

1. PROPERTY KNOWN AS LOT 5 IN BLOCK 223 ON SHEET NO 2 OF THE CURRENT TAX MAP OF THE BOROUGH OF ORADELL.

2. PROPERTY LINE INFORMATION FROM :

A. A MAP ENTITLED "MINOR SUBDIVISION (TOPOGRAPHICAL SURVEY) OF PROPERTY IN THE BOROUGH OF ORADELL, BERGEN COUNTY, N.J. PREPARED BY WILLIAM O. SCHWANEWED, DATED 9/10/79.

B. A MAP ENTITLED "MAP OF GRANT PARK HOMES, SITUATED IN THE BOROUGH OF ORADELL, BERGEN COUNTY, N.J., PREPARED BY FRANK W. KOESTNER, DATED OCT. 1955" AND FILLED IN THE BERGEN COUNTY CLERK'S OFFICE ON JANUARY 4TH, 1956 AS MAP NO. 4918.

C. A MAP ENTITLED "SURVEY OF PROPERTY AT ORADELL, N.J." PREPARED BY FONDA & THOMSON, CE & S, DATED MAY 1924.

D. DEED BOOK:

V BK 11770 PG 1180	BK 7379 PG 084
V BK 03255 PG 1789	V BK 02510 PG 0691
V BK 00502 PG 0675	BK 6702 PG 77
V BK 03403 PG 2051	BK 7918 PG PG 177
V BK 03282 PG 2060	BK 8001 PG 915
BK 6682 PG 156	V BK 03350 PG 1470
BK 6712 PG 668	BK 7655 PG 268
	V BK 02576 PG 1088

E. A FIELD SURVEY BY SCHWANEWED/HALS ENGINEERING CO. ON FEBRUARY 8, 2021.

3. PROPERTY IS LOCATED IN THE R-4 ZONE.

4. TOTAL LOT AREA : 19,943 S.F. = 0.458 Ac.

5. ELEVATIONS ARE BASED ON NAVD 1988.

6. PROPERTY USE:  
EXIST: VACANT  
PROPOSED: SUPPORTIVE HOUSING (GROUP HOME + (2) UNITS)

7. PARKING SPACES REQUIRED (SUPPORTIVE HOUSING):

PROPOSED: FIRST FLOOR:	4 BEDROOM (GROUP HOME)=2.5 SPACES
SECOND FLOOR:	1 BEDROOM UNIT = 1.8 SPACES
	2 BEDROOM UNIT = 2.0 SPACES
TOTAL:	= 7 SPACES (RSIS 5:21-4.14)
TOTAL PROPOSED =	8 SPACES

8. LOT COVERAGE:

EXISTING: VACANT

PROPOSED:

BUILDING =	4,020 S.F.
PAVEMENT =	3,114 S.F.
WALKS/PATIO =	1,098 S.F.
<u>PADS =</u>	<u>60 S.F.</u>
TOTAL:	8,292 S.F.

8,292 S.F. / 19,943 S.F. = 41.6%

8. BUILDING COVERAGE:

EXISTING: VACANT

PROPOSED:

BUILDING	4,020 S.F./19,943 S.F.=20.2%
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APPLICANT:  
BCUW/MADELINE HOUSING PARTNERS  
6 FOREST AVENUE  
PARAMUS, NJ 07652  
201-291-4050

BUILDING HEIGHT: 29.8' + 32.4' + 32.3' + 31.4' + 31.5' + 31.8' + 32.2' + 32.5' + 32.0' = 285.9' / 9 = 31.8'

AVERAGE GRADE = 31.8'

MAX. RIDGE HEIGHT = 65.8'

SIDE YARD REQUIREMENTS

TOTAL BOTH SIDES: 25' + (248.56-80)\*50% = 25' + 84.3' = 109.3'

VARIANCE REQUIRED

FAR: (35% x 7500) + (17.5% x 7500) = 3,938 S.F.

PROPOSED F.A.R.

FIRST FLOOR: 3,628 S.F.

SECOND FLOOR: 2,019 S.F.

TOTAL: 5,647

MAX. ALLOWABLE: 3,938 S.F.

VARIANCE REQUIRED

APPROVED BY THE BOROUGH OF  
ORADELL ENGINEER

DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_


CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

[illegible]

**SCHWANEWEDE HALS & VINCE**  
ENGINEERING • LAND SURVEYING • PLANNING  
111 LITTLETON ROAD - SUITE 200 - PARSIPPANY, N.J. 07054  
(201) 337-0053

SCALE  
1"=20'



0 20 40

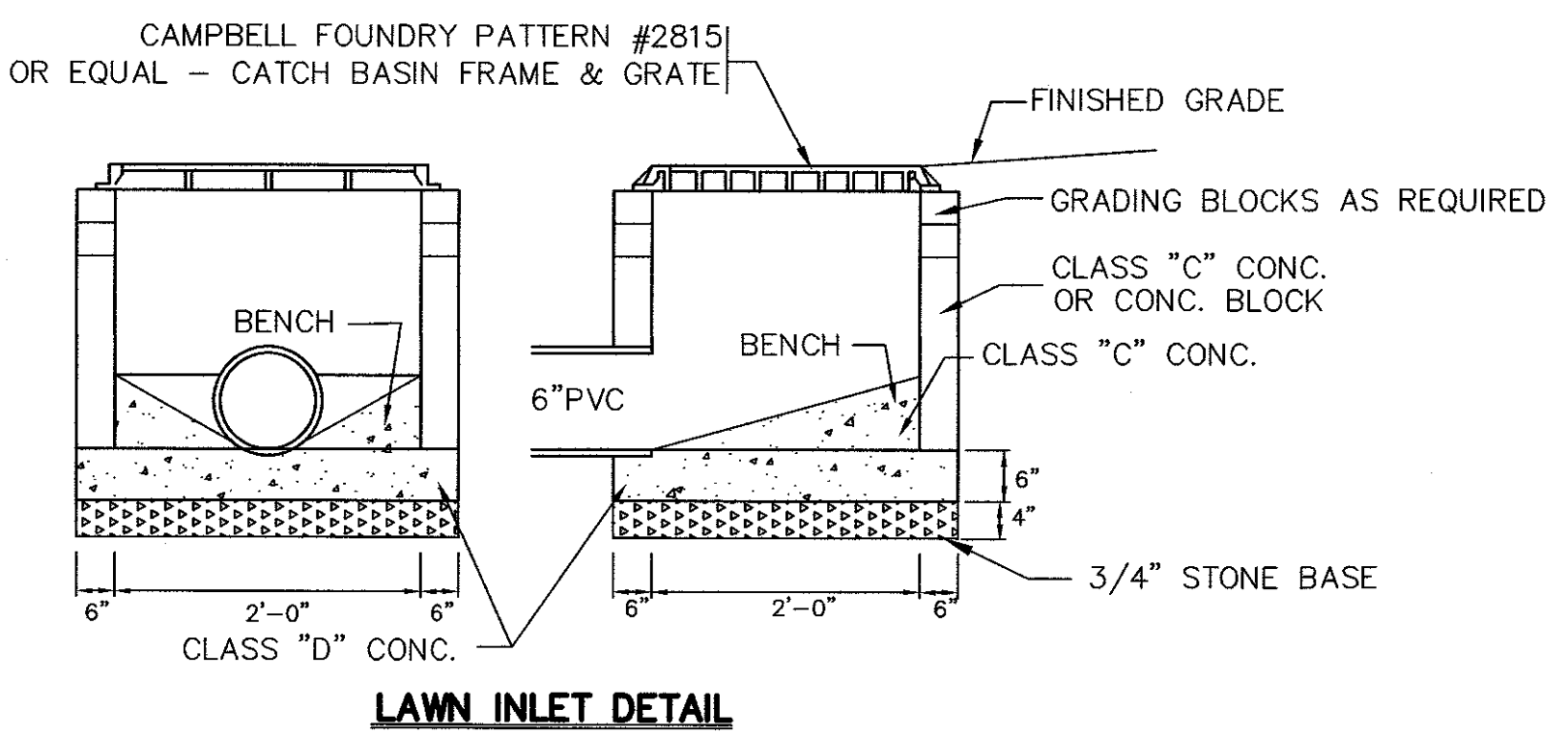
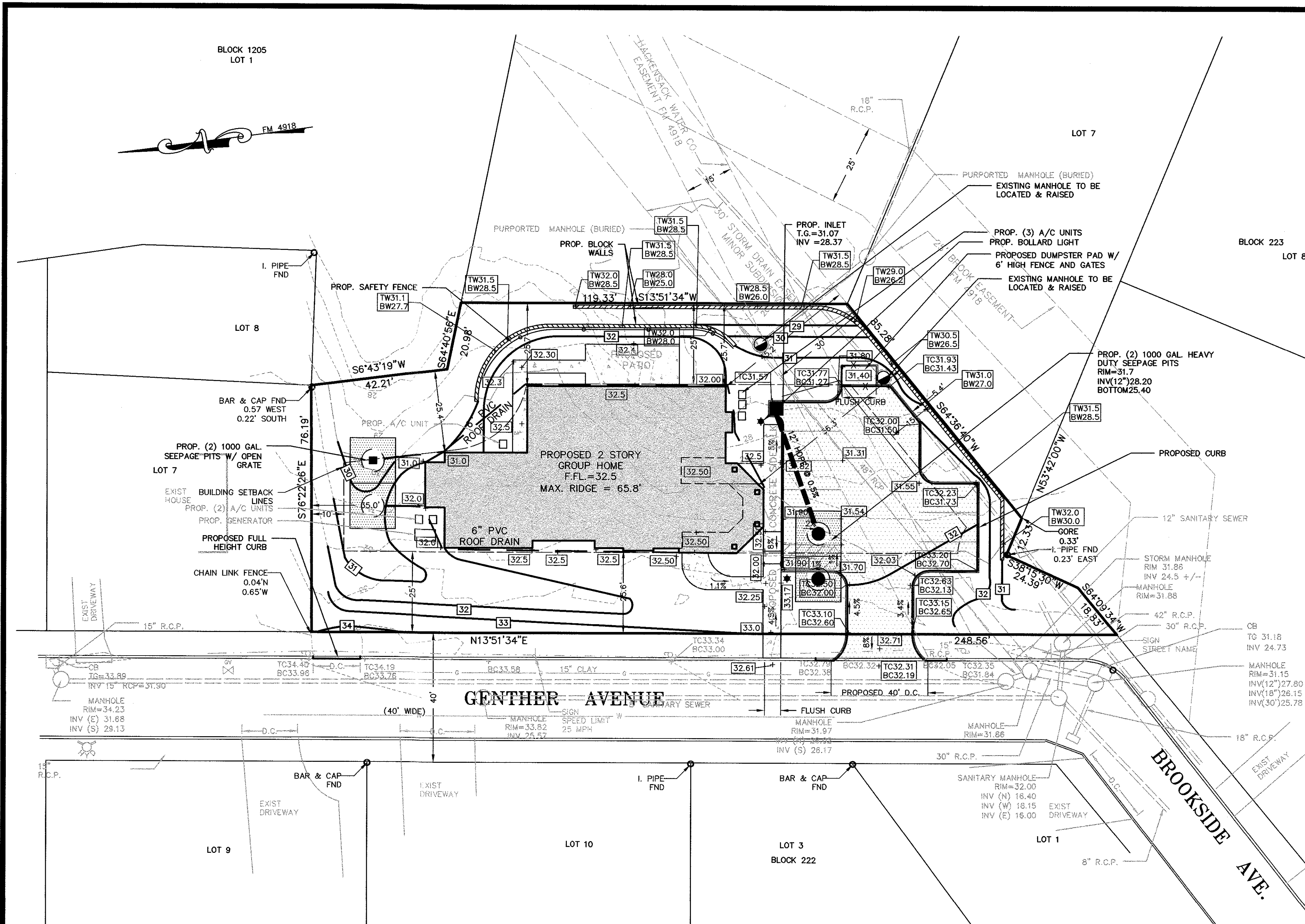
GRAPHIC SCALE

DATE: SEPT. 14, 2023

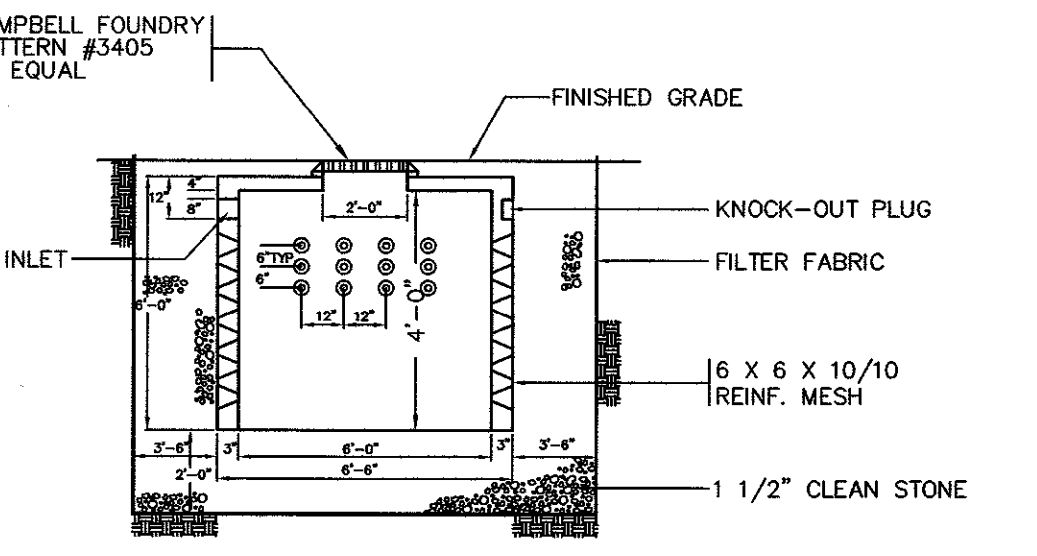
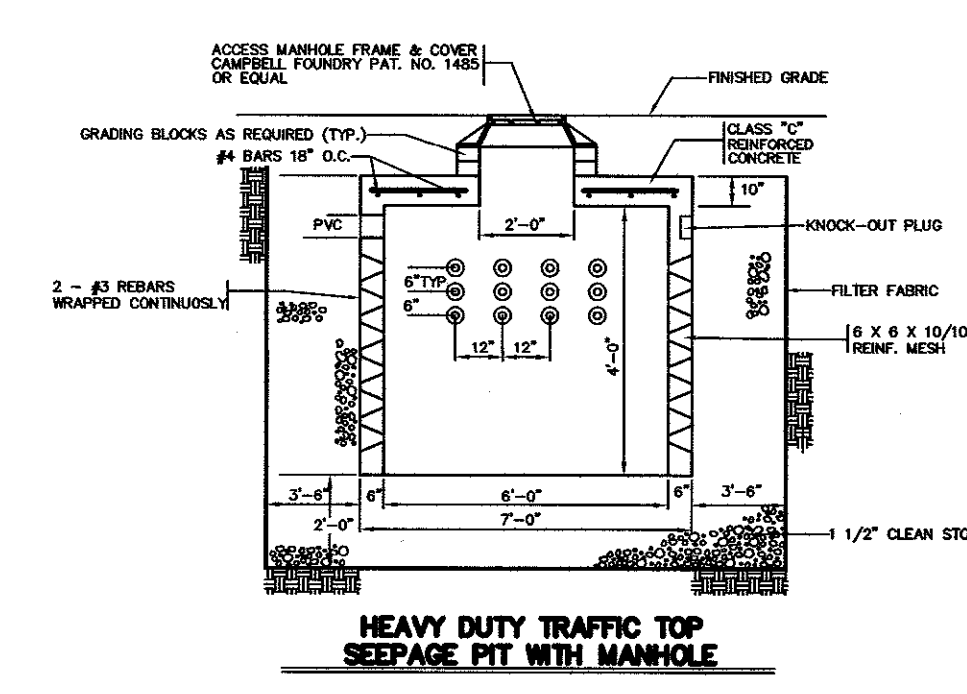
JOB NO: 7892-1620

SHEET NO: 1 OF 6

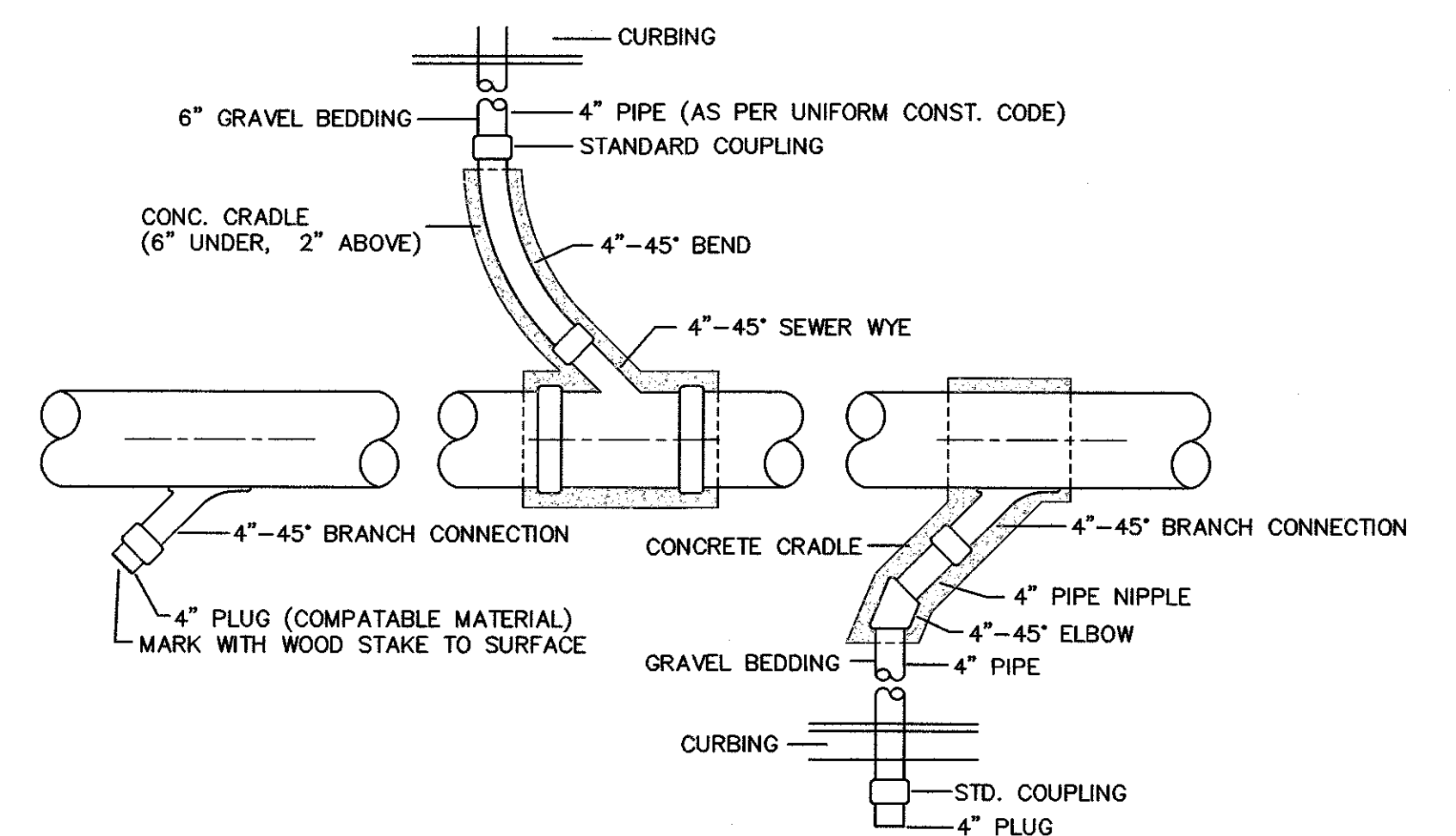




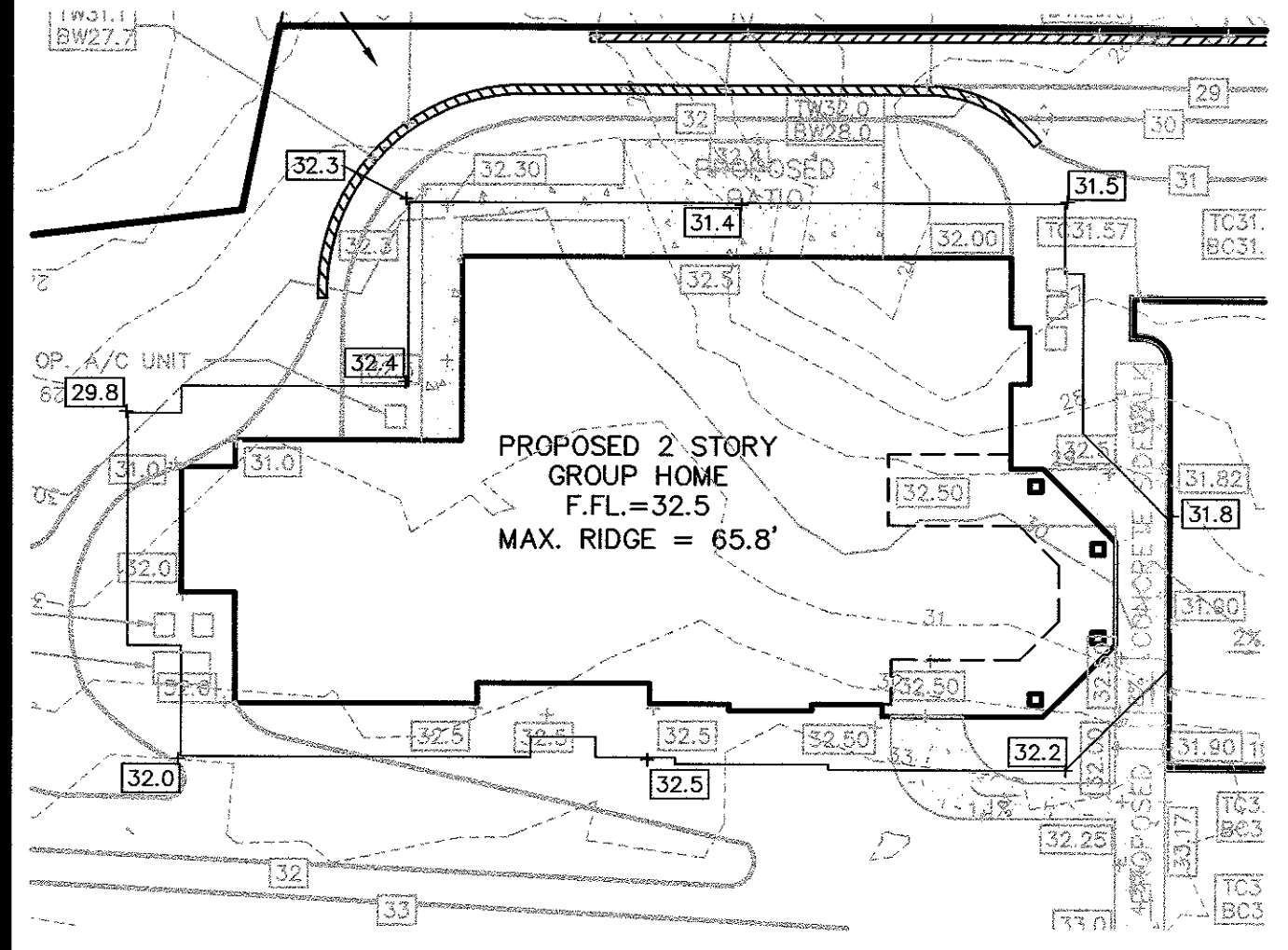
NOTE : A 1/2\"/>



CONTRACTOR TO NOTIFY ENGINEER 48 HOURS PRIOR TO INSTALLATION OF PIT FOR INSPECTIONS

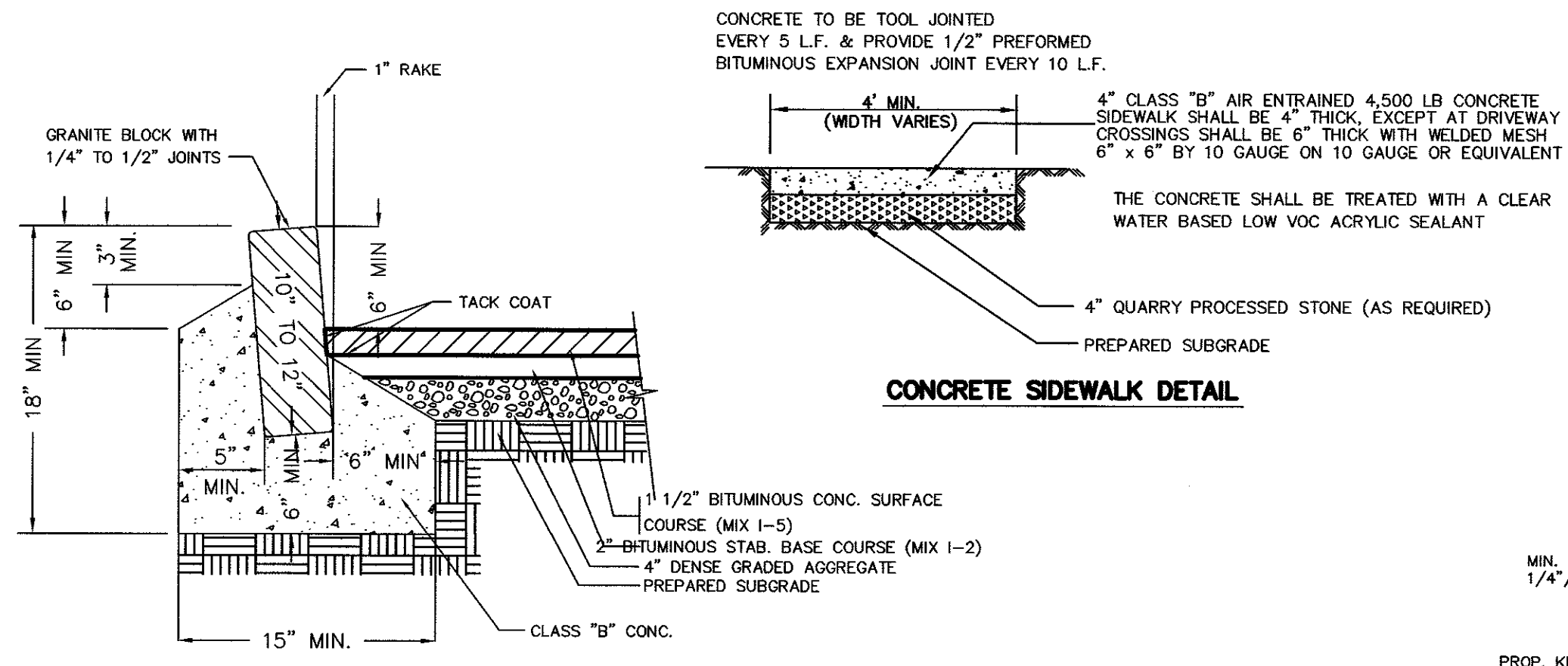


STANDARD CONNECTION FOR SANITARY SEWER  
TOP VIEW - NOT TO SCALE



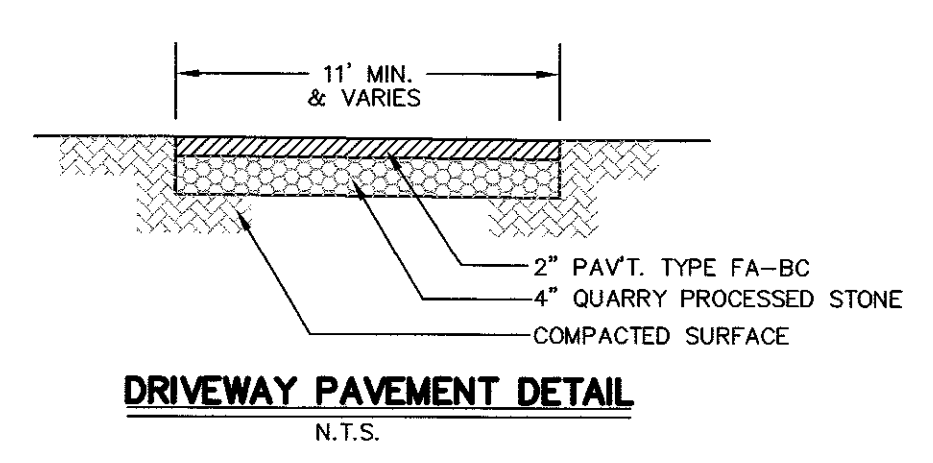
BUILDING HEIGHT CALCULATION

BUILDING HEIGHT:  
AVERAGE GRADE 6' OFF BUILDING LINE:  
29.8 + 32.4 + 32.3 + 31.4 + 31.5 + 31.8 + 32.2 +  
32.5 + 32.0 = 285.9 / 9 = 31.9'  
  
AVERAGE GRADE = 31.8'  
MAX. RIDGE HEIGHT = 65.8'

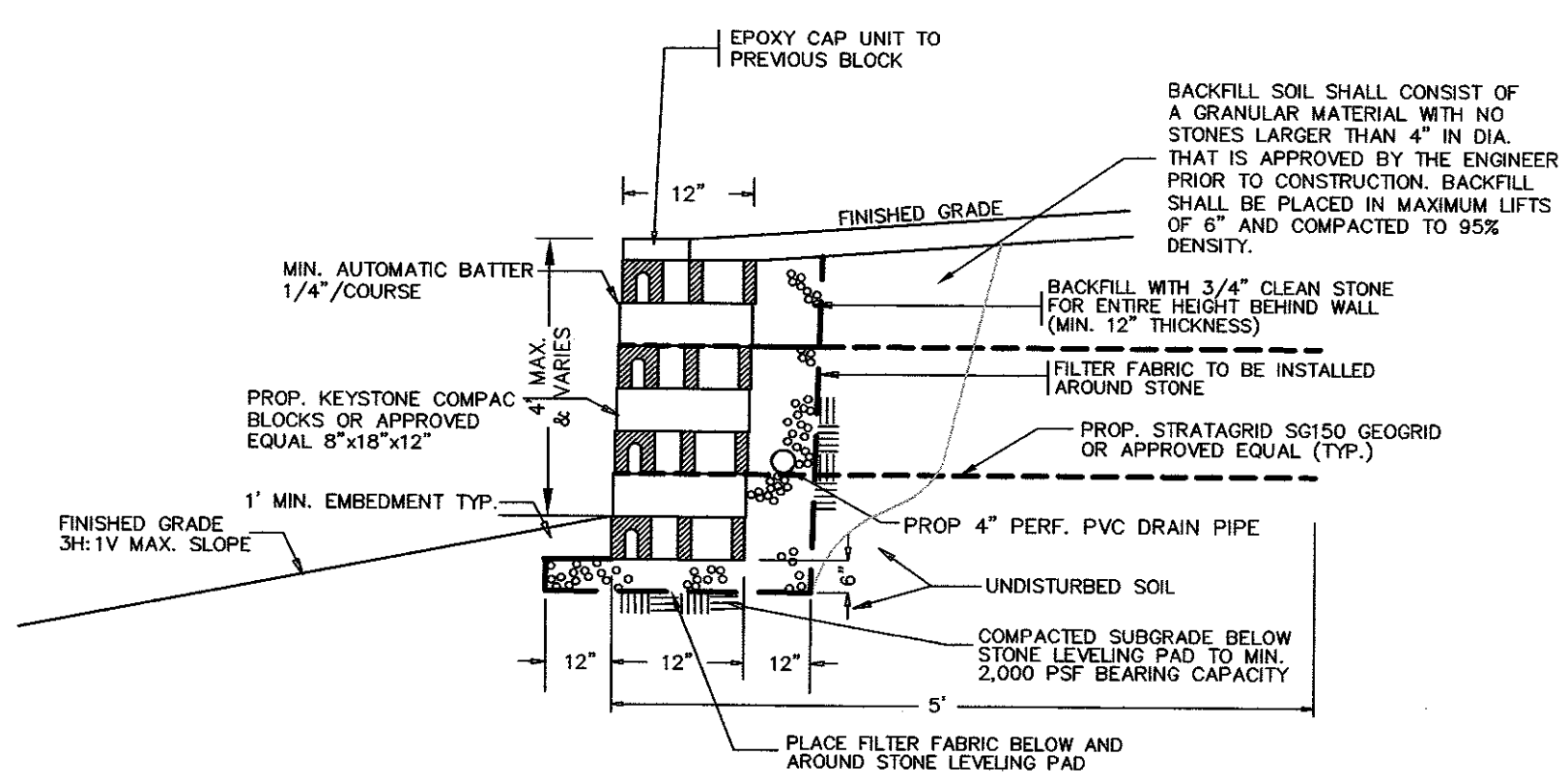


CONCRETE SIDEWALK DETAIL

GRANITE (BELGIAN) BLOCK CURB AND PAVEMENT DETAIL



DRIVEWAY PAVEMENT DETAIL  
N.T.S.



BLOCK WALL SECTION

DATE	BY	DESCRIPTION
		REVISIONS

**GRADING PLAN**  
**BLOCK 223 - LOT 5**  
**GENTHER AVENUE**  
FOR  
**BCUW/MADELINE HOUSING PARTNERS**  
BOROUGH OF ORADELL, BERGEN COUNTY, N.J.

**SCHWANEWEDE HALS & VINCE**  
ENGINEERING • LAND SURVEYING • PLANNING  
111 LITTLETON ROAD - SUITE 200 - PARSIPPANY, N.J. 07054  
(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. 6842588

DATE: SEPT. 14, 2023  
JOB NO: 7892-1620  
SHEET NO: 2 OF 6

SCALE  
1"=20'

0 20 40  
GRAPHIC SCALE







# BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- 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.
- 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 UNROTATED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- 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.
- STABILIZATION SPECIFICATIONS:
  - TEMPORARY SEEDING AND MULCHING:
    - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 11 LBS./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 S.F.) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
    - MULCH - UNROTATED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 S.F. 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).
  - 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 (BLENDED OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 S.F.) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND OCTOBER 1. (SUMMER SEEDING REQUIRES IRRIGATION)
    - MULCH - UNROTATED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 S.F. 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).
- 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.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
- 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.
- 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.
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- DRIVEWAYS MUST BE STABILIZED WITH 1"-2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- 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.
- CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28-1 OF THE NJ STANDARDS.
- STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
- 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.
- 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.
- 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.
- 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.
- A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
- 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.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
- 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 REPORTS 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

- INSTALL FILTER BARRIERS AND STABILIZED CONSTRUCTION ACCESS.
- CLEAR, STRIP AND STOCKPILE TOPSOIL. (2 DAYS)
- EXCAVATE AND INSTALL FOUNDATION (2 WEEKS)
- CONNECT UTILITIES, COMPLETE DWELLING (4 MONTHS)
- ROUGH GRADE INSTALL DRAINAGE, CURBING PAVEMENT
- TOPSOIL & SEED - PERMANENTLY STABILIZE ALL DISTURBED AREAS. (5 DAYS)
- FOLLOWING THE COMPLETION OF BUILDING - INSTALL FINAL PAVEMENT, PERMANENTLY STABILIZE ALL DISTURBED AREAS ON SITE (2 DAYS)

## SOIL EROSION AND SEDIMENT CONTROL

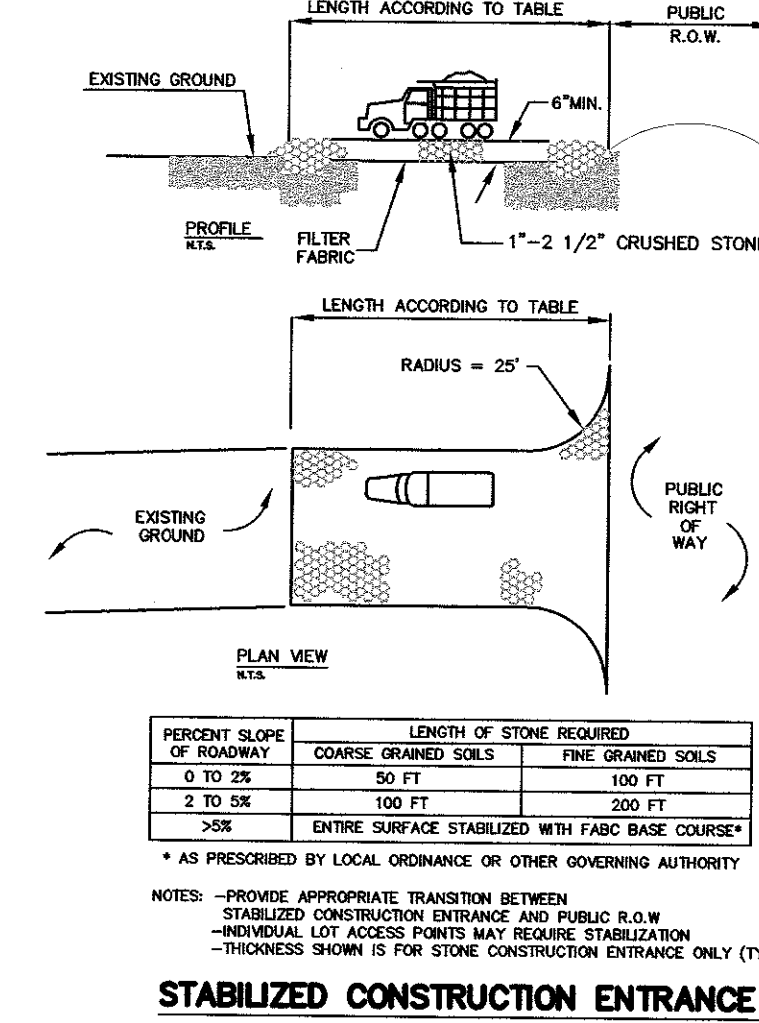
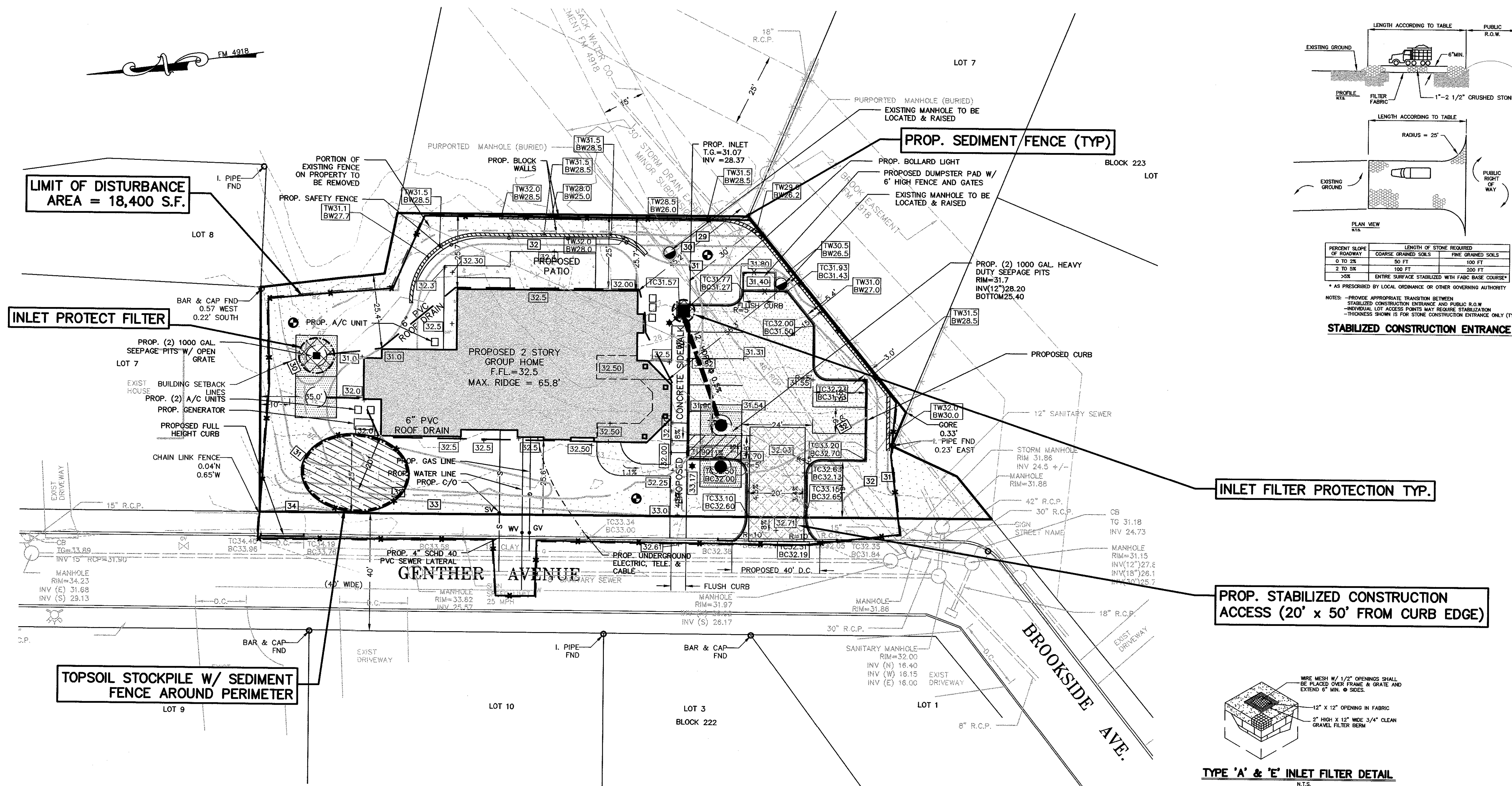
### PLAN AND DETAILS BLOCK 223 - LOT 5 GENTHER AVENUE

FOR  
**BCUW/MADELINE HOUSING PARTNERS**  
BOROUGH OF ORADELL, BERGEN CO., N.J.

**SCHWANEWEDE HALS & VINCE**  
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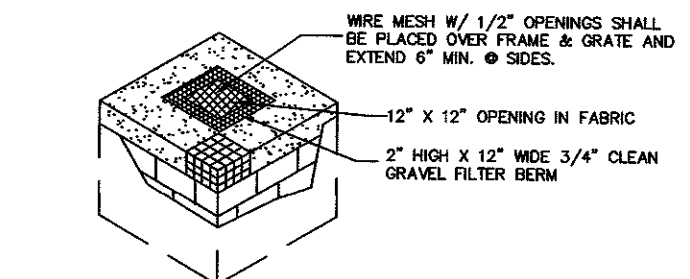
**DAVID A. HALS, PE, LS, PP** **JOSEPH F. VINCE, PE, LS, PP**  
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 25994 N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 6842588

SCALE 1"=20'  
DATE: SEPT. 14, 2023  
JOB NO: 7892-1620  
SHEET NO: 4 OF 6

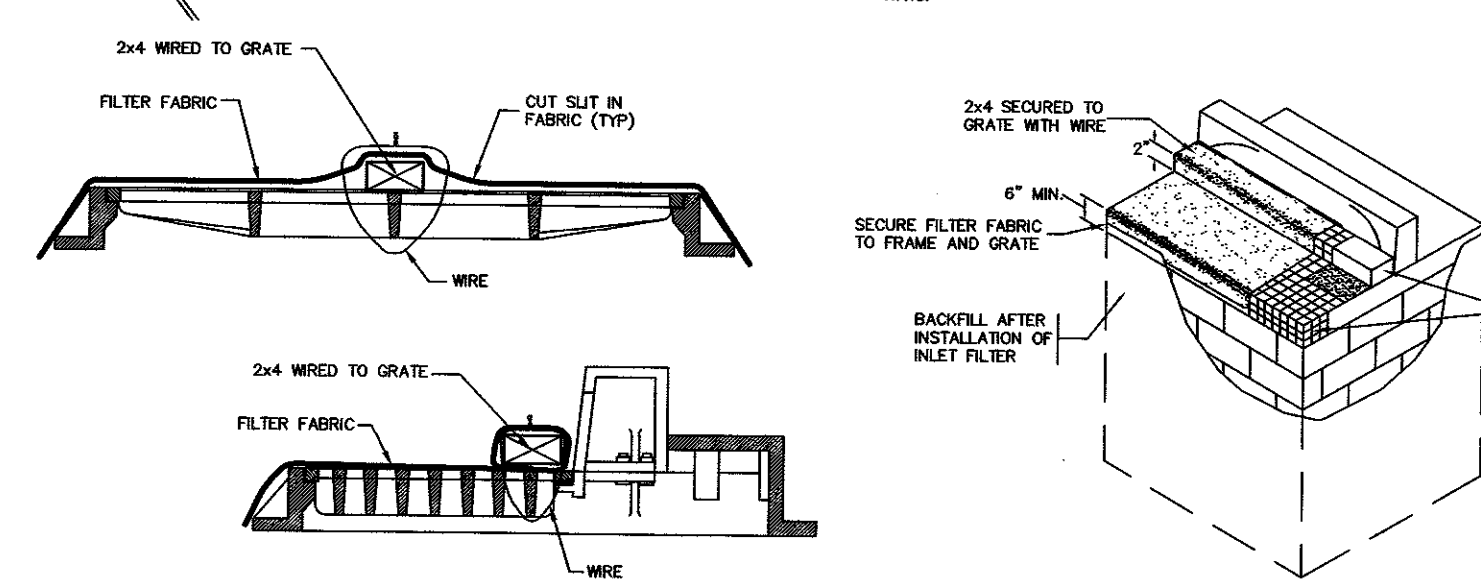


### INLET FILTER PROTECTION TYP.

### PROP. STABILIZED CONSTRUCTION ACCESS (20' x 50' FROM CURB EDGE)



TYPE 'A' & 'E' INLET FILTER DETAIL



INLET FILTER DETAIL

### SOIL DE-COMPACTION AND TESTING REQUIREMENTS

#### SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

#### COMPACTION TESTING METHODS

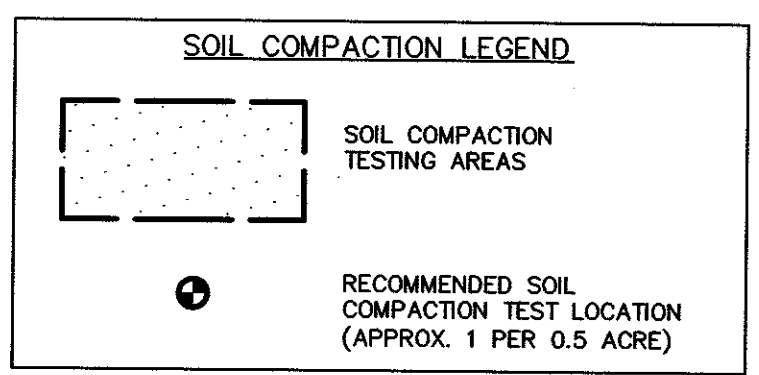
- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6\"/>

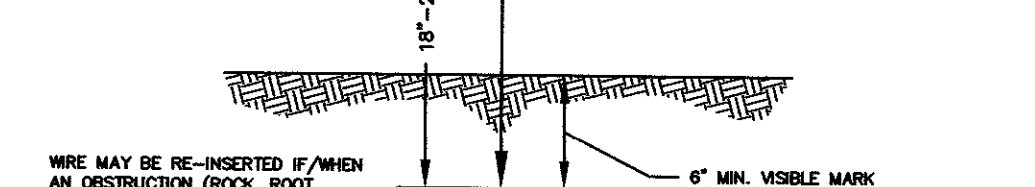
#### PROCEDURES FOR SOIL COMPACTION MITIGATION

PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.  
RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6\"/>



SOIL COMPACTION LEGEND

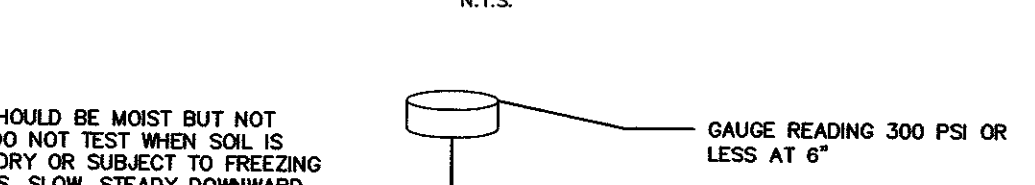
NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE.



PROBING WIRE TEST: 15.5 GA STEEL WIRE (SURVEY FLAG)

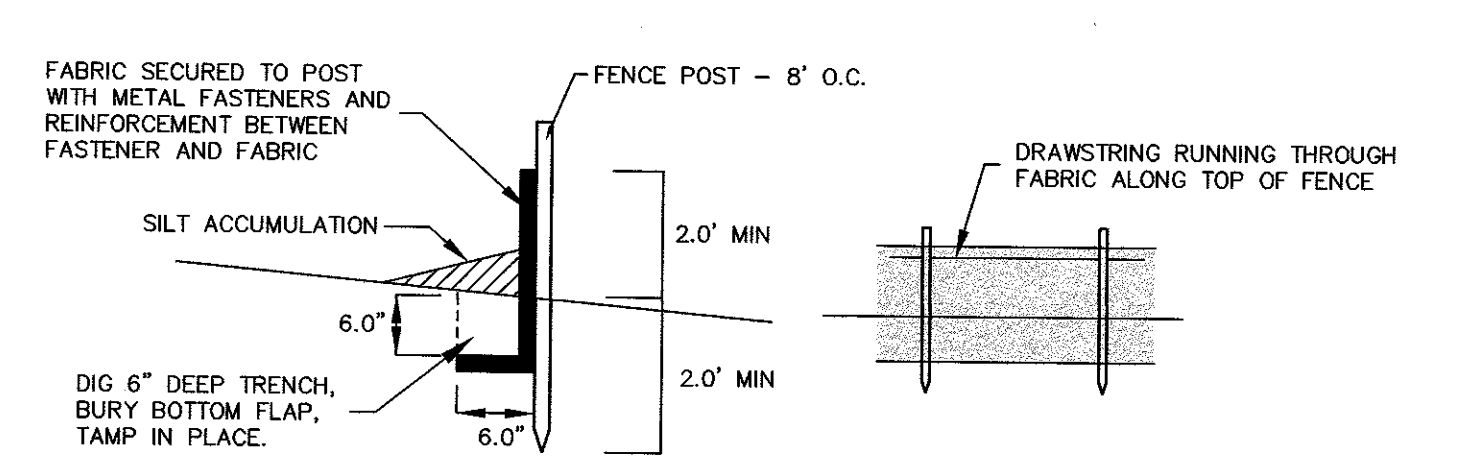
N.T.S.

NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE PROBE. PROBE MUST PENETRATE AT LEAST 6\"/>



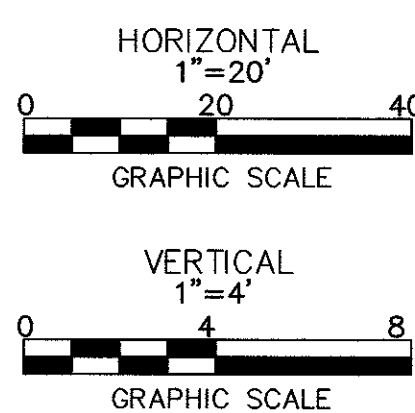
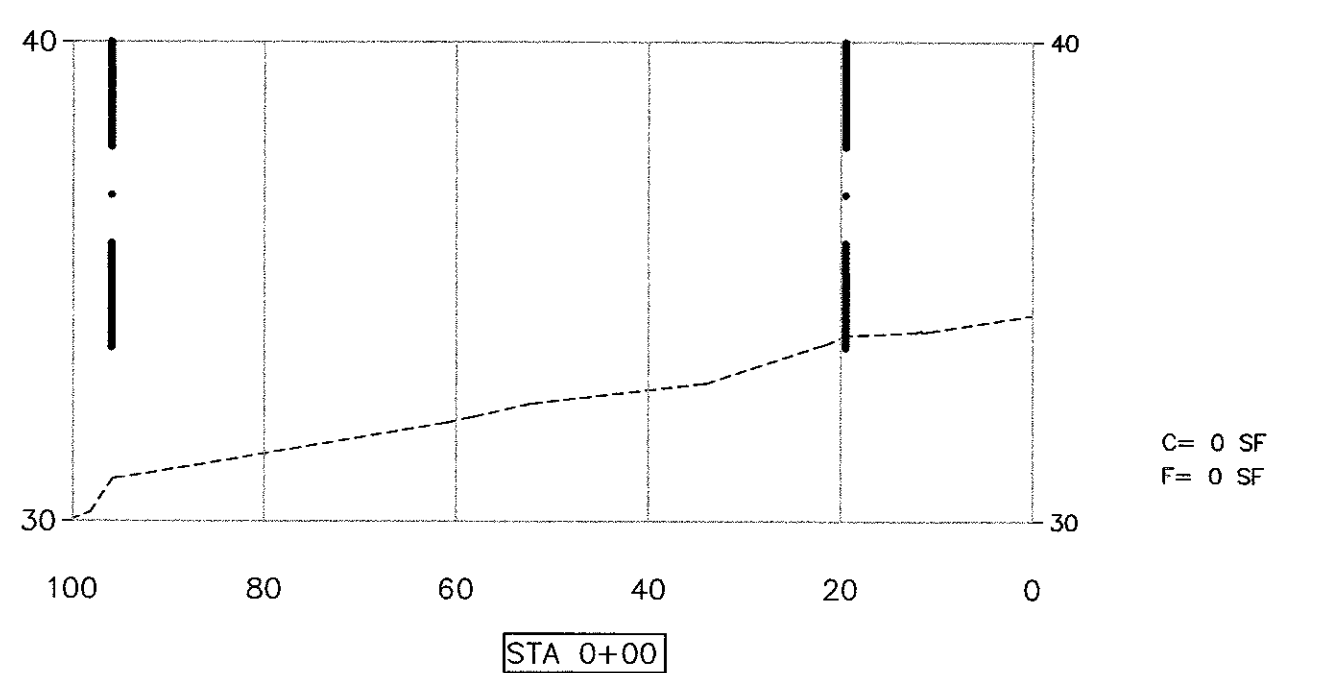
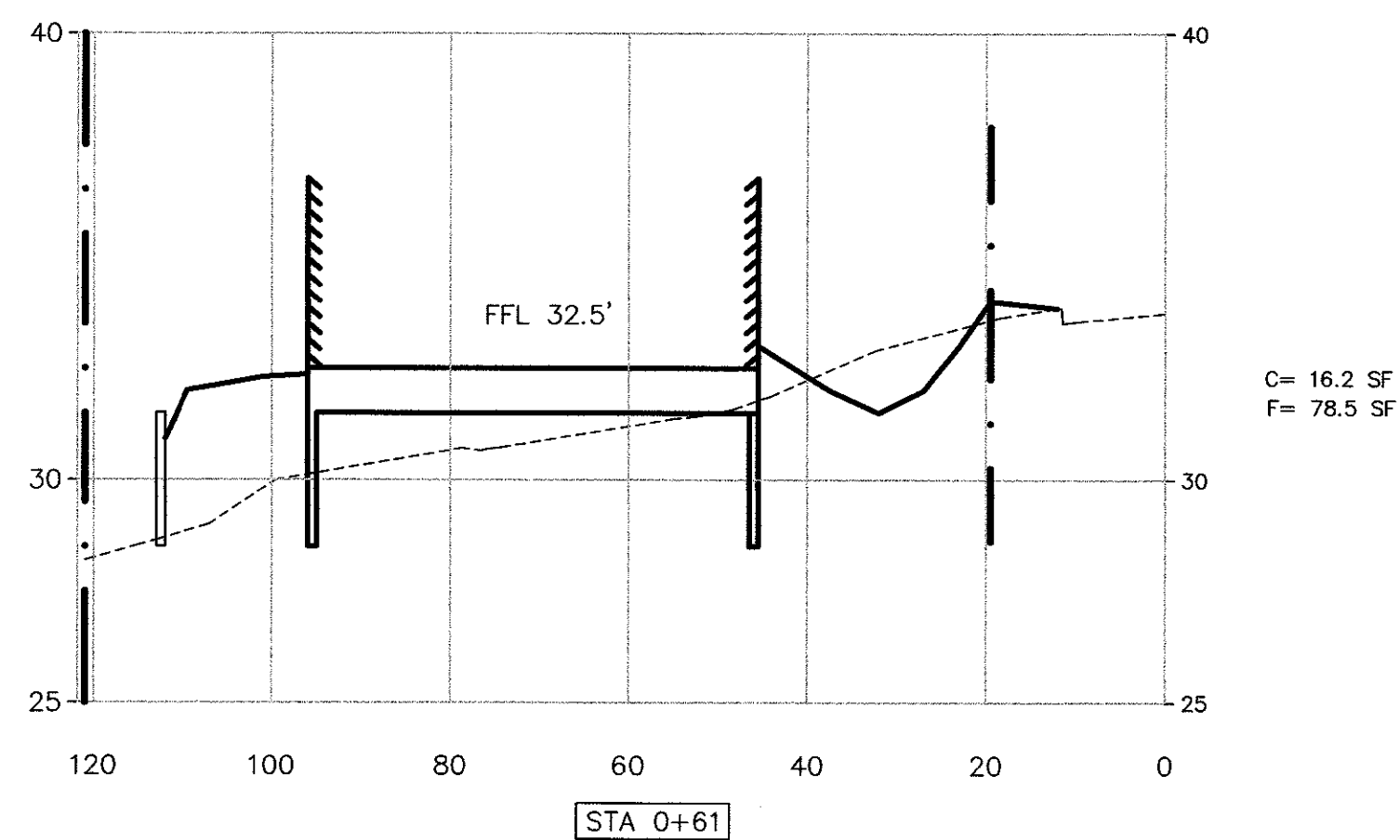
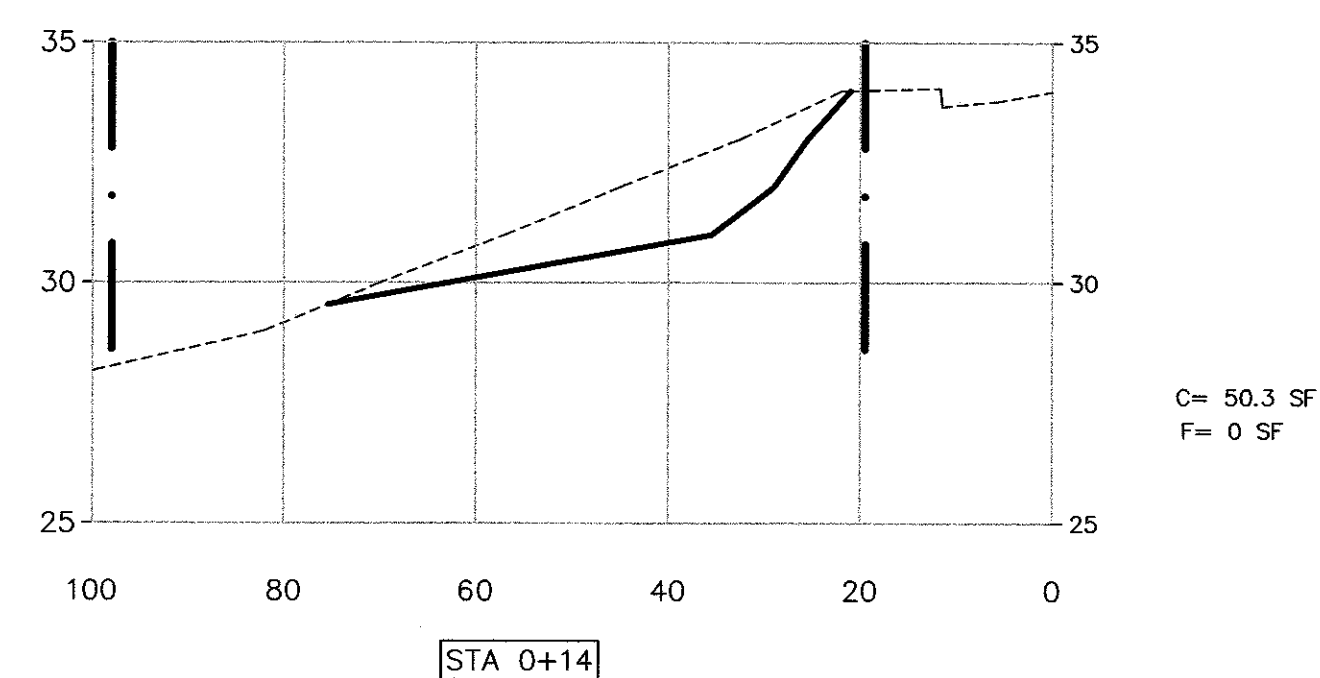
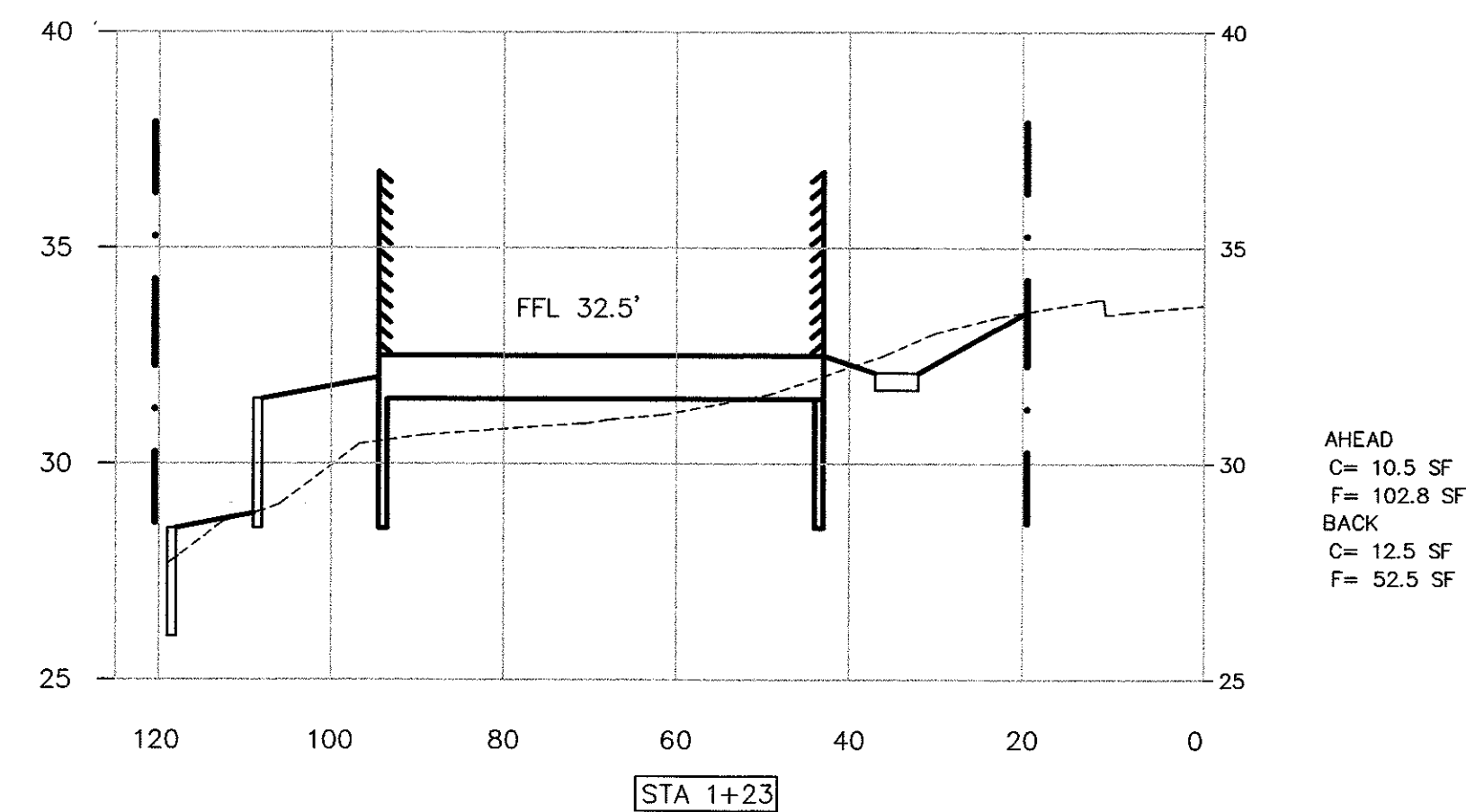
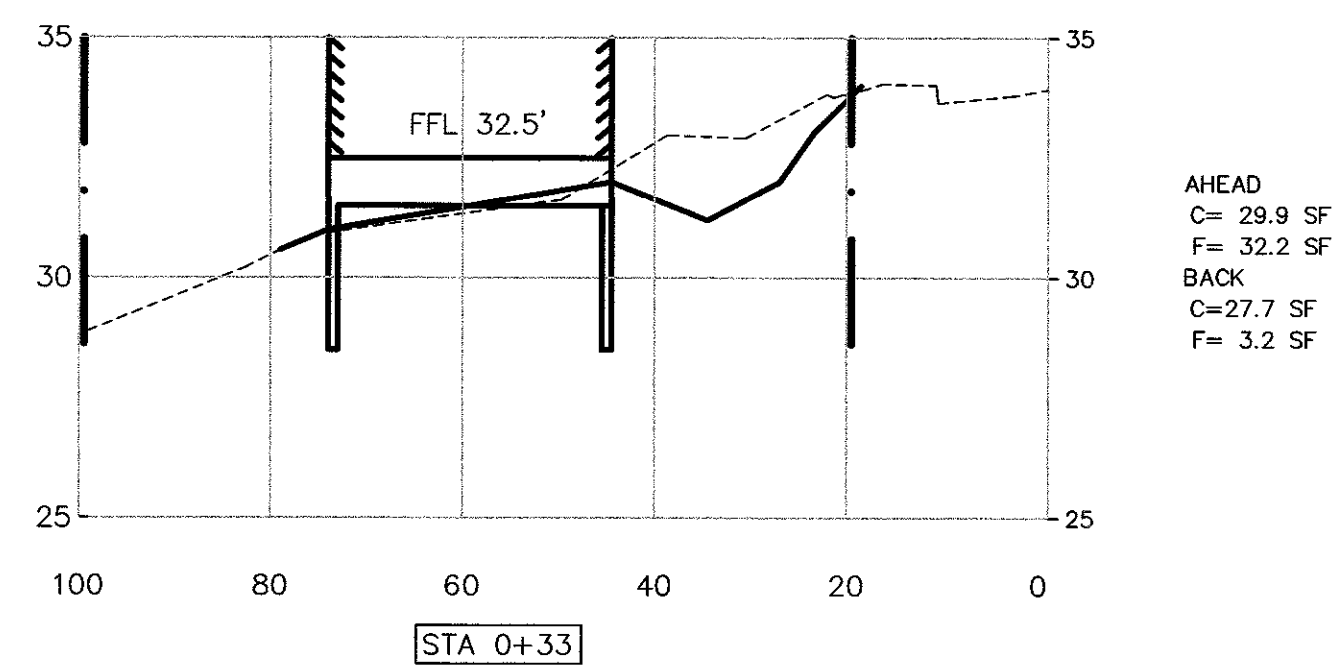
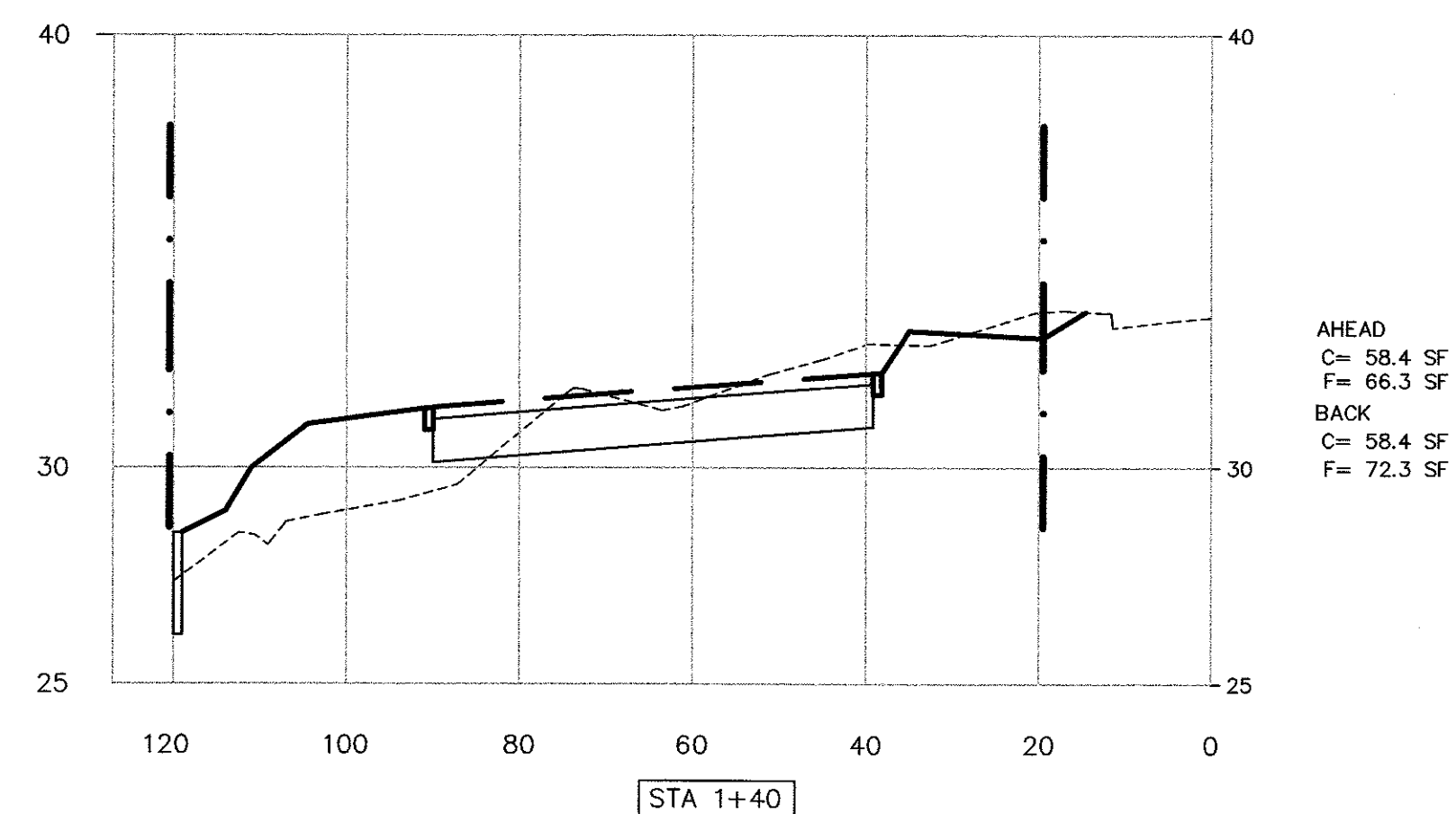
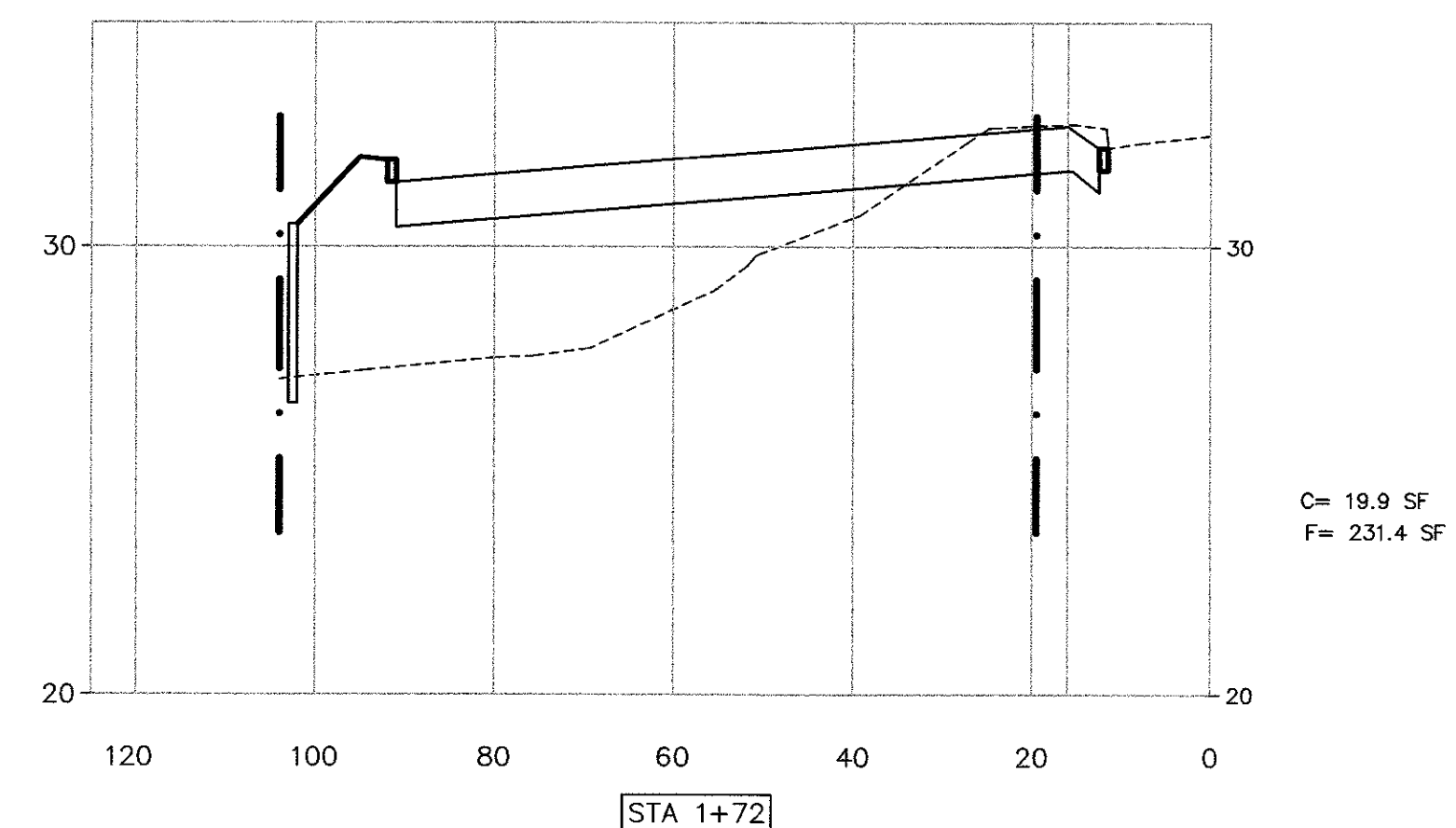
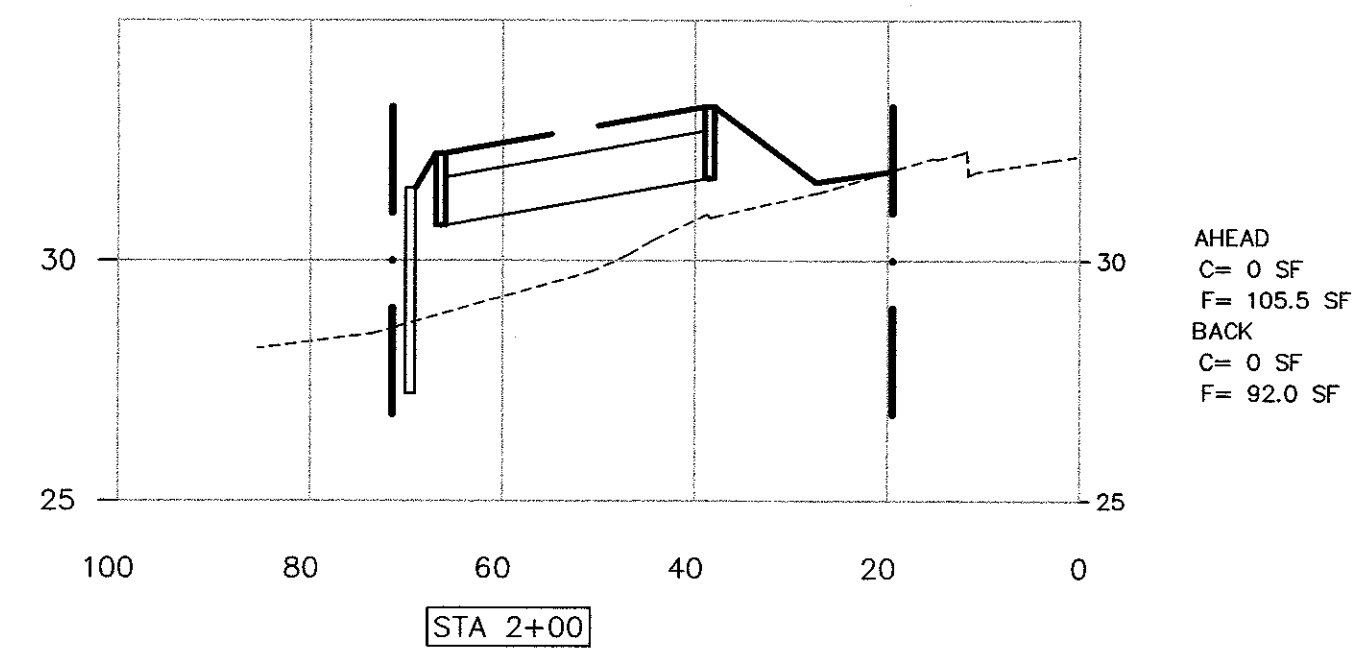
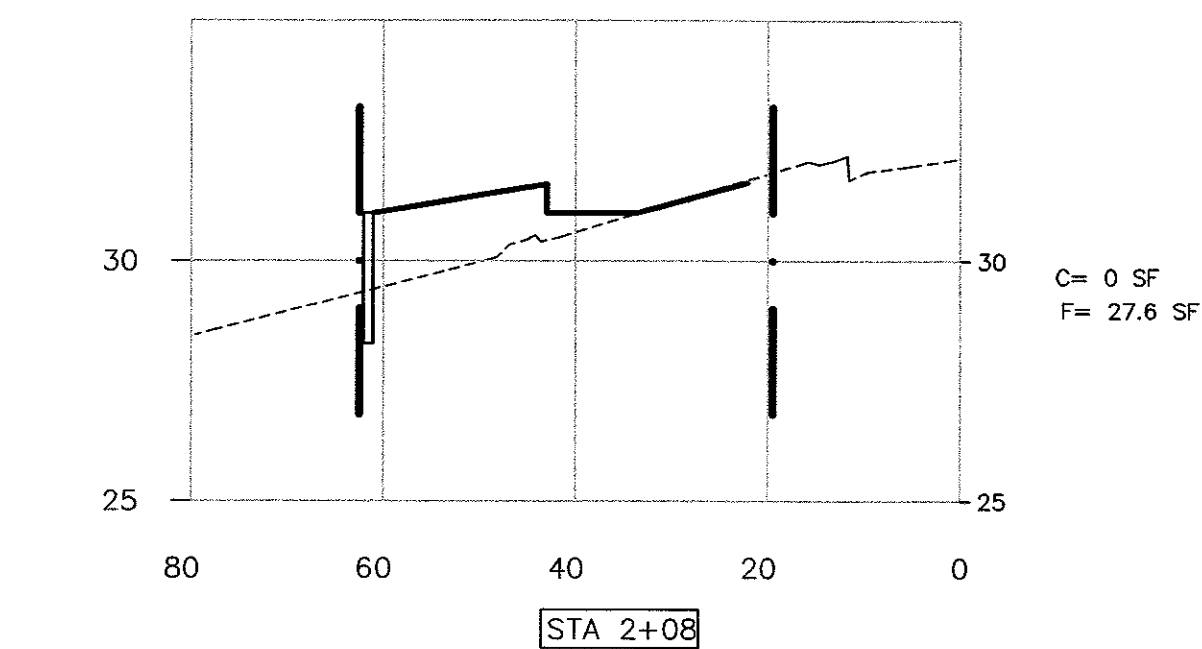
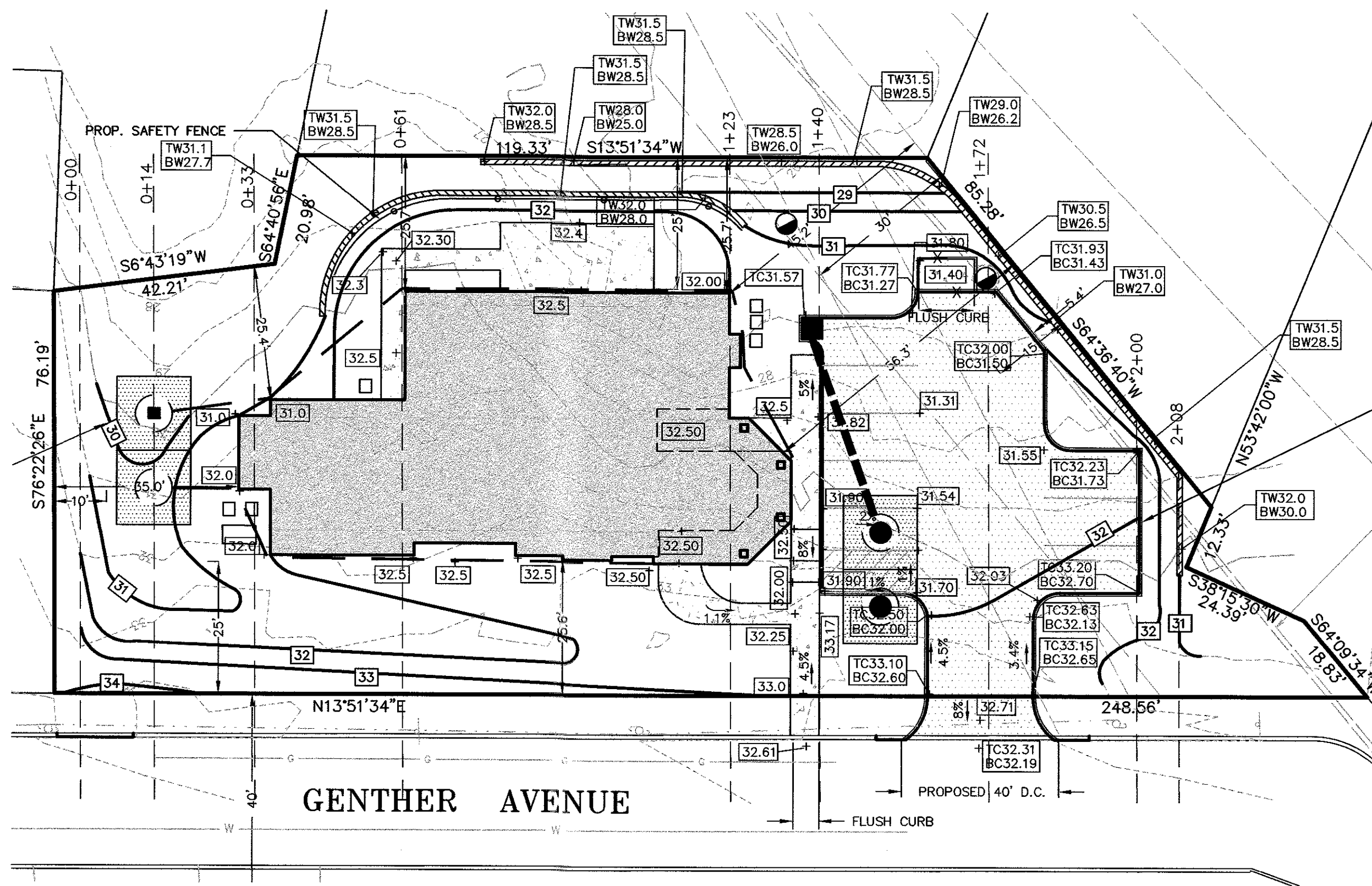
HANDHELD SOIL PENETROMETER TEST

N.T.S.



SEDIMENT FENCE





EARTHWORK CALCULATIONS			FILL VOLUME		
STATION	DISTANCE	AREA (S.F.)	AVG. AREA (S.F.)	VOLUME (C.F.)	VOLUME (C.Y.)
0+0		0			
0+14	14	0	0.0	0.0	0.0
0+33 BACK	19	3	1.5	28.5	1.1
0+33 AHD	0	32	17.5	0.0	0.0
0+61	28	79	55.5	1,554.0	57.6
1+23 BACK	62	53	66.0	4,092.0	151.6
1+23 AHD	0	103	78.0	0.0	0.0
1+40 BACK	17	72	87.5	1,487.5	55.1
1+40 AHD	0	66	69.0	0.0	0.0
1+72	32	231	148.5	4,752.0	176.0
2+00 BACK	28	92	161.5	4,522.0	167.5
2+00 AHD	0	106	99.0	0.0	0.0
2+08	8	28	67.0	536.0	19.9
			14.0	0.0	0.0
			TOTAL VOLUME = 628.6		

EARTHWORK CALCULATIONS			CUT VOLUME		
STATION	DISTANCE	AREA (S.F.)	AVG. AREA (S.F.)	VOLUME (C.F.)	VOLUME (C.Y.)
0+0		0			
0+14	14	50	25.0	350.0	13.0
0+33 BACK	19	28	39.0	741.0	27.4
0+33 AHD	0	30	29.0	0.0	0.0
0+61	28	16	23.0	644.0	23.9
1+23 BACK	62	13	14.5	899.0	33.3
1+23 AHD	0	11	12.0	0.0	0.0
1+40 BACK	17	58	34.5	586.5	21.7
1+40 AHD	0	58	58.0	0.0	0.0
1+72	32	20	39.0	1,248.0	46.2
2+00 BACK	28	0	10.0	280.0	10.4
2+00 AHD	0	0	0.0	0.0	0.0
2+08	8	0	0.0	0.0	0.0
			0.0	0.0	0.0
			TOTAL VOLUME = 176		

SOIL MOVEMENT GRADING:  
FILL = 629 C.Y.  
CUT = 176 C.Y.  
IMPORT = 453 C.Y.

SOIL MOVEMENT DRAINAGE:  
SEEPAGE PITS:  
CUT = 29 C.Y. X 4 = 116 C.Y.

TOTAL SOIL MOVING = 629+176+116  
= 921 C.Y.

SOIL MOVEMENT  
CUT = 176 C.Y. + 116 C.Y. = 292 C.Y.  
FILL = 629 C.Y.  
TOTAL SOIL TO BE IMPORTED TO THE SITE  
= 629 C.Y. - 292 C.Y. = 337 C.Y.

**CROSS SECTIONS  
BLOCK 223 - LOT 5  
GENTER AVENUE**  
FOR  
**BCUW/MADELINE HOUSING PARTNERS**  
BOROUGH OF ORADELL, BERGEN CO., N.J.

**SCHWANEWEDE HALS & VINCE**  
ENGINEERING • LAND SURVEYING • PLANNING  
111 LITTLETON ROAD - SUITE 200 - PARSIPPANY, N.J. 07054  
(201) 337-0053

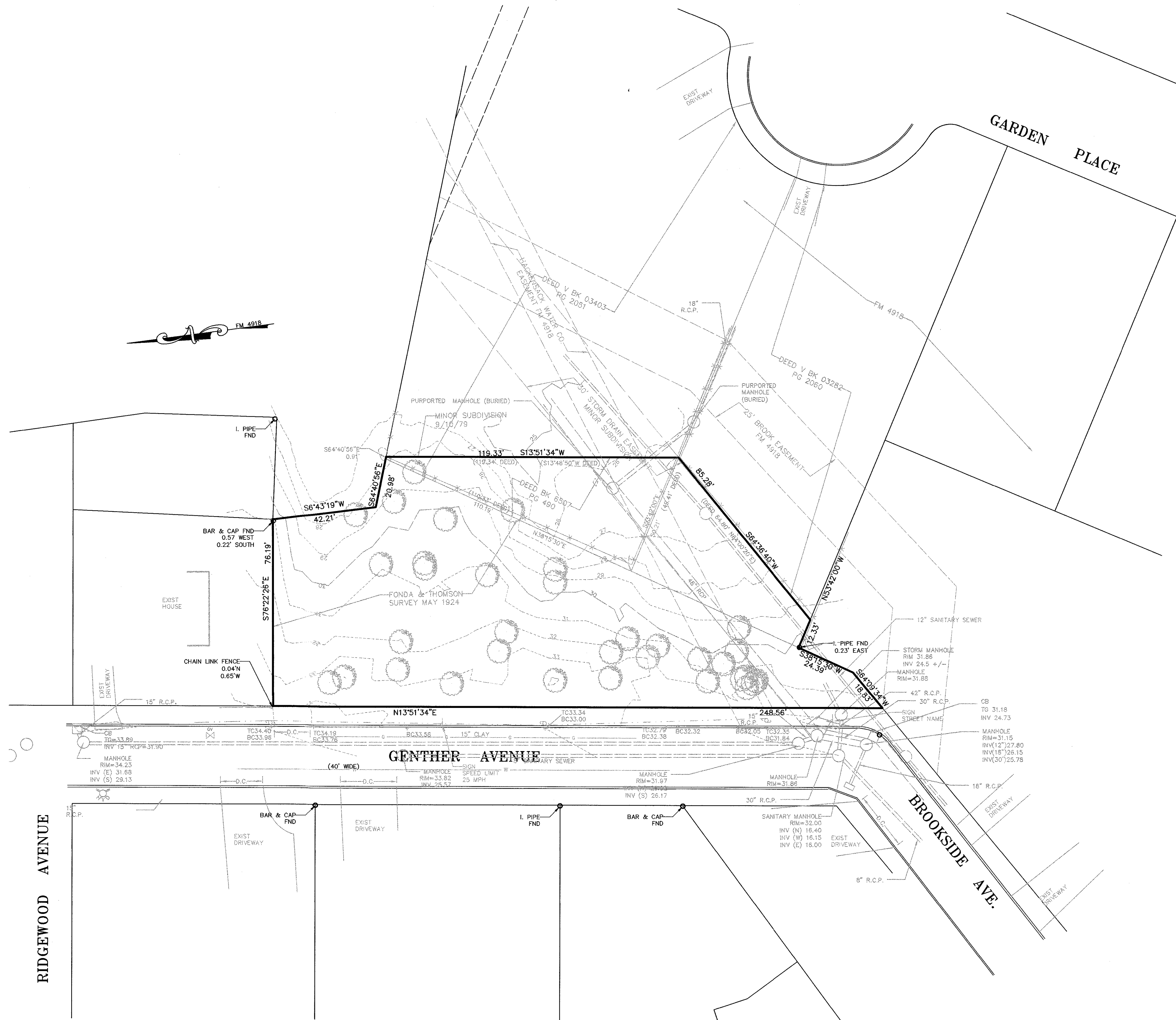
*David A. Hals*  
**DAVID A. HALS, PE, LS, PP**  
N.J. PROFESSIONAL ENGINEER AND  
LAND SURVEYOR LIC. NO. 29994

*Joseph F. Vince*  
**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: SEPT. 14, 2023  
JOB NO: 7892-1620  
SHEET NO: 5 OF 6

DATE	BY	DESCRIPTION
		REVISIONS



# **SURVEY REFERENCES**

1. PROPERTY KNOWN AS LOT 5 IN BLOCK 223 ON SHEET NO 2 OF THE CURRENT TAX MAP OF THE BOROUGH OF ORADELL.
2. PROPERTY LINE INFORMATION FROM :
  - A. A MAP ENTITLED "MINOR SUBDIVISION (TOPOGRAPHICAL SURVEY) OF PROPERTY IN THE BOROUGH OF ORADELL, BERGEN COUNTY, N.J. PREPARED BY WILLIAM O. SCHWANEWEDE, DATED 9/10/79.
  - B. A MAP ENTITLED "MAP OF GRANT PARK HOMES, SITUATED IN THE BOROUGH OF ORADELL, BERGEN COUNTY, N.J., PREPARED BY FRANK W. KOESTNER, DATED OCT. 1955" AND FILLED IN THE BERGEN COUNTY CLERK'S OFFICE ON JANUARY 4TH, 1956 AS MAP NO. 4918.
  - C. A MAP ENTITLED "SURVEY OF PROPERTY AT ORADELL, N.J." PREPARED BY FONDA & THOMSON, CE & S, DATED MAY 1924.
  - D. DEED BOOK:
    - V BK 01770 PG 1180
    - V BK 03255 PG 1769
    - V BK 00502 PG 0675
    - V BK 03403 PG 2051
    - V BK 03282 PG 2060
    - BK 6682 PG 156
    - BK 6712 PG 668
    - BK 7379 PG 084
    - V BK 02510 PG 0691
    - BK 6702 PG 77
    - BK 7918 PG PG 177
    - BK 8001 PG 915
    - V BK 03350 PG 1470
    - BK 7655 PG 268
    - V BK 02576 PG 1088
    - BK 6507 PG 490
  - E. A FIELD SURVEY BY SCHWANEWEDE/HALS ENGINEERING CO. ON FEBRUARY 8, 2021.
2. PROPERTY IS LOCATED IN THE R-4 ZONE.
3. TOTAL LOT AREA : 19,943 S.F. = 0.458 Ac.
4. ELEVATIONS ARE BASED ON NAVD 1988.

**SURVEY**  
**BLOCK 223 - LOT 5**  
**GENTHER AVENUE**  
FOR  
**BCUW/MADELINE HOUSING PARTNERS**  
BOROUGH OF ORADELL, BERGEN COUNTY, N.J.

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LAND SURVEYOR LIC. NO. 6842588

SCALE  
1"=20'  
0 20 40  
GRAPHIC SCALE  
DATE: SEPT. 14, 2023  
JOB NO: 7892-1620  
SHEET NO: 6 OF 6

DATE	BY	DESCRIPTION
		REVISIONS