

SUPPLEMENTARY ZONING REGULATIONS		
CODE SECTION	REQUIRED	PROPOSED
§ 125-38	IN ALL RESIDENTIAL AREAS, NO FENCE, WALL OR HEDGE SHALL EXCEED SIX FEET IN HEIGHT, EXCEPT THAT WITHIN THE REQUIRED FRONT YARD SETBACK AREA AND CORNER LOT TRANSITION AREA, NO FENCE, WALL OR HEDGE SHALL EXCEED THREE FEET IN HEIGHT	4.5 FT (V) IN FRONT YARD

(V) VARIANCE

15 BEDS WILL BE DEDICATED FOR AFFORDABLE HOUSING OCCUPANTS IN THE ASSISTED LIVING FACILITY

BERGEN COUNTY SIGNATURE BLOCK

APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY: _____ DATE _____

APPLICANT

CHELSEA SENIOR LIVING
314 SOUTH AVENUE
FAIRWOOD, NEW JERSEY 07023

OWNER (LOT 1.02)

COMMERCE BANK
380 WELLINGTON ST 12TH
LONDON, ONTARIO N6A4254 0

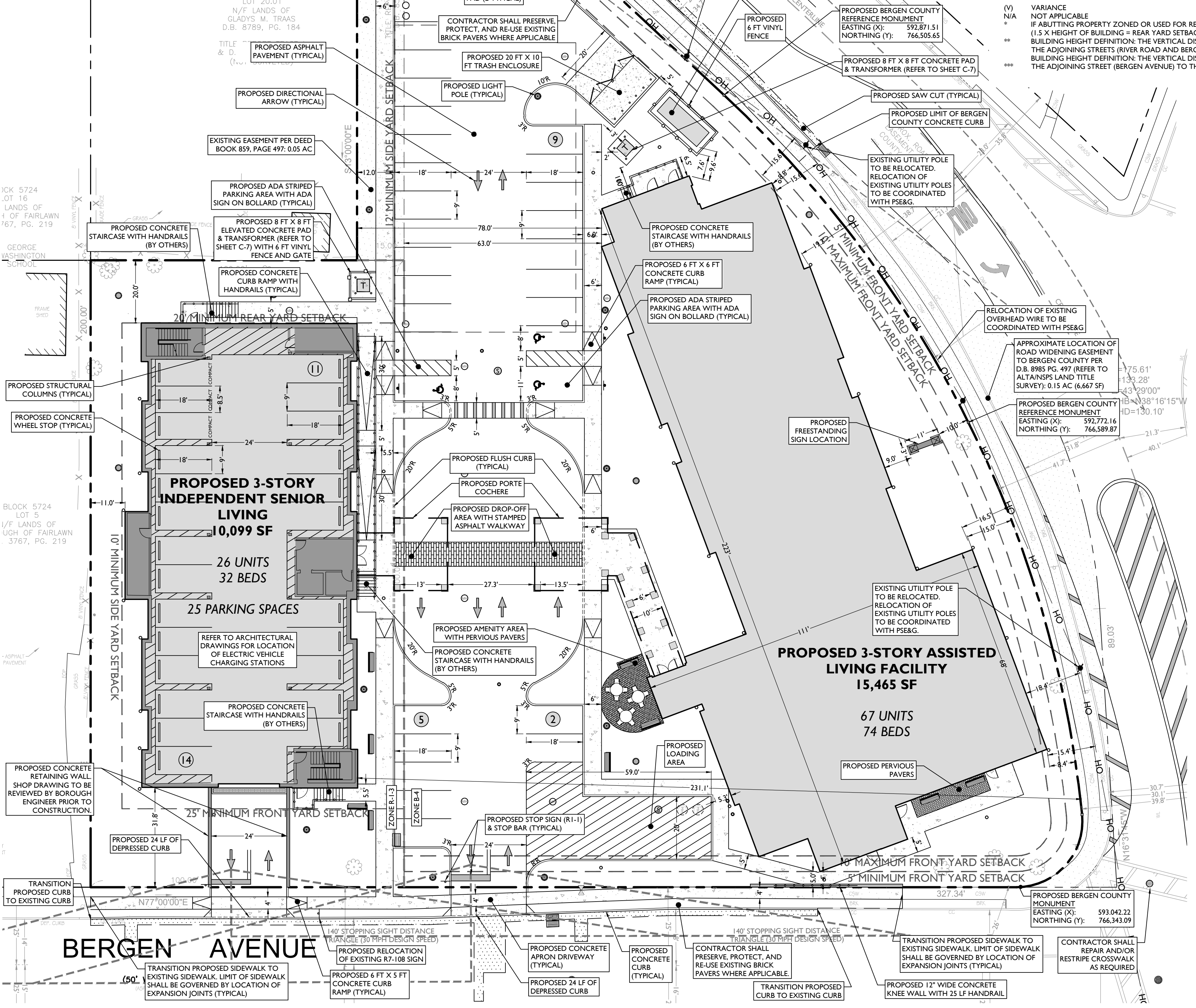
OWNER (LOTS 4 & 4.01)

NOORIGAN, J&E TIRE & SUPPLY CO
14-32 RIVER ROAD
FAIR LAWN, NJ 07410

PROPOSED USE	TABLE OF LAND USE AND ZONING						
	BLOCK 5724, LOTS 1.02, 4 & 4.01 RIVER ROAD BUSINESS ZONE (B-4) & RESIDENTIAL ZONE (R-1-3)						
ZONING REQUIREMENT	REQUIRED (B-4)	REQUIRED (R-1-3)	EXISTING	PREVIOUSLY APPROVED (ZONE B-4)	PREVIOUSLY APPROVED (ZONE R-1-3)	PROPOSED RELOCATION (ZONE B-4)	PROPOSED RELOCATION (ZONE R-1-3)
MINIMUM LOT AREA	5,000 SF	6,500 SF	79,305 SF (1.8 AC)	79,305 SF (1.8 AC)	79,305 SF (1.8 AC)	NO CHANGE	NO CHANGE
MINIMUM LOT WIDTH (CORNER LOT)	50 FT	75 FT	425.7 FT	425.7 FT	425.7 FT	NO CHANGE	NO CHANGE
MINIMUM LOT DEPTH (CORNER LOT)	100 FT	100 FT	207.5 FT	207.5 FT	207.5 FT	NO CHANGE	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE	90%	35%	52.1% (41,318 SF)	70.1% (55,596 SF)	70.1% (55,596 SF)	70.1% (55,572 SF)	70.1% (55,572 SF)
MAXIMUM BUILDING COVERAGE	40%	25%	9.3%	32.3% (25,589 SF)	32.3% (25,589 SF)	32.2% (25,564 SF)	32.2% (25,564 SF)
MAXIMUM BUILDING HEIGHT	3 STORIES / 35 FT	2.5 STORIES / 30 FT	1 STORY / 25 FT	3 STORIES / 42.5 FT (V) **	3 STORIES / 45.9 FT (V) ***	NO CHANGE	NO CHANGE
MINIMUM FRONT YARD	5 FT	25 FT	80.6 FT	6.1 FT	8.4 FT	5.0 FT	31.8 FT
RIVER ROAD			86.1 FT	6.1 FT	8.4 FT	5.0 FT	31.8 FT
BERGEN AVENUE			80.6 FT	6.1 FT	8.4 FT	5.0 FT	31.8 FT
MAXIMUM FRONT YARD	10 FT	N/A	80.6 FT	6.1 FT	32.7 FT	8.4 FT	31.8 FT
RIVER ROAD			80.6 FT	6.1 FT	32.7 FT	8.4 FT	31.8 FT
BERGEN AVENUE			80.6 FT	6.1 FT	32.7 FT	8.4 FT	31.8 FT
MINIMUM SIDE YARD	12 FT	10 FT	14.2 FT	63.0 FT	10.7 FT	NO CHANGE	11.0 FT
MINIMUM REAR YARD	59.6 FT*	20 FT	44.9 FT	N/A	20.0 FT	NO CHANGE	NO CHANGE
FLOOR AREA RATIO	N/A	N/A	0.1 (7,373 SF)	1.3 (100,511 SF)	1.3 (100,511 SF)	NO CHANGE	NO CHANGE

SITE SUMMARY NOTES:

LOT SIZE = 1.82 AC (79,305 SF)
EXISTING IMPERVIOUS AREA = 41,318 SF
PROPOSED IMPERVIOUS AREA = 55,596 SF
NET IMPERVIOUS AREA = +14,278 SF



(V) VARIANCE

N/A NOT APPLICABLE

IF ABUTTING PROPERTY ZONED OR USED FOR RESIDENCE, THE REAR YARD SHALL EQUAL OR EXCEED 1/2 TIMES THE HEIGHT OF BUILDING BEING ERRECTED

** BUILDING HEIGHT DEFINITION: THE VERTICAL DISTANCE MEASURED FROM THE MEAN GROUND ELEVATION OF THE EXISTING GRADE OF THE CENTER OF THE ADJOINING STREETS (RIVER ROAD AND BERGEN AVENUE) TO THE HEIGHT OF THE BUILDING = 70.15 FT. (REFER TO THE GRADING PLAN, SHEET C-5)

*** BUILDING HEIGHT DEFINITION: THE VERTICAL DISTANCE MEASURED FROM THE MEAN GROUND ELEVATION OF THE EXISTING GRADE OF THE CENTER OF THE ADJOINING STREET (BERGEN AVENUE) TO THE HEIGHT OF THE BUILDING = 70.15 FT. (REFER TO THE GRADING PLAN, SHEET C-5)

OFF-STREET PARKING REQUIREMENTS (B-4 ZONE)		
CODE SECTION	REQUIRED	PROPOSED
§ 125-25C(6)	NO PARKING SHALL BE PERMITTED WITHIN THE FRONT YARD OR SIDE YARD	COMPLIES
§ 125-25C(6)	NO UNDERGROUND PARKING GARAGES SHALL BE PERMITTED WITHIN THIS ZONE	COMPLIES

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 521-1.4 RISIS REQUIREMENTS	GARDEN APARTMENT (INDEPENDENT LIVING FACILITY) 1 SPACE PER UNIT 24 UNITS X 1 SPACE = 24 SPACES ASSISTED LIVING: 0.5 SPACE PER BED 74 BEDS X 0.5 SPACES = 37 SPACES TOTAL REQUIRED PARKING: 63 SPACES	56 SPACES (V)
§ 125-48C	MINIMUM PARKING DIMENSIONS (90°) STANDARD CARS: 9 FT X 18 FT COMPACT CARS: 8.5 FT X 17 FT	9.0 FT X 18.0 FT 8.5 FT X 18.0 FT
§ 125-48C	MINIMUM DRIVE-AWAY WIDTH (90°): STANDARD SPACES: 24 FT COMPACT SPACES: 24 FT	24.0 FT 24.0 FT
§ 125-48C	COMPACT CAR STALLS, UP TO A TOTAL OF 30% OF THE NUMBER OF STALLS PROVIDED, MAY BE PERMITTED.	5.4% (3 SPACES)
§ 125-48D	MINIMUM LOADING SPACE DIMENSIONS: 12 FT WIDE X 56 FT LONG X 14 FT HIGH	18.0 FT X 59.0 FT

(V) VARIANCE

(*) PER BOROUGH CODE SECTION § 125 ATTACHMENT 9, THE PARKING REQUIREMENT FOR MULTIPLE DWELLINGS FOR SENIOR CITIZENS OR HANDICAP PERSONS (INDEPENDENT SENIOR LIVING) IS ONE SPACE PER UNIT

(**) PER BOROUGH CODE SECTION § 125 ATTACHMENT 9, THE PARKING REQUIREMENT FOR NURSING HOMES (ASSISTED LIVING) IS ONE SPACE PER BED.

STAMPED ASPHALT NOTE:

STAMPED ASPHALT WALKWAY TO BE STRETPRINT OR APPROVED EQUIVALENT. PATTERN AND COLOR TO BE SELECTED BY OWNER.

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON-SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW, STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON-SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON-SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED DEPRESSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED RETAINING WALL
---	PROPOSED HANDRAIL
---	PROPOSED CHAINLINK FENCE
---	PROPOSED BUILDING DOORS

- BERGEN COUNTY NOTES:**
- THE CONTRACTOR SHALL NOTIFY THE BERGEN COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTOR AT 336-6815 PRIOR TO BEGINNING CONSTRUCTION AND WHEN CONSTRUCTION IS COMPLETE.
 - ANY EXISTING CURB AND SIDEWALK ALONG THE COUNTY ROAD FRONTAGE BE REMOVED AND REPLACED WITH NEW FULL HEIGHT CURB (8") AND SIDEWALK IN CONFORMANCE TO THE COUNTY ENGINEER'S DESIGN STANDARDS.
 - ANY PROPOSED PLANTINGS ALONG THE ACCESS DRIVEWAYS SHALL HAVE A MATURE HEIGHT OF (30) INCHES OR LESS, MEASURED FROM THE DRIVEWAY PAVEMENT, TO ENSURE ADEQUATE SIGHT DISTANCE ALONG THE COUNTY ROAD.
 - ALL TRAFFIC SIGNS MUST CONFORM IN FACE DESIGN AND CONSTRUCTION TO CURRENTLY ADOPTED NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTIONS (2007 EDITION OF NEWER) AS MODIFIED BY ANY SUPPLEMENTAL SPECIFICATIONS AND AMENDMENTS BY THE N.J.D.O.T. AND COUNTY OF BERGEN SPECIFICATIONS. THIS WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MONUMENTS, REFERENCE MARKERS, CURBS, SIDEWALKS, GUIDE RAIL, GUIDE RAIL END TREATMENTS, FENCES, RETAINING WALLS, STORM DRAINAGE PIPES, STORM DRAINAGE STRUCTURES, BRIDGES, CULVERTS AND ROADWAY CONSTRUCTION.
 - ALL IDENTIFICATION AND COMMERCIAL SIGNS AT THE DRIVEWAY ENTRANCE / EXIT SHALL BE OF A TYPE, SIZE AND SO LOCATED AS NOT TO IMPEDSIGHT DISTANCE ALONG THE COUNTY ROAD.
 - CURB AND ROADWAY SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE BERGEN COUNTY ENGINEER'S "DESIGN AND CONSTRUCTION PLAN STANDARDS", CALL (201)336-6800.
 - ALL PAVEMENT MARKINGS/STRIPING WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE OF A REFLECTIVE THERMOPLASTIC MATERIAL APPLIED IN ACCORDANCE WITH BERGEN COUNTY DESIGN STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS FOR APPLICATION.
 - ALL INLETS WITHIN THE COUNTY R.O.W. SHALL HAVE BICYCLES GRATES (CAMPBELL FOUNDRY PATTERN #2617), AND "MCO" CURB PIECES (CAMPBELL FOUNDRY PATTERN #2618). ALL GOODS AND PRODUCTS TO BE USED SHALL BE AMERICAN MADE WHEREVER AVAILABLE, CONSISTENT WITH STATE STATUTE 40A:11-18.
 - ALL EXISTING TRAFFIC CONTROL SIGNS SHALL BE RESET AT THE TIME OF CONSTRUCTION AND NOT STOCKPILED.
 - APPLICANT SHALL PROVIDE THE COUNTY WITH REVISED DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGES OR MODIFICATIONS NECESSITATED BY FIELD CONDITIONS.
 - ALL MATERIALS AND CONSTRUCTION PERFORMED IN ANY OF THE COUNTY OF BERGEN'S RIGHT-OF-WAY/ROAD WIDENING EASEMENT SHALL BE IN ACCORDANCE WITH CURRENTLY ADOPTED NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTIONS (2007 EDITION OF NEWER) AS MODIFIED BY ANY SUPPLEMENTAL SPECIFICATIONS AND AMENDMENTS BY THE N.J.D.O.T. AND COUNTY OF BERGEN SPECIFICATIONS. THIS WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MONUMENTS, REFERENCE MARKERS, CURBS, SIDEWALKS, GUIDE RAIL, GUIDE RAIL END TREATMENTS, FENCES, RETAINING WALLS, STORM DRAINAGE PIPES, STORM DRAINAGE STRUCTURES, BRIDGES, CULVERTS AND ROADWAY CONSTRUCTION.
 - COUNTY SIGHT DISTANCE CRITERIA - THE DRIVERS POSITION SHALL BE FIFTEEN (15) FEET BEHIND THE CURB LINE. THE DRIVERS EYE LEVEL SHOULD BE SET AT A POINT THREE AND A HALF (3.5) FEET ABOVE THE DRIVEWAY PAVEMENT AND THE DRIVER SHOULD BE CAPABLE OF SEEING AN OBJECT TWO (2) FEET HIGH PLACED IN THE CENTER OF ALL LANES. DEPICTED SIGHT DISTANCES REFLECT MAXIMUM CLEAR SIGHT DISTANCE.
 - STATE PLANE COORDINATES HAVE BEEN OBTAINED BY MEANS OF GLOBAL POSITIONING SYSTEM (GPS).
 - ALL EXISTING TRAFFIC CONTROL SIGNS SHALL BE RESET AT THE TIME OF CONSTRUCTION AND NOT BE STOCKPILED.
 - THE MIDLAND AVENUE DRIVEWAY TRAFFIC FLOW ARROWS AND STOP BAR SHALL BE THERMOPLASTIC.

STONEFIELD engineering & design

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PRELIMINARY AND FINAL MAJOR SITE PLAN

CHELSEA AT FAIR LAWN

PROPOSED ASSISTED LIVING AND INDEPENDENT SENIOR LIVING FACILITIES

BLOCK 5724, LOTS 1.02, 4, & 4.01
1600 RIVER ROAD
BOROUGH OF FAIR LAWN
BERGEN COUNTY, NEW JERSEY

CHARLES D. OLIVO, P.E.
NEW JERSEY LICENSE NO. 46719
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' PROJECT ID: T-19233

TITLE: **SITE PLAN**

DRAWING: **C-4**