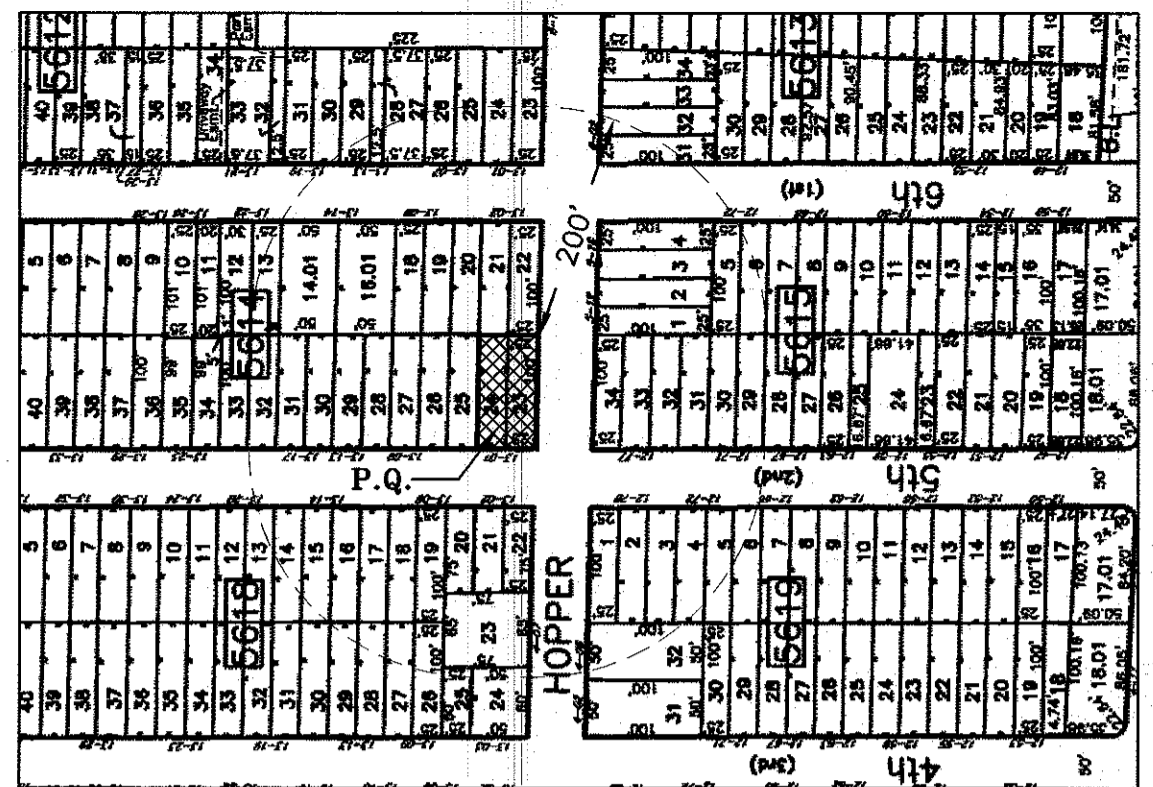


CLEANOUT DETAIL
 ALL PIPE MUST BE PVC CL SDR 35 FROM C.O. TO DWELLING



KEY MAP

GENERAL NOTES:

- PROPERTY LINE AND EXISTING CONDITION INFORMATION BASED ON THE FOLLOWING:
 - PROPERTY KNOWN AS LOTS 23 & 24 IN BLOCK 5614 ON THE CURRENT TAX MAP OF THE BOROUGH OF FAIR LAWN SHEET No. 56.
 - A MAP ENTITLED "SURVEY LOT 23 - BLOCK 5614, 13-1 5th. STREET BOROUGH OF FAIR LAWN, BERGEN COUNTY, N.J." PREPARED BY SCHAN ASSOC., DATED MARCH 20, 2021, LAST REV. APRIL 15, 2021.
- LOT AREA: 4,998 S.F. / 0.115 Ac.
- THE PROPERTY IS LOCATED IN THE R-1-3 ZONE.
- ELEVATIONS ARE BASED ON ASSUMED DATUM.
- PROPERTY USE: (SINGLE FAMILY ALLOWED)

EXISTING INDUSTRIAL	PROPOSED 2-FAMILY DWELLING
---------------------	----------------------------
- BUILDING COVERAGE:

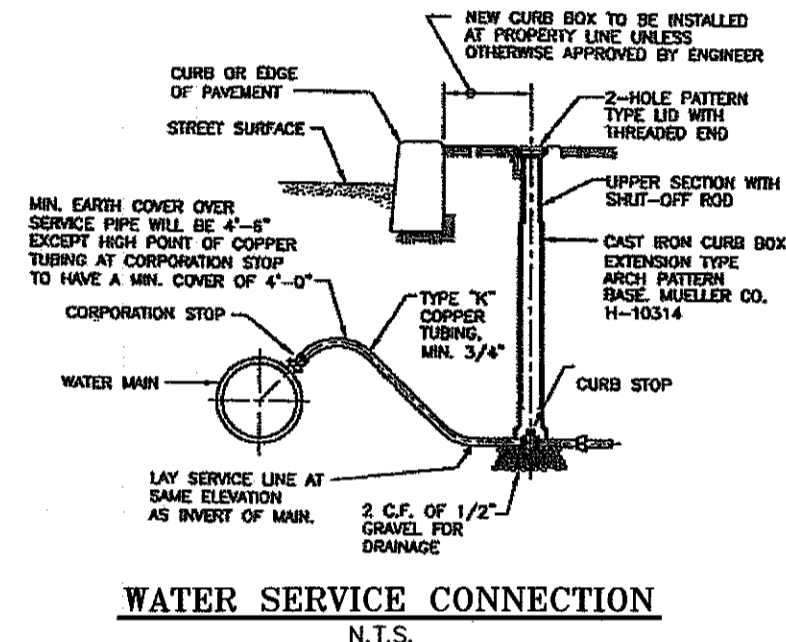
EXISTING BUILDING = 1,378 S.F.	PROPOSED DWELLING = 1,717 S.F.
1,378 S.F. / 4,998 S.F. = 27.6%	1,717 S.F. / 4,998 S.F. = 34.3%
- IMPERVIOUS COVERAGE:

EXISTING BUILDING = 1,378 S.F.	PROPOSED DWELLING = 1,666 S.F.
DRIVEWAY = 270 S.F.	PORCH = 51 S.F.
CONC. = 897 S.F.	DRIVEWAY = 320 S.F.
2,545 S.F. / 4,998 S.F. = 50.9%	WALK = 77 S.F.
	2,114 S.F. / 4,998 S.F. = 42.3%
- BUILDING HEIGHT:

THE CENTERLINE GRADE AT THE CENTER OF THE BUILDING.
 HOPPER AVENUE ROAD CENTERLINE GRADE= 50.73'
 5 TH. STREET CENTERLINE GRADE= 50.23'

MAX. HEIGHT PERMITTED (HOPPER) = 50.73' + 30' = 80.73'
 MAX. HEIGHT PERMITTED (5 TH.) = 50.23' + 30' = 80.23'

PROPOSED:
 RIDGE HEIGHT = 79.88'
 HOPPER AVENUE = 79.88' - 50.73' = 29.15'
 5 TH. STREET = 79.88' - 50.23' = 29.65'



WATER SERVICE CONNECTION
 N.T.S.

OWNER:
 MICHAEL ROSE, JR.
 105 MAIN ST., 3RD. FL.
 HACKENSACK, NJ 07601

APPLICANT:
 CORNERSTONE BUILDERS GROUP
 851 FRANKLIN LAKE ROAD, SUITE 206
 FRANKLIN LAKES, NJ 07417

NOTE: ALL NEW UTILITY CONNECTIONS SHALL BE INSTALLED UNDERGROUND

ZONING TABLE - ZONE R-1-3 ZONE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	6,500 S.F.	4,998 S.F.(E.N.)	4,998 S.F.
LOT WIDTH	75'	50' (E.N.)	50'
LOT DEPTH	100'	100'	100'
FRONT YARD	25'	0' (E.N.)/0' (E.N.)	14.7'/15.0' (V)
SIDE YARD	8'	22.6'	4.3' (V)
REAR YARD	25'	49.1'	23.1' (V)
BLDG. HEIGHT (HOPPER)	2 1/2 ST./30'	2 ST./<30'	2 ST./29.15'
BLDG. HEIGHT (5th. ST.)	2 1/2 ST./30'	2 ST./<30'	2 ST./29.65'
BLGD. COVERAGE	25% MAX.	27.6% (E.N.)	34.3% (V)
IMP. COVERAGE	45% MAX. *	50.9% (E.N.)	42.3%
F.A.R.	0.40 MAX.	0.28	0.664 (V)

* PERVIOUS PAVERS USED (NOTES SCHEDULE OF AREA, YARD AND BUILDING CHAPTER 125 ARTICLE 3 (P))
 (E.N.) EXISTING NON-CONFORMING
 (V) VARIANCE REQUIRED

APPROVALS REQUIRED:
 -BOROUGH OF FAIR LAWN PLANNING BOARD
 -BERGEN COUNTY SOIL CONSERVATION DISTRICT

APPROVED BY THE BOROUGH OF FAIR LAWN PLANNING BOARD

APPROVED BY THE BOROUGH OF FAIR LAWN ENGINEER.

CHAIRMAN _____
 SECRETARY _____
 CLERK _____

DATE _____
 ENGINEER _____

VARIANCES / WAIVERS REQUIRED:

PERMITTED USE:
 REQUIRED = SINGLE FAMILY DWELLING
 EXISTING = INDUSTRIAL
 PROPOSED = 2 FAMILY DWELLING

BUILDING COVERAGE
 REQUIRED = 25% MAX.
 EXISTING = 27.6%
 PROPOSED = 34.3%

FRONT YARD SETBACK
 REQUIRED = 25'
 EXISTING = 0' / 0'
 PROPOSED = 14.7'/15.0'

SIDE YARD SETBACK
 REQUIRED = 8'
 EXISTING = 22.6'
 PROPOSED = 4.3'

FLOOR AREA RATIO
 REQUIRED = 0.40
 EXISTING = 0.28
 PROPOSED = 0.664

REAR YARD SETBACK
 REQUIRED = 25'
 EXISTING = 49.1'
 PROPOSED = 23.1'

FLOOR AREA RATIO:
 EXISTING BUILDING = 1,378 S.F.
 1,378 S.F. / 4,998 S.F. = 0.28

PROPOSED DWELLING:
 FIRST FLOOR = 1,666 S.F.
 SECOND FLOOR = 1,655 S.F.
 3,321 S.F. / 4,998 S.F. = 0.664

DATE	BY	DESCRIPTION
6-11-21	JV	4. REV. DWELLING
6-11-21	MN	3. REVISED DWELLING
5-19-21	MN	2. BOROUGH COMMENTS.
5-18-21	MN	1. BOROUGH COMMENTS.

PLOT PLAN
BLOCK 5614 - LOTS 23 & 24
13-01 5th. STREET
 FOR
CORNERSTONE BUILDERS GROUP
 BOROUGH OF FAIR LAWN, BERGEN CO., N.J.

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

J. Vance

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 10, 2021
 JOB NO: 8226-2205
 SHEET NO: 1 OF 2

BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

TOTAL NUMBER OF TREES TO BE REMOVED = 7.

TREES WITHIN BUILDING FOOTPRINT = 1 [13",22"
TREES WITHIN 15' OF BUILDING FOOTPRINT AND
SUBJECT TO MITIGATION = 2 [11",22"]

MITIGATION REQUIRED=

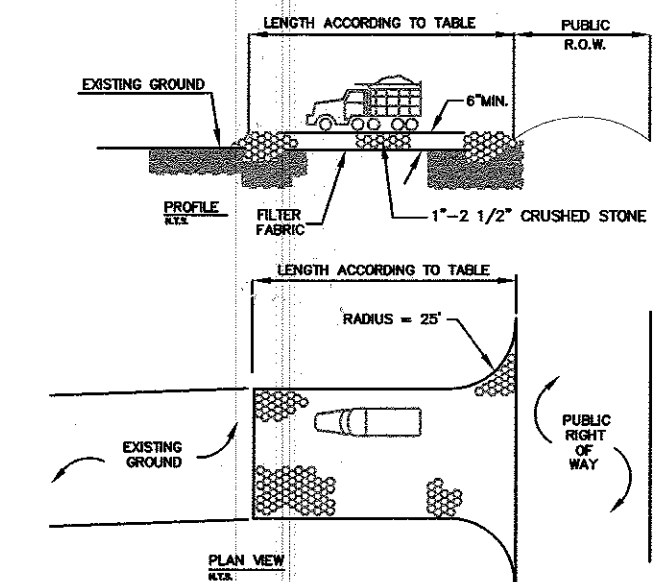
TREE DIAMETER	NUMBER OF TREES	MIT. REQUIRED	PROP. REPLACEMENT
4"-12"	1	1 FOR EVERY 3	0
12"-18"	0	1	0
18"-30"	1	2	2
			TOTAL = 2

REQUIRED REPLACEMENT TREES = 2
PROPOSED REPLACEMENT TREES = 2

NOTE: TREE REMOVAL PERMIT IS REQUIRED PRIOR TO ANY TREE REMOVAL OR SITE CLEARING, IN ACCORDANCE WITH SECTION 125-45F (1).

SEQUENCE OF CONSTRUCTION

1. INSTALL FILTER BARRIERS AND STABILIZED CONSTRUCTION ACCESS. (1 DAY)
2. REMOVE EXISTING IMPROVEMENTS. (1 WEEK)
3. CLEAR, STRIP AND STOCKPILE TOPSOIL. (1 DAY)
4. EXCAVATE AND INSTALL FOUNDATION (2 WEEKS)
5. INSTALL UTILITIES (1 WEEK)
6. COMPLETE BUILDING (8 MONTHS)
7. LANDSCAPING, TOPSOIL & SEED - PERMANENTLY STABILIZE ALL DISTURBED AREAS. (3 DAYS)
8. FOLLOWING THE COMPLETION OF BUILDING - INSTALL FINAL PAVEMENT. (1 DAY)



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 FABRIC BASE COURSE*	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY
NOTES: - PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.
- MINIMUM LOT ACCESS POINTS MAY REQUIRE STABILIZATION
- THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP)

SOIL EROSION AND SEDIMENT CONTROL

DETAILS

BLOCK 5614 - LOTS 23 & 24
13-01 5th. STREET

FOR
CORNERSTONE BUILDERS GROUP
BOROUGH OF FAIR LAWN, BERGEN CO., N.J.

SCHWANEWED / HALS ENGINEERING
PROFESSIONAL ENGINEERS & LAND SURVEYORS
9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436
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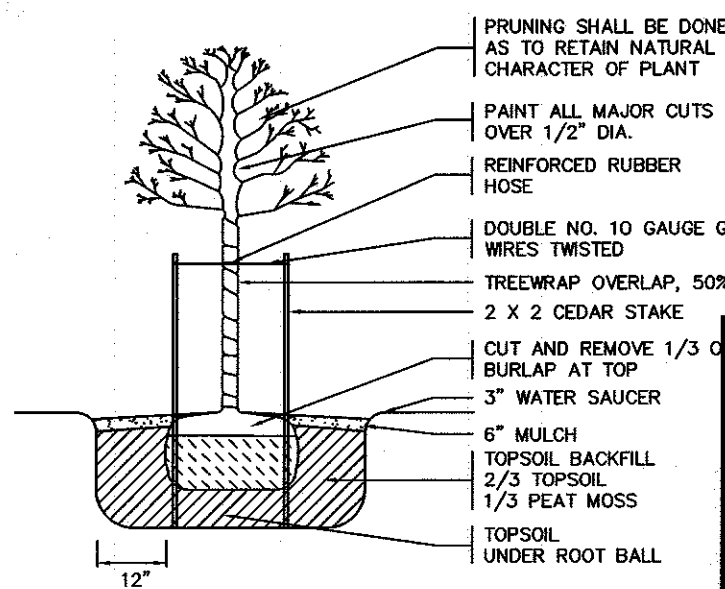
DAVID A. HALS, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND
LAND SURVEYOR LIC. NO. 29994

JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND
LAND SURVEYOR LIC. NO. G842588

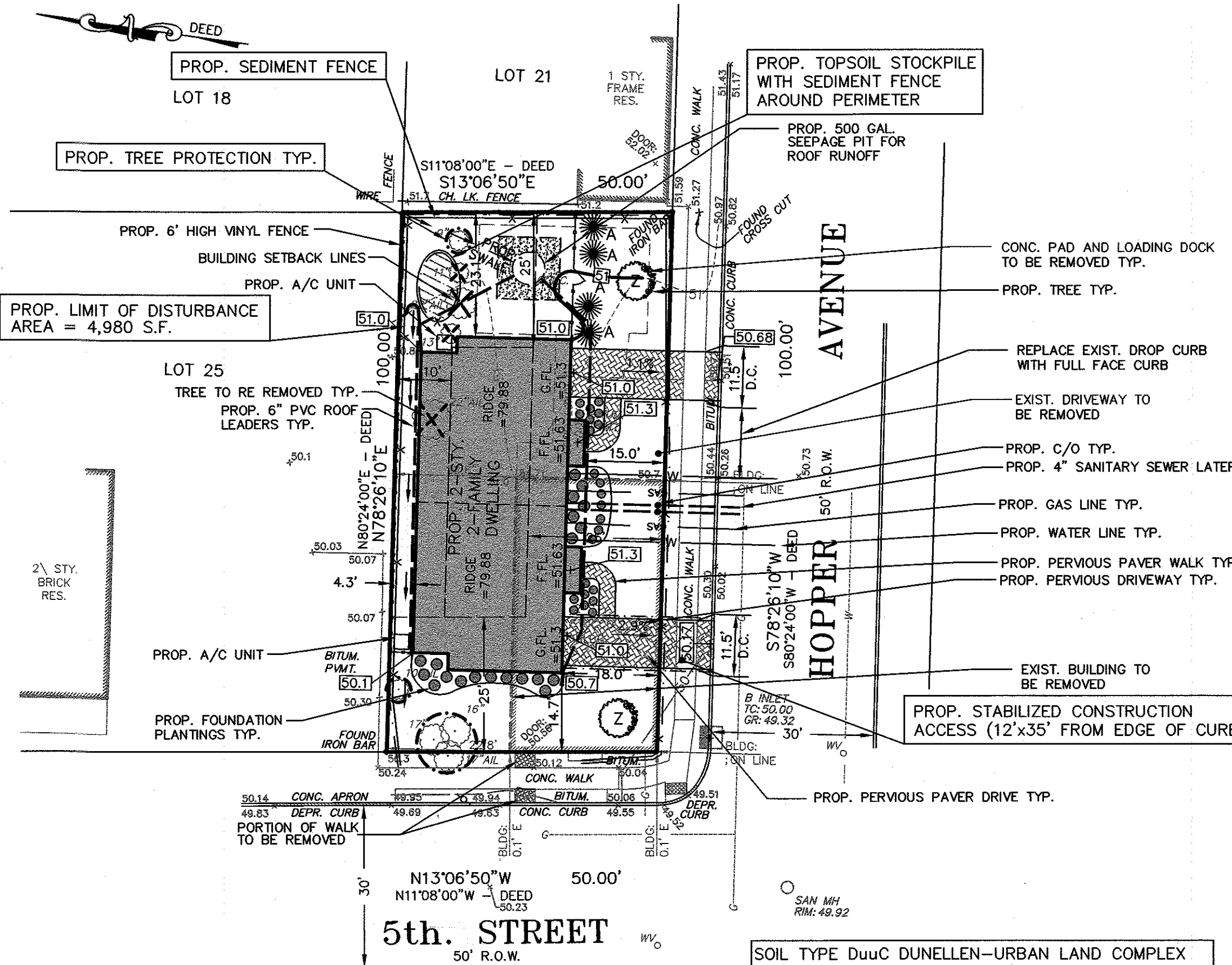
SCALE
1"=20'
0 20 40
GRAPHIC SCALE

DATE: MAY 10, 2021
JOB NO: 8226-2205
SHEET NO: 2 OF 2

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 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 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 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 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 BINDER).
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.



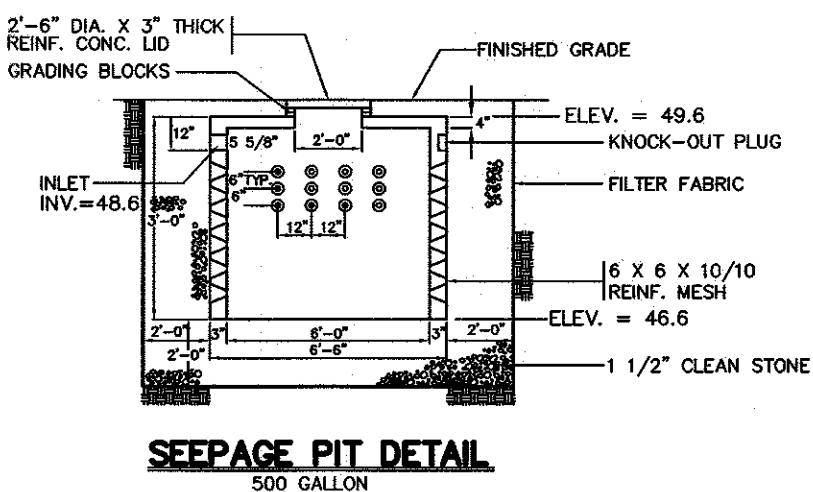
TREE PLANTING DETAIL



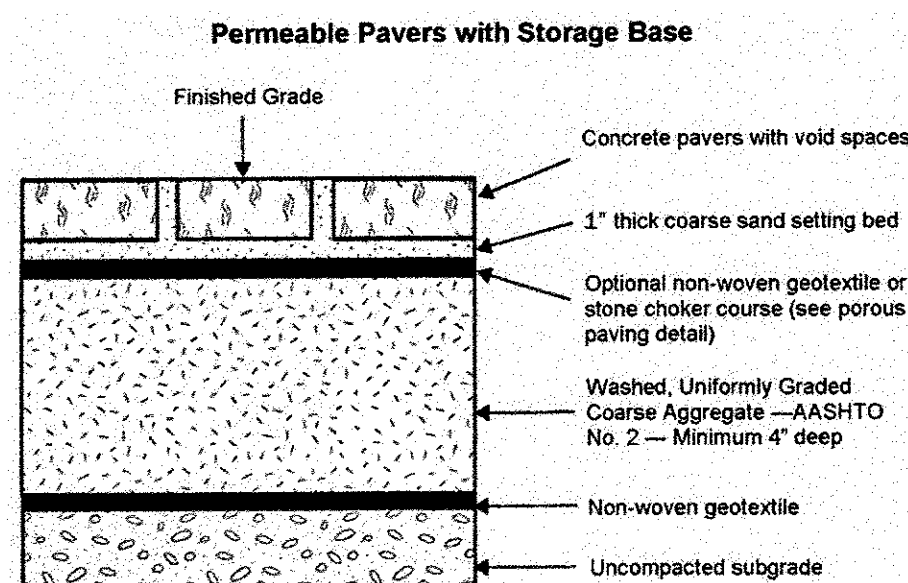
SOIL TYPE DuuC DUNELLEN-URBAN LAND COMPLEX
PER WEB SOIL SURVEY, BERGEN COUNTY NEW JERSEY

ALL SOIL TESTS FOR THE SEEPAGE PITS SHALL BE CONDUCTED DURING CONSTRUCTION PRIOR TO THE INSTALLATION OF THE PITS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONDUCTING THE

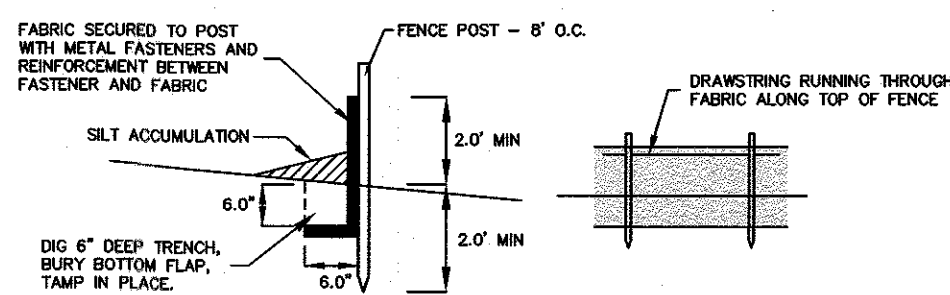
SOIL MANAGEMENT NOTE:
ACCORDING TO STATE OF NEW JERSEY LAND USE CLASSIFICATION SYSTEM, THE SITE IS UNDER URBAN REDEVELOPMENT AREA, LAND USE CODE 1.110. THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION REMEDIATION, AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND PREPARATION STANDARDS FOR SOIL AND SEDIMENT CONTROL IN NEW JERSEY.



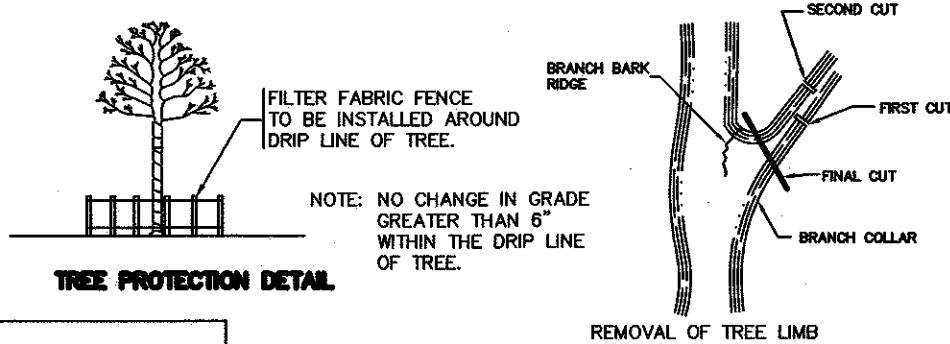
SEEPAGE PIT DETAIL
500 GALLON



PERMEABLE PAVERS WITH STORAGE BASE



SEDIMENT FENCE



TREE PROTECTION DETAIL

PLANTING SCHEDULE				
SYMBOL	COMMON NAME	LATIN NAME	QUANTITY	SIZE
Z	ZELKOVA	ZELKOVA SERRATA "GREEN VASE"	2	3" CAL./ 12"-14" HIGH
A	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS "EMERALD"	4	3" CAL./ 12"-14" HIGH

DATE	BY	DESCRIPTION
8-11-21	JV	4. REV. DWELLING
5-19-21	MN	2. BOROUGH COMMENTS.
5-18-21	MN	1. BOROUGH COMMENTS.
REVISIONS		