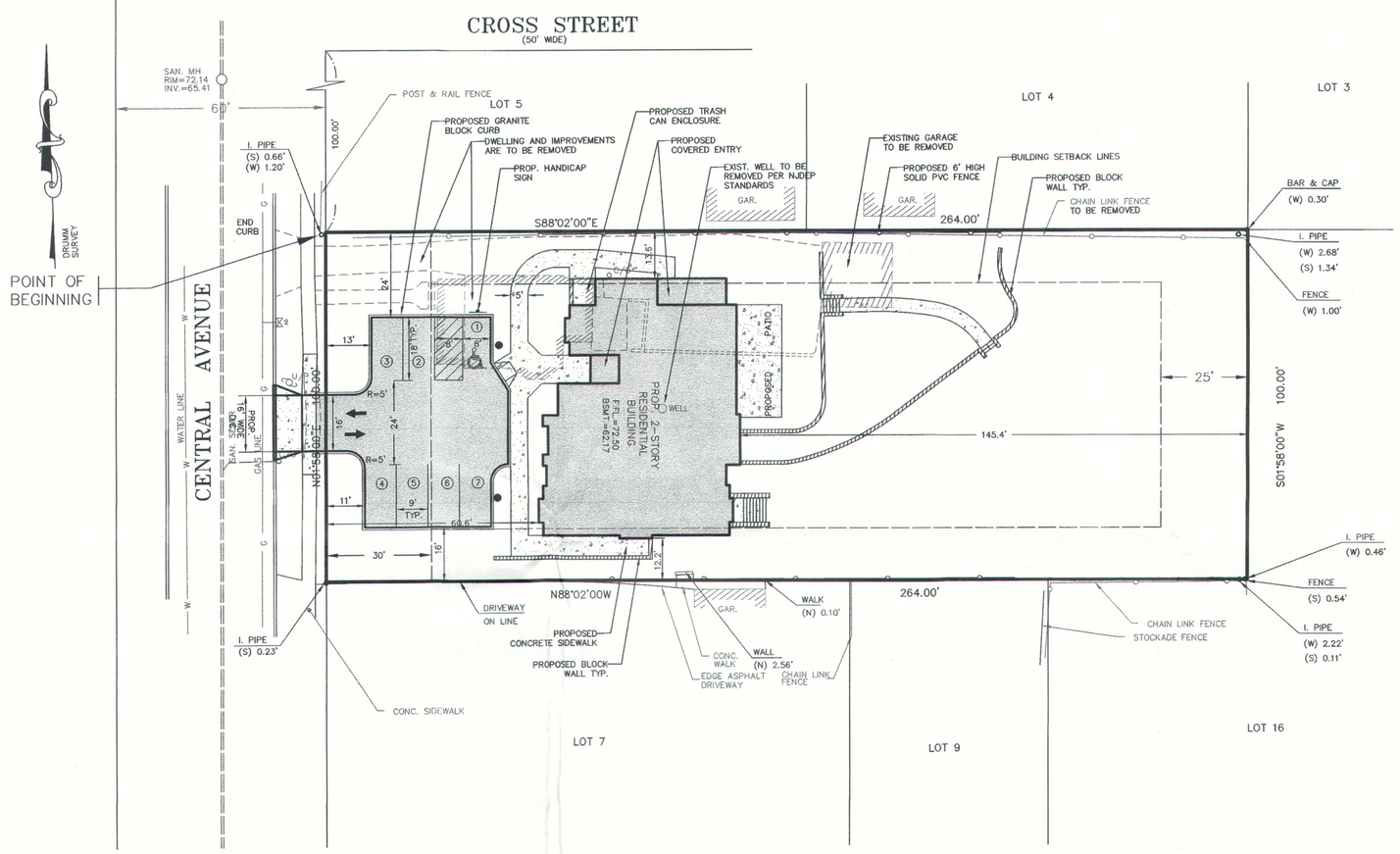


PROPERTY OWNERS WITHIN 200'

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER
1401	9.01		15F	GONZALEZ, VIDMO 28 CROSS ST HILLSDALE, NJ 07642
1401	9.02		2	O'REILLY, KAREN L 51 CENTRAL AVE HILLSDALE, NJ 07642
1402	7		2	PARK, ANDREW Y. & WI H. 58 CENTRAL AVE HILLSDALE NJ 07642
1402	9		2	GEORGE, WILLIAM M & CVETANKA 60 CENTRAL AVENUE HILLSDALE, NJ 07642
1402	10		2	ELASE, GABRIELLE 9 BERGEN AVE HILLSDALE, NJ 07642
1403	10		2	HENRY, PATRICK R & THERESIA F 14 CROSS ST HILLSDALE, NJ 07642
1407	1		2	MADIGAN, TARA A.& RABADOMN, CHRISTINE 145 MAGNOLIA AVENUE HILLSDALE, NJ 07642
1407	2		2	POOLE, MADILYN 8Ma JUNIPER WAY MAHWAH, NJ 07430
1407	3		2	HAMPTON, ADAM R & ERIN R 15 CROSS ST HILLSDALE, NJ 07642
1407	4		2	ANDRIOPOULOS,PANTELIS M &TERESA M 25 CROSS ST HILLSDALE, NJ 07642
1407	5		2	PENDERS,GERTRUDA M. 44 CENTRAL AVE HILLSDALE NJ 07642
1407	7		2	BATCHELAR, DAVID F 30 CENTRAL AVE HILLSDALE, NJ 07642
1407	8		2	GUSKIND, WAYNE & DOROTHY 26 CENTRAL AVE HILLSDALE, NJ 07642
1407	9		2	WOODRING,SALLY 40 PARK AVE HILLSDALE NJ 07642
1407	10		2	STANBURY, JOHN & WHITNEY 11 AVON CT HILLSDALE, NJ 07642
1407	15		2	FINNIGAN, JOHN F & BARBARA J 112 COGHLAN ST WASHINGTON TWP, NJ 07676
1407	16		15A	BOROUGH OF EDUCATION 574 HILLSDALE AVE HILLSDALE NJ 07642
1408	1		4A	COFELAND, LOIS, M.D. PO BOX 55 HO HO KUS, NJ 07423
1408	2		4A	144 150 BROADWAY LLC 152 HARRISON AVE GARFIELD, NJ 07026
1408	3		4A	144 150 BROADWAY LLC 152 HARRISON AVE GARFIELD, NJ 07026
1408	4		4A	J & J KO LLC 140 BROADWAY HILLSDALE, NJ 07642
1408	5		4A	GARAFZZII,CAROLYN 146 GREENWAY MONTVALE, NJ 07645
1408	7		4A	PARK N BROADWAY LP 2000 JFK BLVD EAST #11A GUTTENBERG, NJ 07093
1408	8		2	ROCKE JR. ALFRED 93 CANNON AVENUE WOODCLIFF LAKE, NJ 07677
1408	9		15F	CARE PLUS NJ INC. 670 VALLEY HEALTH PLAZA PARAMUS, NJ 07652
1408	10		2	BALKS ,JOHN & JOAN 30 CENTRAL AVE HILLSDALE NJ 07642
1408	11		2	FORTY ONE DEGREES NORTH LLC 21 PINE DRIVE PARK RIDGE, NJ 07656
1408	12		2	HERSKOWITZ, STEVEN MARGRORT,TRACY 48 CENTRAL AVE HILLSDALE, NJ 07642
1409	1		15C	BOROUGH OF HILLSDALE PARK AVE HILLSDALE NJ 07642
1409	2		2	MCKELLAR, DANIEL S 57 PARK AVE HILLSDALE, NJ 07642

Corporate Secretary
Starr
69 Devoe Place
Hackensack, NJ 07601

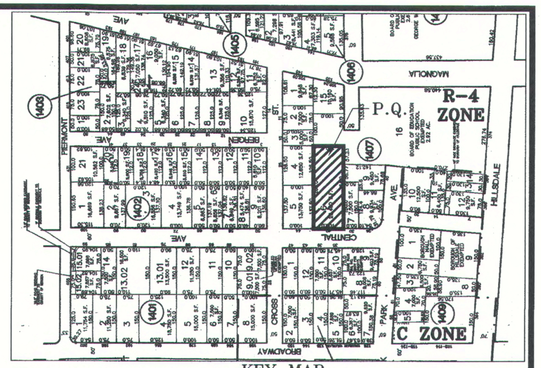
General Manager
Optimum
12-20 River Road.
Fair Lawn, NJ 07410

Bergen County Planning Bd.
ONE Bergen County Plaza
Rm. 415
Hackensack, NJ 07601

Manager- Corp. Properties
Public Service Electric & Gas Co.
80 Park Plaza,T6B
Newark, NJ 07102

Verizon New Jersey Inc.
Land Use Matters
900 Clinton Ave.
Irvington, NJ 07017

Dominic L. DiSalvo, P.E., C.M.E.
Director Engineer/ Dir of WPC Div.
Bergen County Utilities Authority
Foot for Mehrhof Rd.
P.O. Box Nine
Little Perry, NJ 07643



KEY MAP

GENERAL NOTES:

1. PROPERTY LINE AND EXISTING CONDITION INFORMATION BASED ON THE FOLLOWING:
   - PROPERTY KNOWN AS LOT 6 IN BLOCK 1407 ON THE CURRENT TAX MAP OF THE BOROUGH OF HILLSDALE SHEET No. 14.
   - A MAP ENTITLED "SURVEY & SUBDIVISION FOR VEDRAL, LOT 6, BLOCK 1407, BOROUGH OF HILLSDALE, BERGEN COUNTY, NEW JERSEY" PREPARED BY JAMES E. DRUMM, DATED 2/24/98 AND REV. 4/28/98.
   - A FIELD SURVEY BY SCHWANEWEDE/HALS ENGINEERING ON APRIL 9, 2019.
2. LOT AREA: 26,400 S.F. / 0.606 Ac.
3. PROPERTY IS LOCATED R-4 ZONE
4. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
5. PROPERTY USE:
   EXISTING: RESIDENTIAL SINGLE FAMILY
   PROPOSED: RESIDENTIAL FIRST FLOOR (4) BEDROOM GROUP HOME
   SECOND FLOOR (2) 1 BEDROOM UNITS
6. BUILDING COVERAGE:
   EXISTING:
   HOUSE = 1,126 S.F.
   GARAGE = 372 S.F.
   TOTAL = 1,498 S.F.
   1,498 S.F./26,400 S.F. = 5.7%
   PROPOSED:
   RESIDENTIAL BLDG. = 3,665 S.F.
   TOTAL = 3,665 S.F.
   3,665 S.F./26,400 S.F. = 13.9%
7. IMPERVIOUS COVERAGE:
   EXISTING:
   HOUSE = 1,126 S.F.
   GARAGE = 372 S.F.
   DRIVEWAY = 2,822 S.F.
   WALK = 141 S.F.
   PATIO = 149 S.F.
   TOTAL = 4,410 S.F.
   4,410 S.F./26,400 S.F. = 16.7%
   PROPOSED:
   RESIDENTIAL BLDG. = 3,665 S.F.
   PARKING = 2,434 S.F.
   PATIO = 418 S.F.
   WALKS = 1,314 S.F.
   = 7,831 S.F.
   7,831 S.F./26,400 S.F. = 29.7%
8. FLOOR AREA RATIO:
   EXISTING:
   HOUSE
   FIRST FL. = 936 S.F.
   SECOND FL. = 936 S.F.
   GARAGE = 372 S.F.
   TOTAL = 2,244 S.F.
   2,244 S.F./26,400 S.F. = 8.5%
   PROPOSED:
   RESIDENTIAL BLDG.
   FIRST FL. = 3,665 S.F.
   SECOND FL. = 2,151 S.F.
   TOTAL = 5,816 S.F.
   5,816 S.F./26,400 S.F. = 22.0%
9. EXISTING TREES TO BE REMOVED = 11.
10. BUILDING HEIGHT:
    AVERAGE FINISHED GRADE: 5' OFFSET FROM THE PERIMETER OF THE DWELLING.
    EXISTING:
    71.5+71.6+71.5+71.3+70.4+70.5 = 426.8 / 6 = 71.1 AVERAGE GRADE
    RIDGE 102.93 – 71.1 AVERAGE GRADE = 31.83'
    PROPOSED:
    71.0+71.8+72.1+72.45+72.3+72.5+66.8+72.5 = 571.45
    571.45 / 8 = 71.4 AVERAGE GRADE RIDGE = 72.50'+ 31.1' = 103.6'
    RIDGE 103.6' – 71.4 AVERAGE GRADE = 32.2'
11. THERE ARE NO KNOWN DEED RESTRICTIONS EFFECTING THE SUBJECT PROPERTY..

OWNER / APPLICANT:
BCUW/MADELINE HOUSING PARTNERS
6 FOREST AVENUE
PARAMUS, NJ 07652
201-291-4050

ZONING TABLE – ZONE R-4 ZONE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,500 S.F.	26,400 S.F.	26,400 S.F.
LOT FRONTAGE	75'	100'	100'
LOT WIDTH	75'	100'	100'
LOT DEPTH	100'	264'	264'
FRONT YARD	30'	31.78'	60.6'
SIDE YARD	10' MIN	12.35'	12.2'
SIDE YARD TOTAL	30'(30% lot width)	70.04'	25.8' (V)
REAR YARD	25'	187.66'	145.4'
BLDG. HEIGHT	33' MAX.	31.83'	32.2'
BLGD. COVERAGE	25% MAX.	5.7%	13.9%
IMPERVIOUS COV.	30% MAX.	16.7%	29.7%
F.A.R.	35% MAX.	8.5%	22.0%

(V) VARIANCE REQUIRED

REQUESTED VARIANCES:

1. USE VARIANCE CHAPTER 310, ATTACHMENT 1 SCHEDULE OF USE REQUIREMENTS

   PRINCIPLE PERMITTED USE:
   PERMITTED: SINGLE FAMILY RESIDENTIAL
   PROPOSED: 3 UNIT RESIDENTIAL

2. BULK VARIANCE CHAPTER 310, ATTACHMENT 1 SCHEDULE OF USE REQUIREMENTS

   TOTAL SIDE YARD SETBACK:
   REQUIRED: 30'
   PROPOSED: 25.8'

APPROVED BY THE BOROUGH OF HILLSDALE PLANNING BOARD

CHAIRMAN

SECRETARY

APPROVED BY THE BOROUGH OF HILLSDALE ENGINEER.

DATE

ENGINEER

DATE	BY	DESCRIPTION
9-23-20	SN	1. PARKING LOT

REVISIONS

SITE PLAN
BLOCK 1407 – LOT 6
40 CENTRAL AVENUE
FOR
BCUW/MADELINE HOUSING PARTNERS, LLC
BOROUGH OF HILLSDALE, BERGEN CO., N.J.

SCHWANEWEDE / HALS ENGINEERING
PROFESSIONAL ENGINEERS & LAND SURVEYORS
9 POST ROAD – SUITE M11 – OAKLAND, N.J. – 07436
(201) 337-0053

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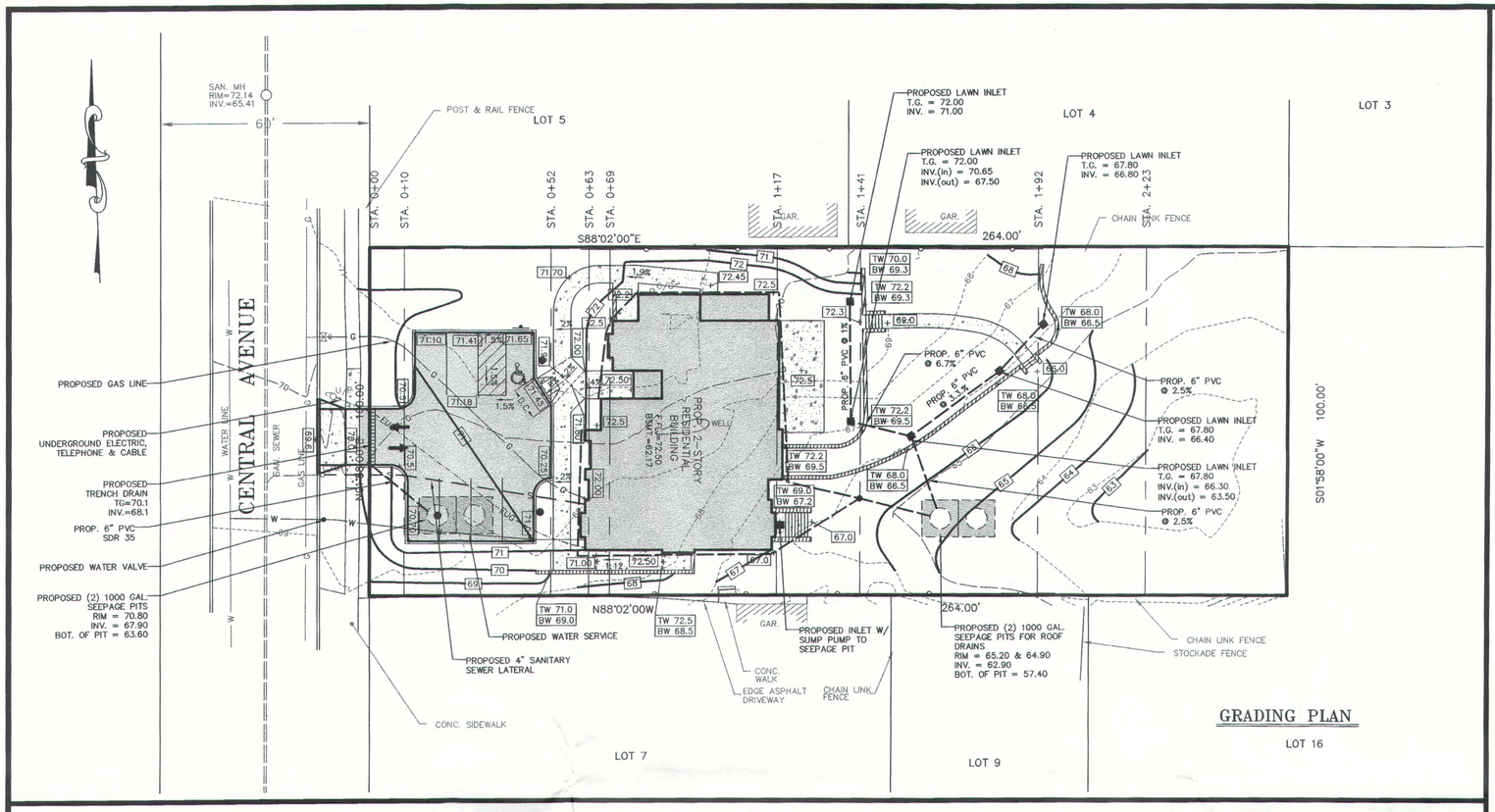
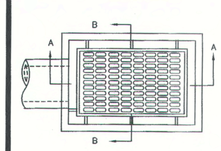
JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. GB42588

SCALE 1"=20'
0 20 40
GRAPHIC SCALE

DATE: MAY 18, 2020
JOB NO: 7800-1620
SHEET NO: 1 OF 4

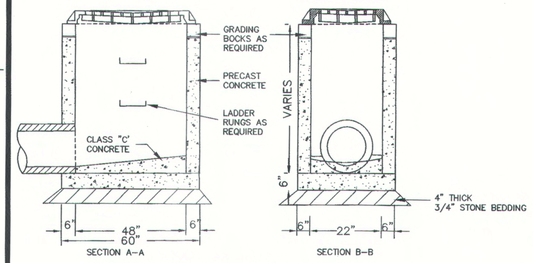


GRADING PLAN



THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE

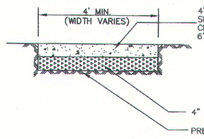
CAMPBELL FOUNDRY PATTERN NO 3405



INLET TYPE "A"

NTS

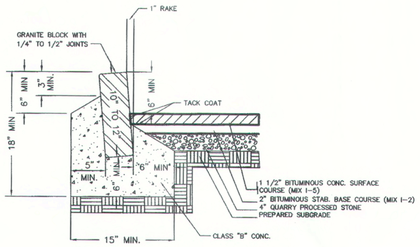
CONCRETE TO BE TOOL JOINTED EVERY 5 L.F. & PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT EVERY 10 L.F.



4" CLASS "B" AIR ENTRAINED 4,500 LB CONCRETE SIDEWALK SHALL BE 4" THICK, EXCEPT AT DRIVEWAY CROSSINGS SHALL BE 6" THICK WITH WELDED MESH 6" x 6" BY 10 GAUGE ON 10 GAUGE OR EQUIVALENT

THE CONCRETE SHALL BE TREATED WITH A CLEAR WATER BASED LOW VOC ACRYLIC SEALANT

CONCRETE SIDEWALK DETAIL



GRANITE (BELGIAN) BLOCK CURB AND PAVEMENT DETAIL

VOLUME LIGHTING

Because Lighting Speaks Volumes

V8226-5

1-Light Outdoor Black Aluminum Lamp / Lantern / Coach Light Post Mount with Clear Tapered Beveled Glass Panes

Specifications

Style	Traditional
Type of Lighting	Outdoor Landscape Lighting
Product Type	Post Mount Light
Height (in.)	22
Width (in.)	9.5
Length or Extension/Projection (in.)	9.5
Finish	Black
Main Material	Powder-Coated Cast Aluminum
Other Material	Clear Tapered Beveled Glass Panes
Glass Model #	TBD
Light Direction	Up
Installation/Mountting Position	Upward

Electrical Wire Length (ft.)	0.5
Post Included?	No
Installation Location	Wet
Light #	1
Watts per Light (W)	100
Total Wattage (W)	100
Light Bulb(s) Included?	No
Dimmable?	Yes
Base	E26
Voltage (Volts)	120V
Safety Ratings	cULus Listed
Assembly	Assembly Required

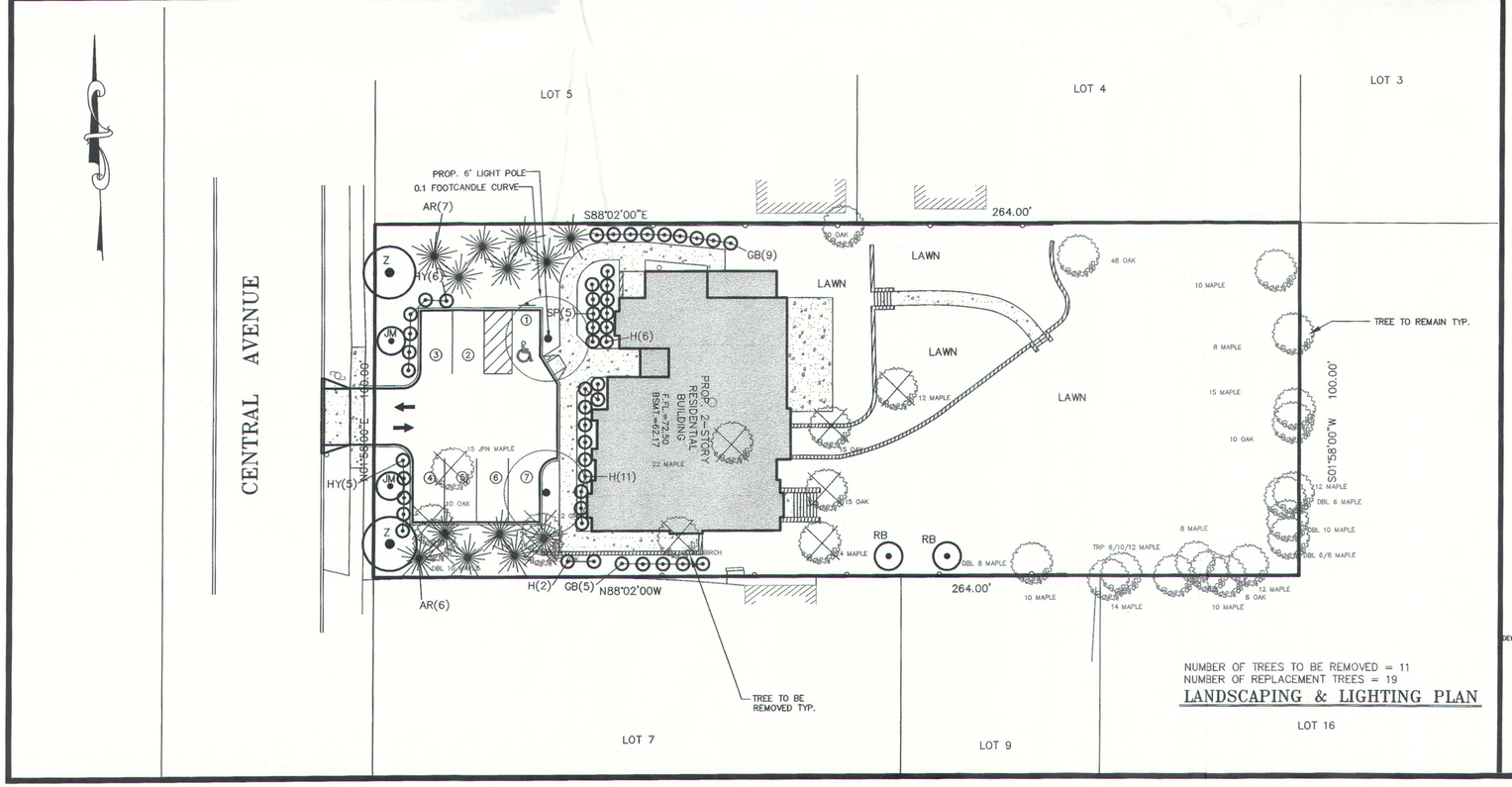
LIGHTING NOTES:

1. EXTERIOR LIGHTING TO CONSIST OF TWO POLE MOUNTED RESIDENTIAL TYPE FIXTURES. MOUNTED ON A 6 FEET POLE.

LIGHTING DETAIL

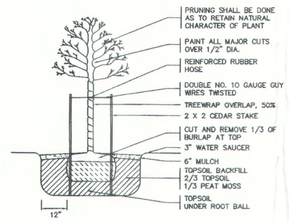
LIGHTING SCHEDULE				
QUANTITY	MANUFACTURER	CATALOG NUMBER	MOUNTING HEIGHT	WATTS
2	VOLUME LIGHTING	V8226-5	6'	100

PLANTING SCHEDULE				
SYMBOL	COMMON NAME	LATIN NAME	QUANTITY	HEIGHT
Z	ZELKOVA	ZELKOVA SERRATA	2	2 1/2"-3"; 12'-24"
JM	JAPANESE MAPLE	ACER PALMATUM	2	2 1/2"-3"
RB	EASTERN REDBUD	CERCIS CANADENSIS	2	8'-10'
SP	SPIREA	SPIREA	5	18"-24"
GB	GREEN MOUNTAIN BOXWOOD	BUXUS GREEN MOUNTAIN	14	18"-24"
H	HELLERI HOLLY	ILEX CRENATA HELLERI	19	18"-24"
HY	HICK YEW	TAXUS MEDIA	11	2-2 1/2'
AR	GREEN GIANT ARBORVITAE	ARBORVITAE GREEN GIANT	13	6'-8' HIGH

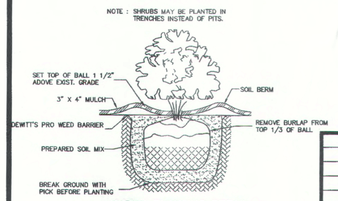


NUMBER OF TREES TO BE REMOVED = 11
NUMBER OF REPLACEMENT TREES = 19

LANDSCAPING & LIGHTING PLAN

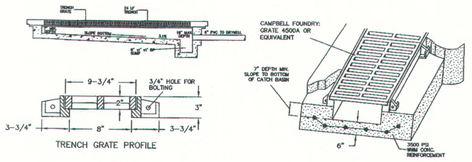


TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

N.T.S.



TRENCH DRAIN AND GRATE DETAIL

(N.T.S.)

9-23-20	SN	1. PARKING LOT
DATE	BY	DESCRIPTION

REVISIONS

GRADING, LANSCAPING & LIGHTING PLAN

BLOCK 1407 – LOT 6

40 CENTRAL AVENUE

BCUW/MADELINE HOUSING PARTNERS, LLC

BOROUGH OF HILLSDALE, BERGEN CO., N.J.

SCHWANEWEDE / HALS ENGINEERING

PROFESSIONAL ENGINEERS & LAND SURVEYORS

9 POST ROAD – SUITE M11 – OAKLAND, N.J. – 07436

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JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. GB42588

SCALE 1"=20'

0 20 40

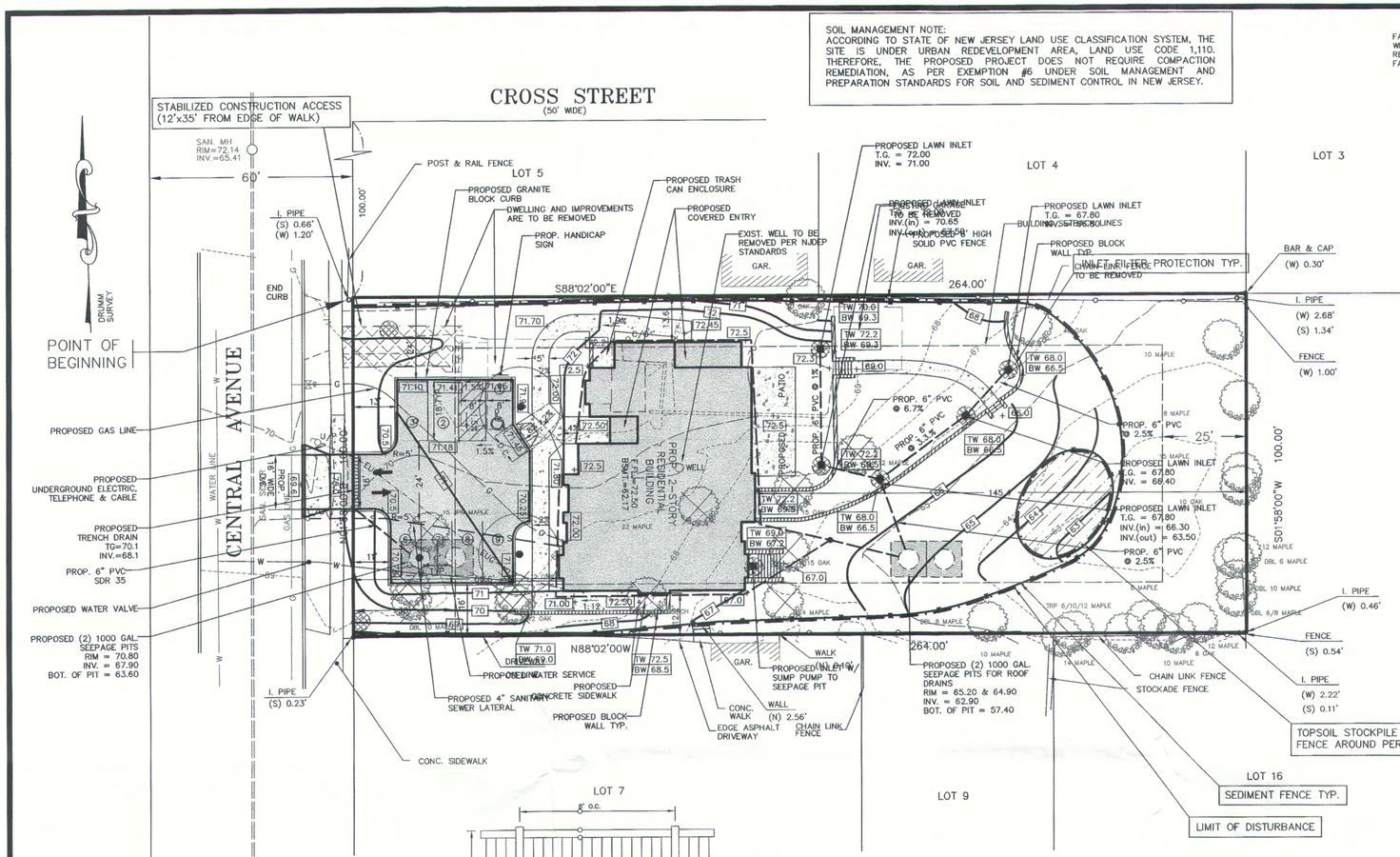
GRAPHIC SCALE

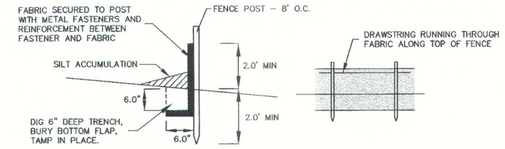
DATE: MAY 18, 2020

JOB NO: 7800-1620

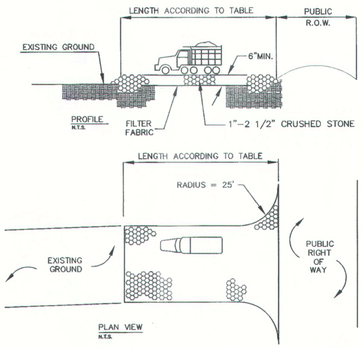
SHEET NO: 2 OF 4

SOIL MANAGEMENT NOTE:
ACCORDING TO STATE OF NEW JERSEY LAND USE CLASSIFICATION SYSTEM, THE SITE IS UNDER URBAN REDEVELOPMENT AREA, LAND USE CODE 1,110. THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION REMEDIATION, AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND PREPARATION STANDARDS FOR SOIL AND SEDIMENT CONTROL IN NEW JERSEY.





SEDIMENT FENCE



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE*	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY

NOTES: -PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W
-INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION
-THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP)

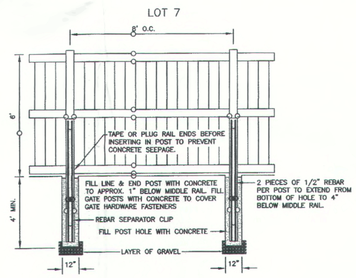
STABILIZED CONSTRUCTION ENTRANCE

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 NJ 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 UNROTTED 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./1000 S.F. OF 10–20–10 OR EQUIVALENT WITH 50% WATER INSOLUABLE 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 SEED; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
   MULCH – UNROTTED 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 – A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE.
   GROUND LIMESTONE – APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
   FERTILIZER – APPLY 11 LBS./1000 S.F. OF 10–10–10 OR EQUIVALENT WITH 50% WATER INSOLUABLE 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 SEED; PLANT BETWEEN MARCH 1 AND OCTOBER 1. (SUMMER SEEDING REQUIRES IRRIGATION)
   MULCH – UNROTTED 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 BINDING).
5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUN–OFF 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"–2 1/2" 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"–2 1/2" 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 SCD, 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NJ 07649 TEL NO. 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 ISSUE 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.

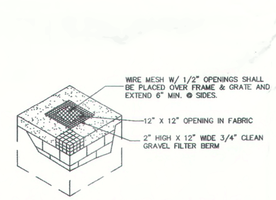
SEQUENCE OF CONSTRUCTION

1. INSTALL FILTER BARRIERS AND STABILIZED CONSTRUCTION ACCESS. (1 DAY)
2. REMOVE EXISTING IMPROVEMENTS. (2 WEEKS)
3. CLEAR, STRIP AND STOCKPILE TOPSOIL. (2 DAYS)
4. EXCAVATE AND INSTALL FOUNDATION (2 WEEKS)
5. CONNECT UTILITIES, COMPLETE DWELLING (4 MONTHS)
6. TOPSOIL & SEED – PERMANENTLY STABILIZE ALL DISTURBED AREAS. (5 DAYS)
6. FOLLOWING THE COMPLETION OF HOME – INSTALL FINAL PAVEMENT. PERMANENTLY STABILIZE ALL DISTURBED AREAS ON SITE (2 DAYS)



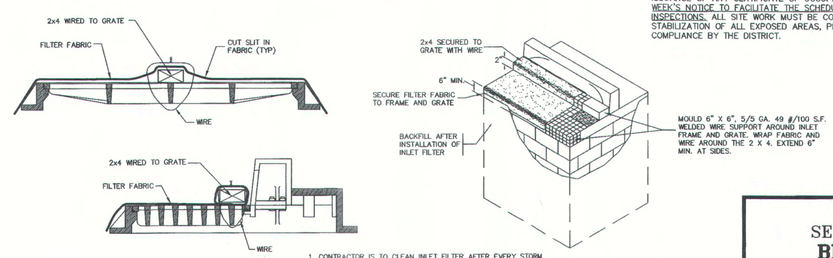
PVC FENCE DETAIL

NOT TO SCALE



TYPE 'A' & 'E' INLET FILTER DETAIL

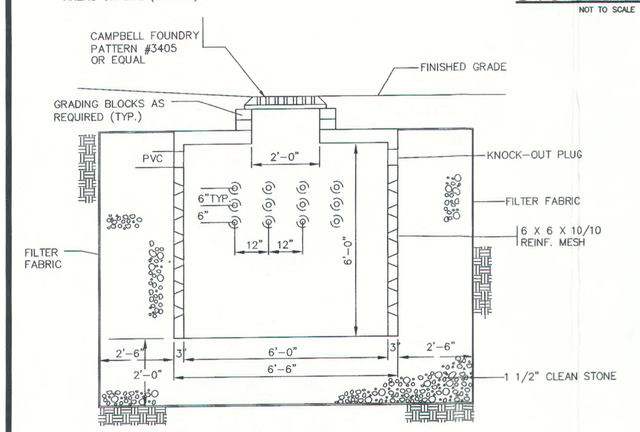
N.T.S.



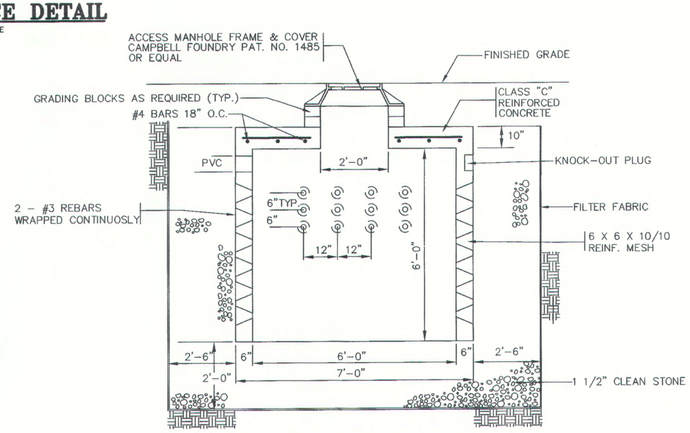
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.
3. IF BOTTOM OF ROADWAY IS BELOW TOP OF INLET GRATE, CONSTRUCT PROPERLY FILTERED OPENINGS IN INLET WALL TO ALLOW PASSAGE OF WATER.
4. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

INLET FILTER DETAIL

N.T.S.



DETAIL – SEEPAGE PIT IN LAWN



DETAIL – SEEPAGE PIT IN PARKING

DATE	BY	DESCRIPTION
9-23-20	SN	1. PARKING LOT

REVISIONS

SOIL EROSION & SEDIMENT CONTROL PLAN

BLOCK 1407 – LOT 6
40 CENTRAL AVENUE

BCUW/MADELINE HOUSING PARTNERS, LLC
BOROUGH OF HILLSDALE, BERGEN CO., N.J.

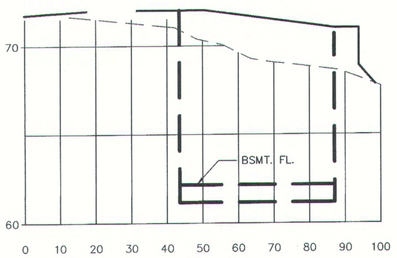
SCHWANEWEDE / HALS ENGINEERING
PROFESSIONAL ENGINEERS & LAND SURVEYORS
9 POST ROAD – SUITE M11 – OAKLAND, N.J. – 07436
(201) 337–0053

DAVID A. HALS, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 29994

JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. GB42588

SCALE 1"=20'
0 20 40
GRAPHIC SCALE

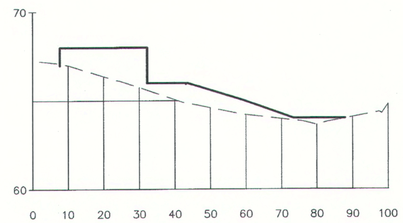
DATE: MAY 18, 2020
JOB NO: 7800–1620
SHEET NO: 3 OF 4



0+63.00

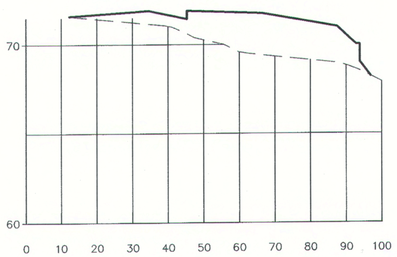
BACK
CUT = 0 SF
FILL= 134 SF

AHEAD
CUT = 361 SF
FILL = 48 SF



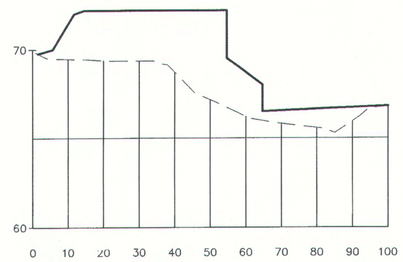
1+92.00

CUT = 0 SF
FILL = 73 SF



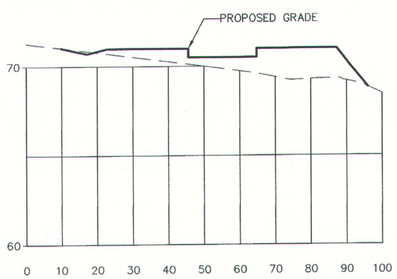
0+52.00

CUT = 0 SF
FILL = 113 SF



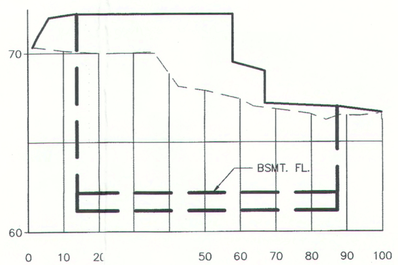
1+41.00

CUT = 0 SF
FILL = 211 SF



0+10.00

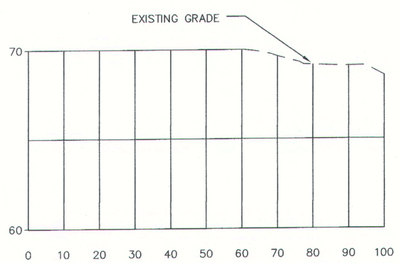
CUT = 15 SF
FILL = 70 SF



1+17.00

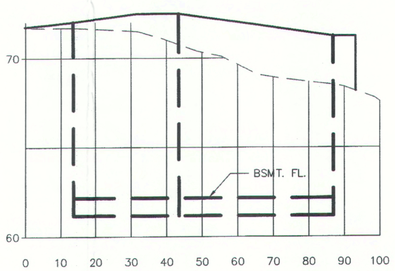
BACK
CUT = 518 SF
FILL = 23 SF

AHEAD
CUT = 0 SF
FILL = 185 SF



0+00.00

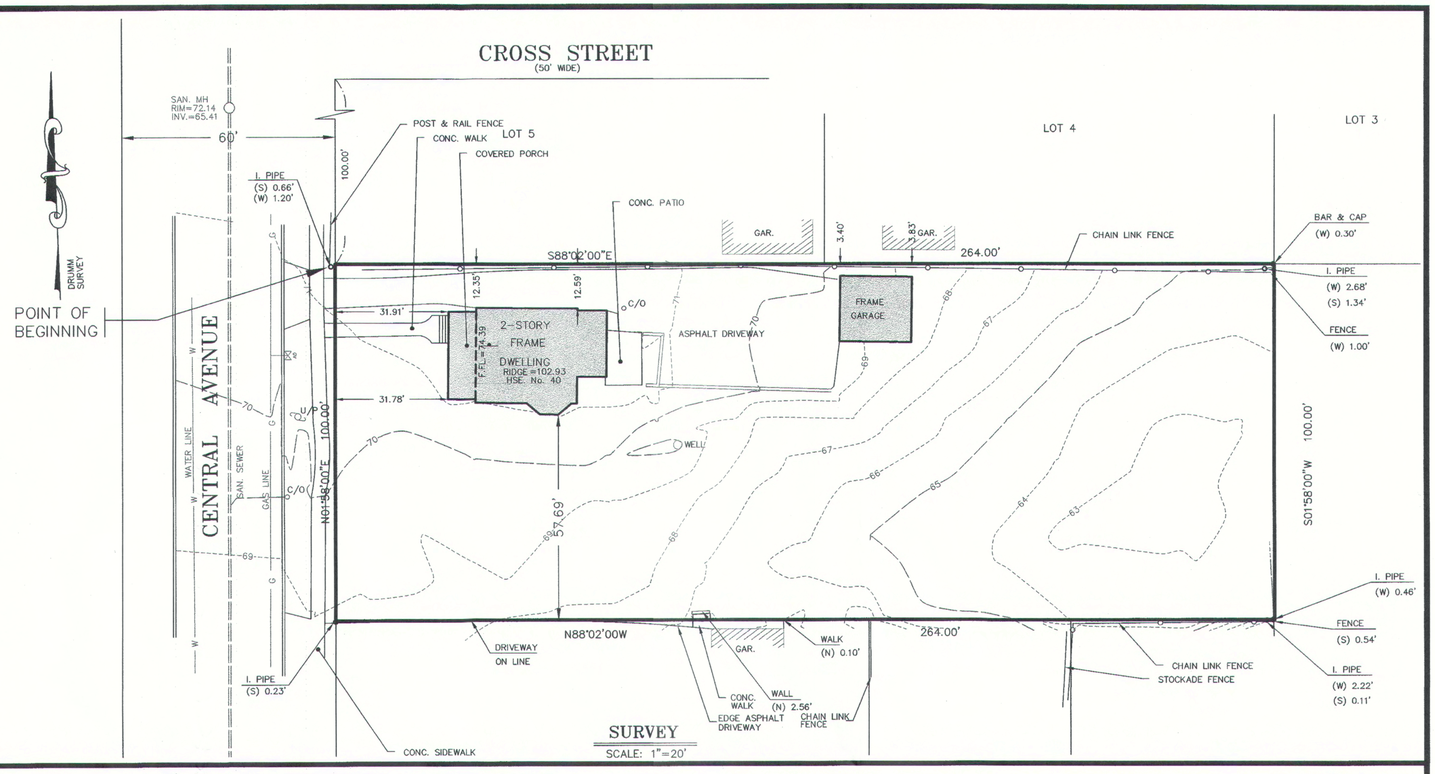
CUT = 0 SF
FILL = 0 SF



0+69.00

BACK
CUT = 359 SF
FILL = 48 SF

AHEAD
CUT = 667 SF
FILL = 20 SF



EARTHWORK CALCULATIONS			CUT VOLUME		
STATION	DISTANCE	AREA (S.F.)	AVG. AREA (S.F.)	VOLUME (C.F.)	VOLUME (C.Y.)
0+0		0			
	10		7.5	75.0	2.8
0+10		15			
	42		7.5	315.0	11.7
0+52		0			
	11		0.0	0.0	0.0
0+63 BACK		0			
	0		180.5	0.0	0.0
0+63 AHEAD		361			
	6		360.0	2,160.0	80.0
0+69 BACK		359			
	0		513.0	0.0	0.0
0+69 AHEAD		667			
	48		592.5	28,440.0	1,053.3
1+17 BACK		518			
	0		259.0	0.0	0.0
1+17 AHEAD		0			
	24		0.0	0.0	0.0
1+41		0			
	51		0.0	0.0	0.0
1+92		0			
	31		0.0	0.0	0.0
2+23		0			
				TOTAL VOLUME =	1,148

SOIL MOVEMENT QUANTITIES

EXCAVATION (CUT)
SITE WORK = 1,148 C.Y.
SEEPAGE PITS = 11.5'x11.5'x8.5'/27 =42
42 x 4 = 168 C.Y.
TOTAL = 1,148 + 168 = 1,316 C.Y.

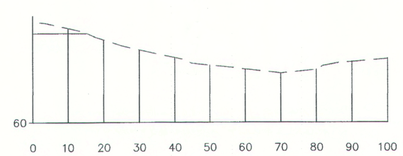
FILL – SITE WORK = 741 C.Y.

TOTAL EXPORT = 575 C.Y.

SCALE

HORIZONTAL:
1"=20'

VERTICAL:
1"=4'



2+23.00

CUT = 0 SF
FILL = 0 SF

DATE	BY	DESCRIPTION
9-23-20	SN	1. PARKING LOT

REVISIONS

SURVEY / SOIL MOVEMENT
BLOCK 1407 – LOT 6
40 CENTRAL AVENUE
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SCALE AS SHOWN
GRAPHIC SCALE

DATE: MAY 18, 2020
JOB NO: 7800-1620
SHEET NO: 4 OF 4