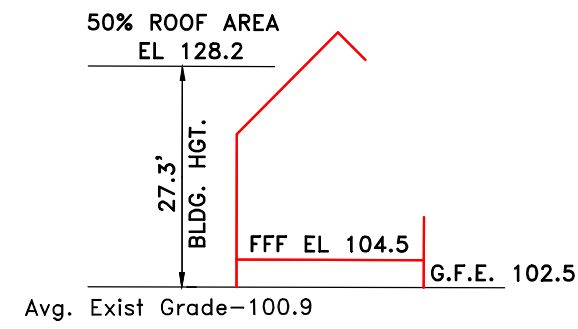
LOT COVERAGE CALCULATIONS

EXISTING	PROPOSED		
DWELLING	DWELLING	1764	
SHED	BALCONY	20	
	COVERED PATIO	154	
	COV. PORCH	34	
TOTAL	TOTAL	1972 sf = 19.9%	
OPEN PORCHES/STEPS	MECH PADS	28	
AC PAD	FRONT WALKS/STEPS	78	
RETAINING WALL	WINDOW WELLS	52	
WALKS/STEPS	RETAINING WALLS	28	
PATIO	POOL/COPING	336	
DRIVEWAY	POOL EQUIPMENT	32	
TOTAL	REAR STEPS	34	
	DRIVEWAY	556	
	TOTAL	3116 sf = 31.4%	

Exist. Ground Elev.
101.4
101.5
101.5
101.5
101.9
101.9
101.9
101.5
101.2
100.9
100.9
100.9
100.7
100.6
100.2
100.2
100.2
100.2
100.4
100.7
100.9
Avg. Elev. 100.9

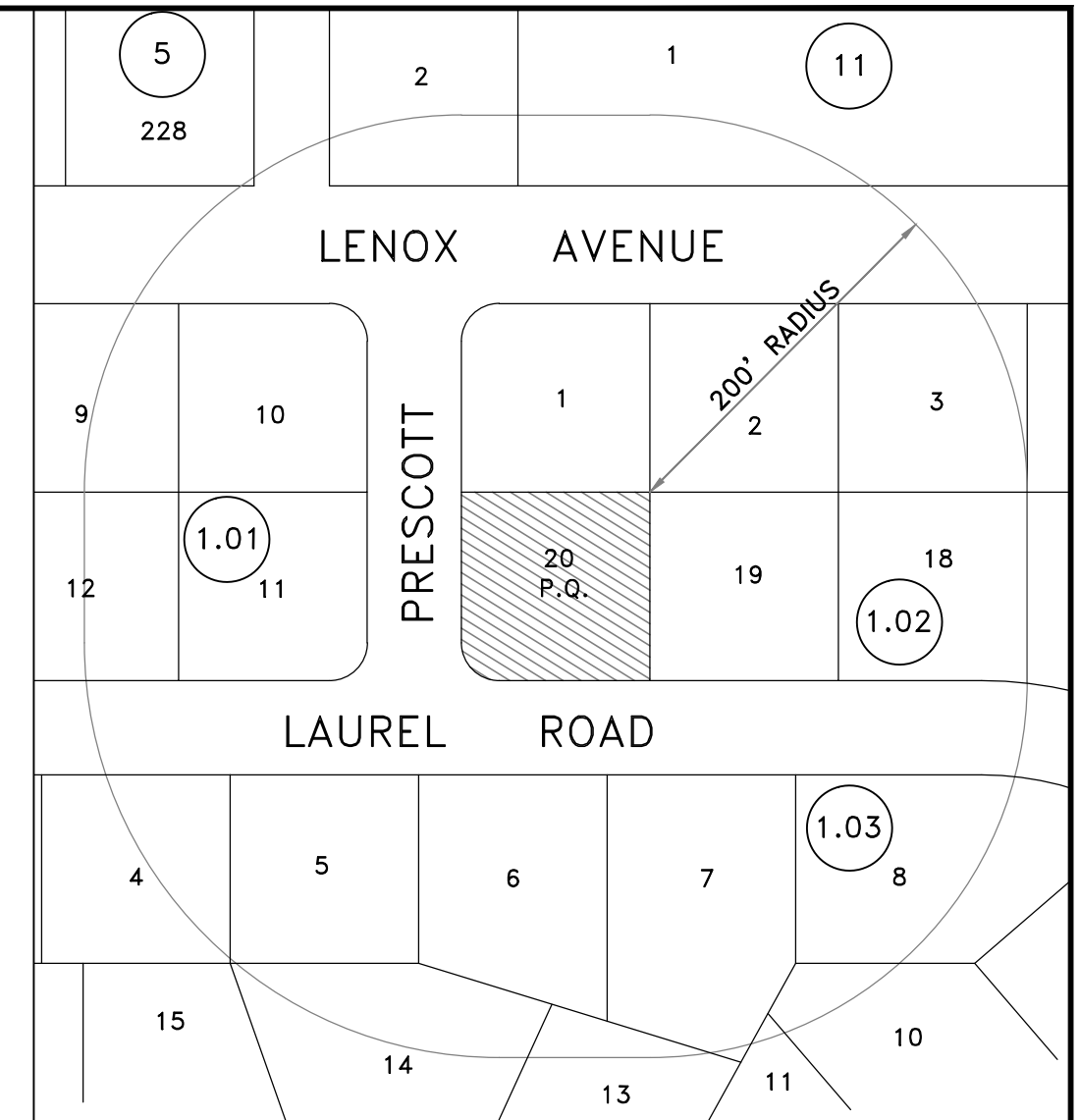


DROP CURB DETAIL
N.T.S.



BUILDING HEIGHT CALCULATION
N.T.S.

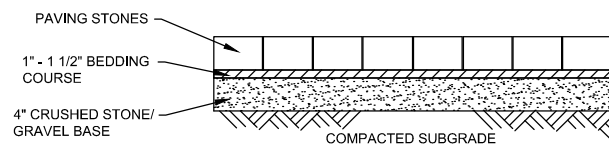
Soil Moving Requirements	
Basement	
Area = 1272 sf	Area w/1.5' overdig = 1530 sf
Avg. Cut = 7.0 ft	Cut = (1530 sf)(7.0 ft) = 397
Credit for exist. dwelling	
Bsm't area = 808, Depth = 5.0'	(808 sf)(5.0 ft) = 150
Total Cut = 397 - 150	247 cu yds cut
Backfill = (1530-1272)(7.0)	67 cu yds fill
Garage Fnd. 68 L.Ft	
(68 ft)(4.5)(4.5)	51 cu yds cut
Backfill (2/3)(51)	34 cu yds fill
Pool - 264 x 4	
	39 cu yds cut
Seepage Pits	
	70 cu yds cut
	16 cu yds fill
Total Cut	407 cu yds cut
Total Fill	117 cu yds fill
Net Soil Removed from Site	290 cu yds



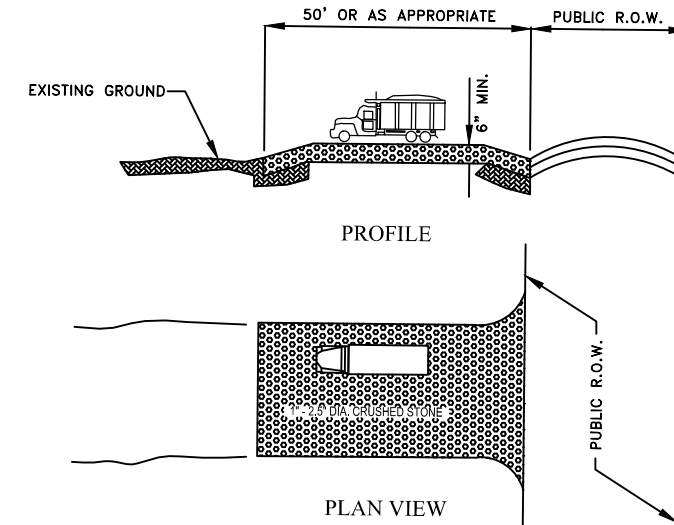
KEY MAP SCALE: 1"=100'

NOTES:

1. Applicant: Ilan Cohen
2. Property address: 17 Laurel Road Demarest, NJ.
3. Property known as Block 1.02, Lot 20 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 18, 2024 by Lantelme, Kurens & Associates.
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.



PAVER WALK/PATIO DETAIL

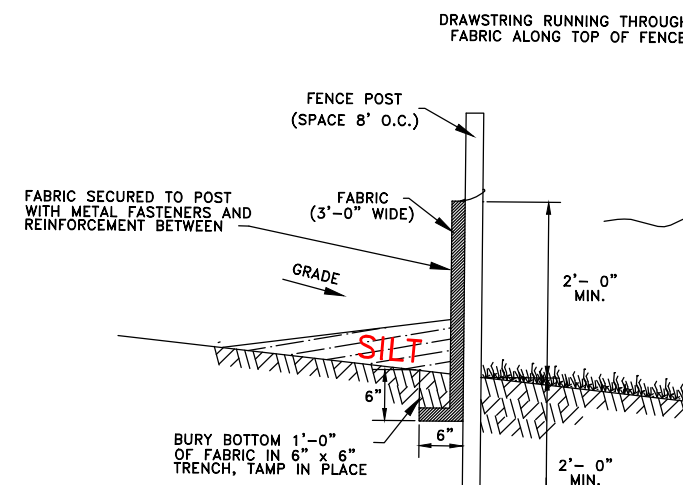
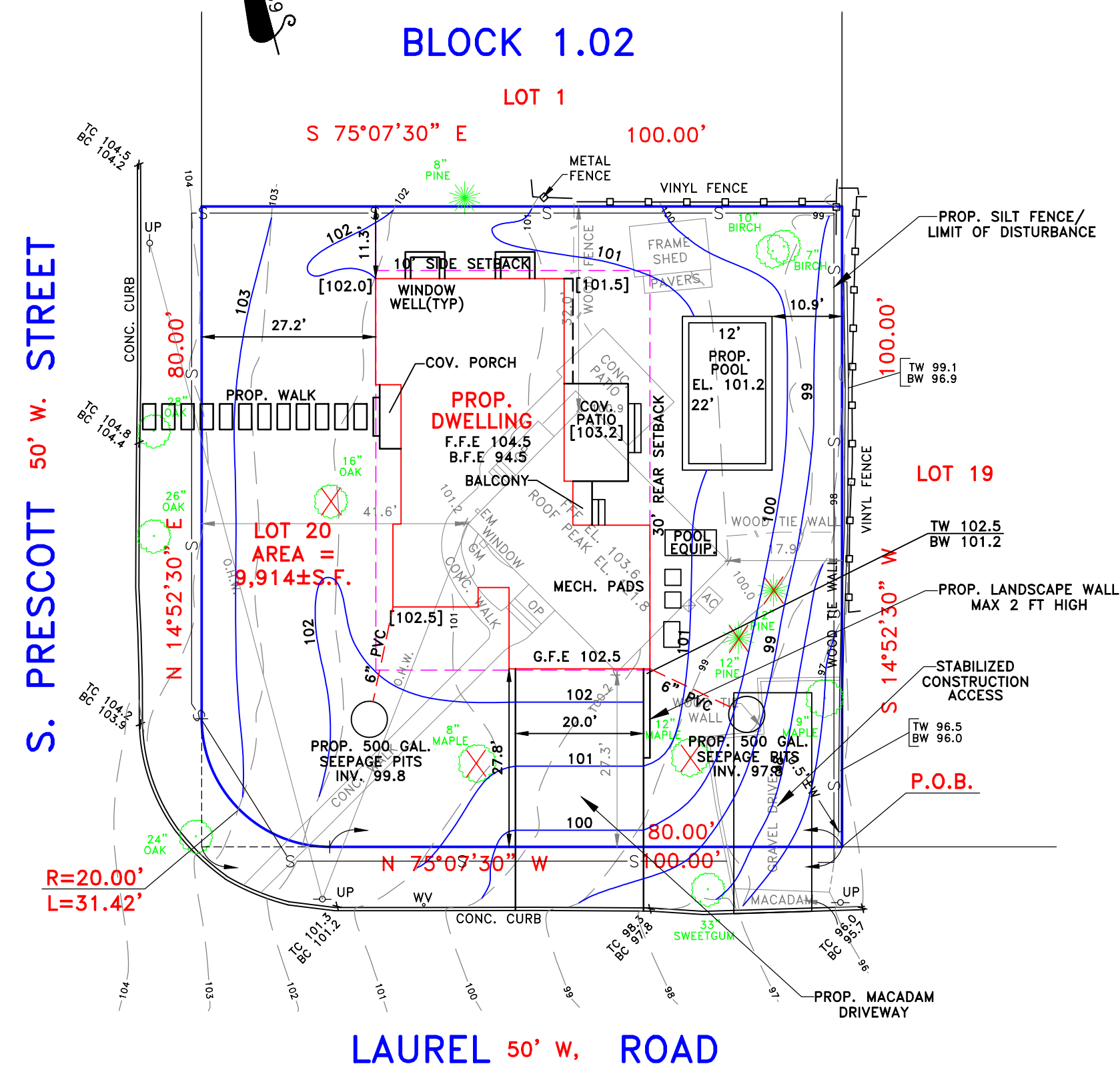


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

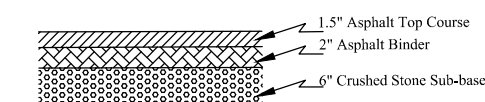
BUILDING OFFSETS TO LAUREL ROAD			
BLOCK	LOT	STREET ADDRESS	DIST.
1.01	13	11 LAUREL RD.	31.5'
1.01	12	13 LAUREL RD.	22.9'
1.01	11	15 LAUREL RD.	25.8'
1.02	19	19 LAUREL RD.	28.8'
1.02	18	21 LAUREL RD.	25.4'
1.02	17	23 LAUREL RD.	31.6'

BUILDING OFFSETS TO S. PRESCOTT STREET			
BLOCK	LOT	STREET ADDRESS	DIST.
1.02	1	6 PRESCOTT ST.	27.2'

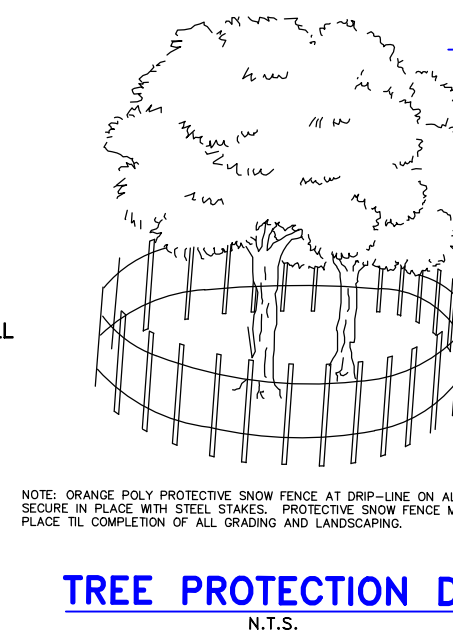
BLOCK 1.02



SILT FENCE DETAIL
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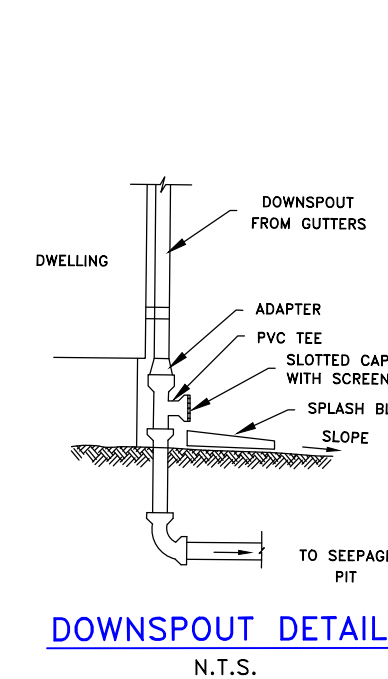


DRIVEWAY PAVEMENT DETAIL
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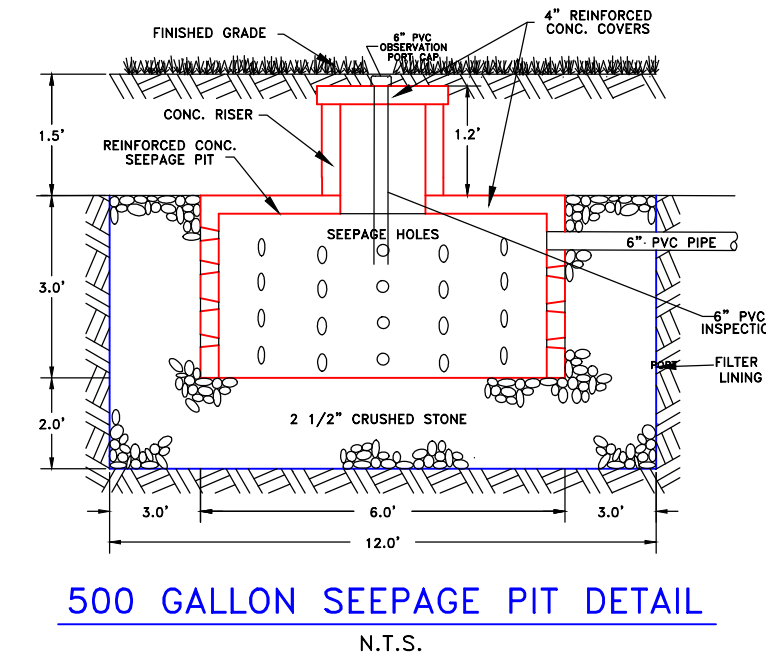


TREE PROTECTION DETAIL
N.T.S.

DRAINAGE CALCULATIONS			
10 Year Storm (I=2"/hr., 60 min. duration)			
Runoff Coef.	Area	CIA	
Dwelling .99	1972 sf	0.045 Acres	0.090 cfs
Volume = (60*Peak)(60)		Volume = 322.7 CF = 2,414 Gallons	
Minimum Storage Required: 2,414 Gallons			
Storage Provided: 2 x 1937 = 3,874 Gallons			



DOWNSPOUT DETAIL
N.T.S.



500 GALLON SEEPAGE PIT DETAIL
N.T.S.

REVISED 4-9-25 WALK: WINDOW WELL

McClellan Engineering

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

SCALE: 1"=20'
DATE: FEBRUARY 11, 2024
PREPARED BY: SPM
LOT No. 20
BLOCK No. 1.02
FILE No. SPI7LAUREL

SITE PLAN FOR ILAN COHEN
Lot 20 Block 1.02 17 Laurel Road
Borough of Demarest, Bergen County, N.J.
 PROPERTY SITUATED IN THE BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY.

Sean P. McClellan
P.E. 45194