PROPOSED SITE PLAN

308 ANDERSON STREET

BLOCK 442, LOTS 23 & 41

CITY OF HACKENSACK, BERGEN COUNTY, NEW JERSEY

LIST OF DRAWINGS

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PROJECT DIRECTORY

APPLICANT:
308 Anderson, LLC
312 Hackensack Terrace
Paramus, NJ 07652

CIVIL ENGINEER:
Page Consultants, Inc.
6 Forest Avenue
Paramus, NJ 07652
(201) 664-5600

APPROVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF HACKENSACK

Date: ____________________
Chairman: ____________________
Secretary: ____________________
Borough Engineer: ____________________
1. Section 175-5.4 - Maximum percentage of impervious surface is 20%, proposing 74.26%. [Revised variance]
2. Section 175-5.3 - Rear setback, 30 ft. required, proposing 8.75 ft. [Revised variance]
3. Section 175-10.13 - Parking required is 28 spaces. Proposing 21 spaces. [Revised variance]
4. Section 175-10.21 - Front yard parking is not permitted. Proposing two spaces in the front yard. [Revised variance]
5. Section 175-5.1 - Minimum lot area is 20,000 sf. Proposing 19,874 sf. [Revised variance]
6. Apartments are not a permitted use within the R-2B district. Use variance required. [Revised variance]

Proposed number units:
- One Bedroom: 12
- Two Bedroom: 3
- Total: 15

Parking calculations:
- Required: 28 spaces
- Proposed: 21 spaces

Total spaces provided: 21 spaces

Any damages incurred to surrounding public or private property as a result of construction shall be repaired by the applicant. The applicant shall provide an off-site pre-construction survey prior to any construction activities. As well as construction monitoring, to ensure that no adjacent properties are no adversely impacted by the construction activities.
SCOUR PROTECTION NETTING
(90" WIDE TYP.)

CUT ROTATED TEE
IN FIELD TO FIT
STONE BED FOR
EXFILTRATION

5" SPACE
IN BETWEEN

PLAN VIEW B-B
N.T.S.
FIBERGLASS SEPARATION
CYLINDER AND INLET
CENTER OF CDS STRUCTURE, SCREEN AND
SUMP OPENING

PVC HYDRAULIC SHEAR
PLATE

ELEVATION A-A
N.T.S.
FIBERGLASS SEPARATION
CYLINDER AND INLET
SOLIDS STORAGE SUMP
SEPARATION
SCREEN
INLET PIPE
(MULTIPLE INLET PIPES
MAY BE ACCOMMODATED)
OUTLET PIPE
PVC HYDRAULIC
SHEAR PLATE

FLOW
OIL BAFFLE SKIRT

CONTRACTOR TO GROUT
TO FINISHED GRADE
GRADE
RINGS/RISERS
48" I.D. MANHOLE
STRUCTURE
TOP SLAB ACCESS
(SEEN FRAME AND COVER
DETAIL)

FRAME AND COVER
(DIAMETER VARIES)

www.contechES.com
SOIL EROSION SEDIMENT CONTROL NOTES

1. All soil erosion and sediment control practices shall be maintained in accordance with the鲱鱼,
   approvals in the event of any adverse effects on surrounding properties. The owner of the site is
   responsible for ensuring that all necessary measures are taken to prevent soil erosion and sedi
   mnent control practices are in place at all times.

2. The project shall be constructed in a manner that minimizes soil erosion and sediment disp
   sion. All excavations shall be properly backfilled and compacted to prevent soil movement.

3. All temporary erosion control measures shall be removed upon completion of the project.

4. The owner shall be responsible for ensuring that all necessary measures are taken to prevent
   soil erosion and sediment dispersion. The owner shall maintain a copy of the approved soil
   erosion and sediment control plan.

5. The project shall be inspected by the local building department to ensure compliance with
   all applicable regulations.

CONSTRUCTION SCHEDULE

1. TURN OFF UTILITIES 2 DAY
2. INSTALL SILL EBO MOLDINGS 4 DAY
3. INSTALL FRAME CONSTRUCTION 3 DAY
4. INSTALL INSULATION 2 DAY
5. FLOOR AND WALL CONSTRUCTION 14 DAY
6. BRICKLAYING 10 DAY
7. CONCRETE SLAB 160 DAY
8. CONCRETE SKIRTS/PERIMETER 14 DAY
9.等等
10. BRICK LAYING 5 DAY
11. INSTALL FLOOR AND WALL CONSTRUCTION 8 DAY

NOTE:

The project site is subject to soil erosion and sediment control measures and is located in a
sensitive area within the city.

CONSULTANTS
Page Consultants, Inc.

WILLIAM B. PAGE

SOIL EROSION PLAN

PROPOSED SITE PLAN

609 PINE STREET

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