

CONTRACTOR NOTES

- 1. PRIOR TO ANY SITE WORK BEING PERFORMED AS PER THIS CONSTRUCTION DESIGN PLAN SET: THE OWNER, GENERAL CONTRACTOR, AND/OR SUB-CONTRACTOR(S) ASSOCIATED WITH ANY WORK AS PER THIS CONSTRUCTION DESIGN PLAN SET SHALL PROVIDE ONELLO ENGINEERING FIVE (5) BUSINESS DAYS ADVANCE NOTIFICATION TO SCHEDULE A PRE-CONSTRUCTION MEETING... 2. FIVE (5) BUSINESS DAYS ADVANCE NOTIFICATION TO ONELLO ENGINEERING IS REQUIRED PRIOR TO THE START OF ANY ADDITIONAL WORK PHASES AS SITE CONDITIONS MAY OR MAY NOT HAVE CHANGED DURING CONSTRUCTION ACTIVITY... 3. CONTRACTOR(S) SHALL CONTACT ONELLO ENGINEERING TO VERIFY SITE ELEVATION BENCH-MARK(S) AND ANY PERMANENT OBJECT(S) USED AS A BASIS FOR MEASUREMENTS TO SET LOCATIONS FOR THE INSTALLATION OF ANY IMPROVEMENTS... 4. CONTRACTOR SHALL IMMEDIATELY NOTIFY ONELLO ENGINEERING SHOULD ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, WHICH MAY AFFECT THE VERTICAL AND/OR HORIZONTAL POSITION OF ANY PROPOSED STRUCTURES AND IMPROVEMENTS... 5. ALL CONSTRUCTION ACTIVITY AND EQUIPMENT STAGING SHALL BE CONFINED WITHIN THE LIMIT OF DISTURBANCE AS SPECIFIED WITHIN THE APPROVED SOIL EROSION CONTROL PLAN... 6. EXCAVATION CONTRACTOR TO CALL FOR UTILITY MARK-OUT PRIOR TO ANY EXCAVATION. OWNER & GENERAL CONTRACTOR SHALL CONFIRM... 7. CONTRACTOR SHALL VERIFY ALL UTILITY(S) LOCATIONS AND CONNECTIONS FOR ALL EXISTING AND PROPOSED SERVICE FACILITIES, RETROFITS, AND/OR NEW CONNECTIONS... 8. AS PER LOCAL PUBLIC SERVICE UTILITY(S) COMPANY(S), THERE IS A POSSIBILITY FOR AN EXISTING BLANKET EASEMENT TO UTILIZE LAND ALONG RIGHT-OF-WAY FRONTAGE AND/OR OTHER PORTIONS OF THE SUBJECT PROPERTY(S)... 9. PENDING UTILITY MARK-OUT AND VERIFICATION(S) OF THE SAME, OWNER & CONTRACTOR SHALL COORDINATE ANY MODIFICATIONS WITH THE UTILITY(S) COMPANY(S)... 10. ANY ENCOUNTERED UNDERGROUND STORAGE TANKS 'UST' (STORING PETROLEUM OR HAZARDOUS SUBSTANCES), SUB-SURFACE SEPTIC SYSTEMS, AND/OR WELLS SHALL BE ABANDONED AS PER STATE OF NEW JERSEY STANDARDS & PROCEDURES... 11. ON-SITE SEEPAGE PITS FOR DRAINAGE DRYWELL OR SANITARY SEPTIC AND/OR OTHER SUB-SURFACE CHAMBERS MAY EXIST, WHICH MAY NOT CONFORM TO TRAFFIC-LOADING REQUIREMENTS... 12. CONTRACTOR SHALL SUBMIT MATERIAL SHOP DRAWINGS AND PRODUCT DATA TO ONELLO ENGINEERING FOR REVIEW IN-COMPARISON WITH DESIGN SPECIFICATIONS... 13. CONTRACTOR SHALL REQUEST ANY CHANGE-ORDERS VIA OWNER TO ONELLO ENGINEERING FOR REVIEW AND CONFIRMATION... 14. ONELLO ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY WORK PERFORMED, WHICH IS NOT IN CONFORMANCE WITH THE DESIGN IMPROVEMENTS AS SPECIFIED WITHIN THIS PLAN SET

PROPOSED IMPROVEMENTS SEQUENCE OF INSTALLATION & VERIFICATIONS

- THIS NOTES SECTION SHALL BE APPLICABLE TO ALL PROPOSED CONDITIONS, INCLUDING, BUT NOT LIMITED TO: BUILDING(S), POOL(S), & ANY HARDSCAPE IMPROVEMENTS TO BE INSTALLED AS PER THESE DESIGN PLANS... 1. PRE-CONSTRUCTION MEETING REQUIRED, AS LISTED WITHIN THE PLAN SET SECTION ENTITLED: 'CONTRACTOR NOTES'... 2. CONTRACTOR SHALL RETAIN NEW JERSEY LICENSED SURVEYOR VIA ONELLO ENGINEERING TO PROVIDE THE FOLLOWING CONSTRUCTION SEQUENTIAL TASK-ITEM CONSTRUCTION SERVICES... 3. SITE ELEVATION BENCH-MARK(S) SHALL BE SET, ESTABLISHED, CONFIRMED, AND VERIFIED FOR CONTINUOUS USE THROUGHOUT CONSTRUCTION... 4. IF SITE ELEVATION BENCH-MARK IS COMPROMISED, IMMEDIATELY CONTACT ONELLO ENGINEERING AND PROJECT SURVEYOR FOR A NEW SITE ELEVATION BENCH-MARK TO BE SET... 5. STAKE-OUT BUILDING AND HARDSCAPE LOCATIONS AND PROVIDE A LAYOUT MAP WITH STAKE SHOT LOCATIONS AND ELEVATIONS... 6. IF NO FOOTINGS ARE REQUIRED FOR FOUNDATION BUILDING WALL OR HARDSCAPE COMPONENTS TO BE INSTALLED UPON... 7. IF DESIGN PLANS CALL FOR FOUNDATION FOOTINGS, AFTER FOUNDATION FOOTINGS HAVE BEEN INSTALLED, PERFORM FOOTING AS-BUILT PRIOR TO CONCRETE INSTALLATION... 8. AFTER FOUNDATION FOOTINGS ARE CURED, FOUNDATION WALL AND/OR HARDSCAPE WALL CORNERS & MID-POINTS SHALL BE PINNED, AND SUBSEQUENTLY, THE TOP OF FOOTING ELEVATION SHALL BE VERIFIED... 9. IF MASONRY WALL IS TO BE 'CAST-IN-PLACE' (STEEL REINFORCED CONCRETE), AFTER FORMS HAVE BEEN SET, A WALL FORM AS-BUILT SURVEY SHALL BE PROVIDED... 10. AFTER FORMS HAVE BEEN POURED AND CURED, A FOUNDATION LOCATION AS-BUILT SURVEY SHALL BE PROVIDED... 11. IF FOUNDATION WALLS ARE CONSTRUCTED WITH INDIVIDUAL CONCRETE MASONRY UNITS (CMU WALL), AFTER COMPLETION, A WALL LOCATION AS-BUILT SURVEY SHALL BE PROVIDED... 12. IF FOUNDATION WALLS ARE PRE-CASTED AND INSTALLED ON-SITE, AFTER COMPLETION, A FOUNDATION LOCATION AS-BUILT SURVEY SHALL BE PROVIDED... 13. INTERIM AS-BUILT LOCATION AND ELEVATION VERIFICATION TASK-ITEMS MAY BE OMITTED / WAIVED... 14. A FOUNDATION LOCATION AS-BUILT SURVEY IS REQUIRED TO BE PROVIDED TO THE MUNICIPAL BUILDING DEPARTMENT PRIOR TO THE RELEASE OF A FRAMING PERMIT... 15. CONTRACTOR RESPONSIBLE FOR PROVIDING SURVEY FIELD-CREW WITH PEDESTAL ACCESS TO ALL FOUNDATION LOCATIONS... 16. PRIOR TO FOUNDATION BACK-FILL, ALL SUB-GRADE FOUNDATION SURFACES SHALL BE WATERPROOFED... 17. REGARDLESS OF ARCHITECTURAL REQUIREMENTS, THE FOUNDATION SHALL BE WATERPROOFED WITH COATED SEALANT AND DRAINAGE DIMPLE-BOARD LEADING TO A Viable AND APPROVED DRAINAGE DISCHARGE OR CONVEYANCE LOCATION... 18. EXPOSED FOUNDATION WINDOW WELLS & CASINGS SHALL BE WATER-PROOFED... 19. A FULLY OPERATIONAL MECHANICAL 'SUMP-PUMP' SHALL BE INSTALLED WITHIN A CHAMBER WITHIN THE FOUNDATION BASEMENT FLOOR... 20. ONELLO ENGINEERING ACCEPTS NO RESPONSIBILITY TO ANY FOUNDATION DAMAGES RESULTING FROM THE OCCURRENCE OF GROUNDWATER... 21. IT IS THE RESPONSIBILITY OF THE OWNER & ARCHITECT TO PROVIDE FOR THE SAFEGUARD OF BUILDING FOUNDATIONS AGAINST GROUNDWATER CONDITIONS... 22. ANY WAIVERS OF REQUIRED WATER-PROOFING COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR... 23. ALL ASSOCIATED FEES AS PER THE ABOVE LISTED CRITERIA AND TASK-ITEM SERVICES ARE THE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR... 24. IF NECESSARY, OWNER & CONTRACTOR(S) SHALL CONTACT ONELLO ENGINEERING FOR FURTHER CLARIFICATION, DIRECTION, AND VERIFICATIONS

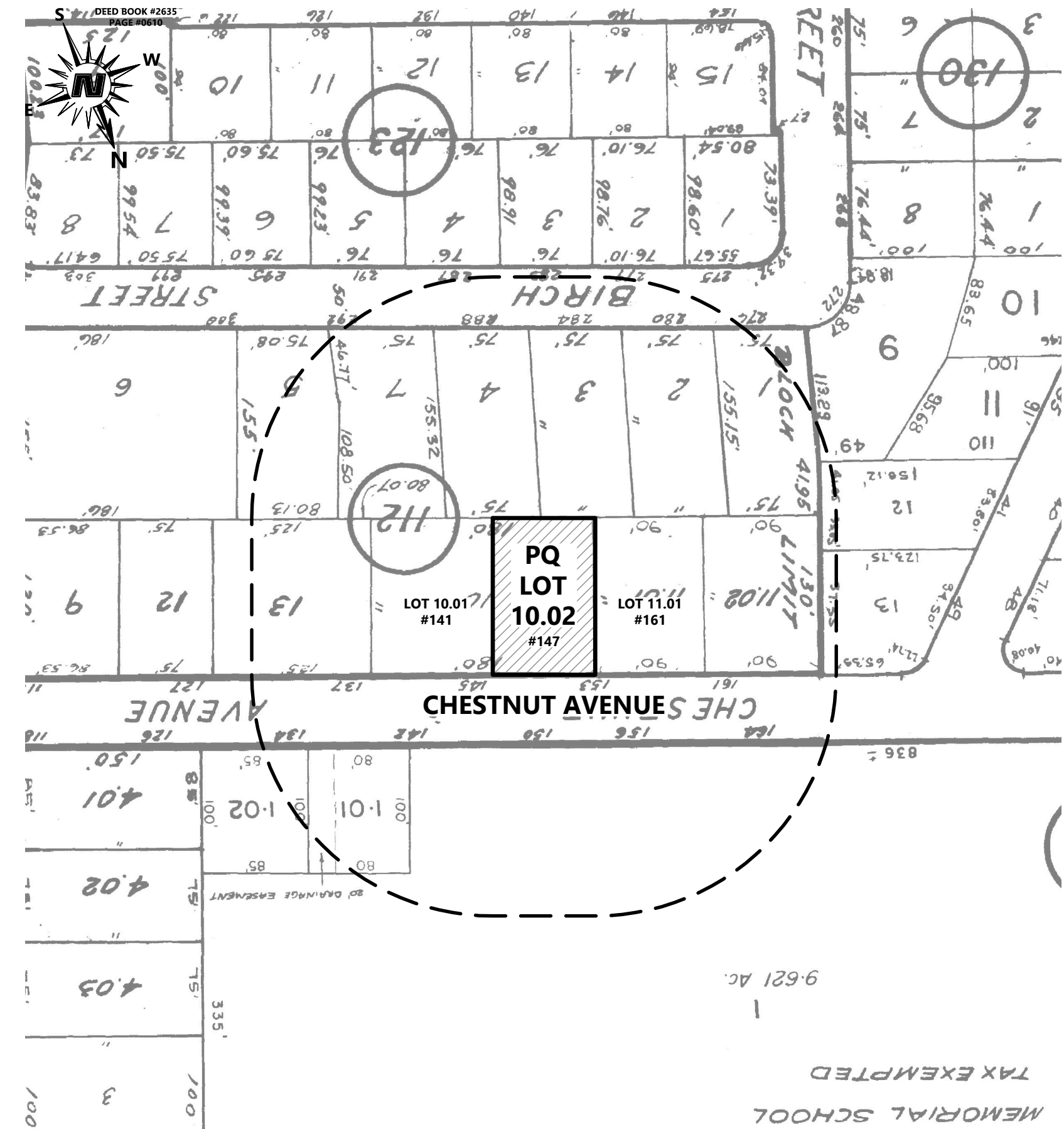
POOL & SPA NOTES

- 1. POOL & SPA SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE ANS/NFPA-1 PER THE INTERNATIONAL RESIDENTIAL CODE AND THE VIRGINIA GRAEME BAKER POOL AND SPA STANDARDS (VGBA)... 2. THE INSTALLATION OF ANY LIGHTING OF THE POOL SHALL BE SUCH THAT THERE SHALL BE NO GLARE OF DIRECT LIGHTING INTO ADJACENT PROPERTIES... 3. POOL MECHANICAL EQUIPMENT SHALL MEET ALL MANUFACTURERS SPECIFICATIONS FOR BUILDING SEPARATION DISTANCES, INCLUDING FOUNDATIONS, WINDOWS, AND WOOD MEMBERS, AS WELL AS ANY ALL APPLICABLE ZONING SETBACK DISTANCES AND REQUIREMENTS THERE TO... 4. PERIMETER PATIOS & WALKWAYS (AND SURFACE GRADES) SHALL BE PITCHED TO DRAIN 'DOWN & AWAY' FROM POOL & SPA COPING, AND RAISED COPING PERIMETER WALLS... 5. POOL EMPTYING PROCEDURES SHALL BE IN COMPLIANCE WITH NJDEP REGULATIONS... 6. PERIMETER FENCE SHALL BE POOL SAFETY COMPLIANT AND SHALL COMPLETELY ENCOMPASS THE POOL & SPA (AND ABUT STRUCTURES WITH NO GAPS & MEET ALL APPLICABLE CODES)...

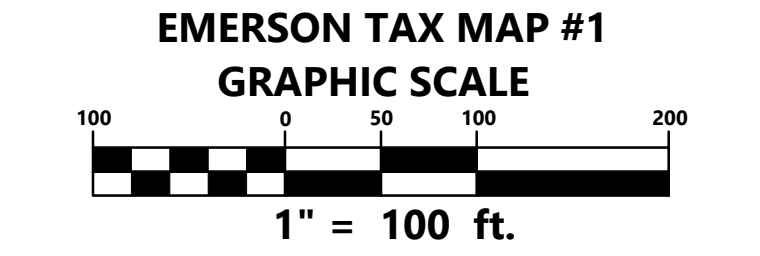
POOL & SPA PERIMETER FENCE ENCLOSURE NOTES

- 1. PERIMETER FENCE SHALL BE POOL SAFETY COMPLIANT AND SHALL COMPLETELY ENCOMPASS THE POOL & SPA (AND ABUT STRUCTURES WITH NO GAPS & MEET ALL APPLICABLE CODES)... 2. CONTINUOUS FENCE ENCLOSURE AND ALL ACCESS GATES SHALL BE 'CHILD PROOF' & MEET ALL IBC POOL CODE AND ANY ADDITIONAL LOCAL BUILDING CODE REQUIREMENTS... 3. FENCE SHALL BE INSTALLED WITHIN THE PROPERTY LIMITS (AND ALL APPLICABLE PROPERTY LINES SHALL BE MARKED-OUT BY PROJECT SURVEYOR PRIOR TO FENCE INSTALLATION)... 4. BACK-TO-BACK FENCE INSTALLATIONS MAY NEGATE POOL SAFETY COMPLIANCE FOR SUBJECT PROPERTY AND/OR ADJACENT PROPERTIES... 5. DURING CONSTRUCTION ACTIVITY, POOL & SPA SHALL BE SECURELY COVERED AND/OR SECURELY SURROUNDED WITH TEMPORARY POOL SAFETY COMPLIANT CONSTRUCTION FENCE UNTIL PERMANENT ENCLOSURE IS PROVIDED... 6. FENCE LOCATIONS DEPICTED ON-PLAN ARE FOR FEASIBILITY & PERMITTING PURPOSES ONLY...

PLOT PLAN ZONING ANALYSIS FOR KAPADIA #147 CHESTNUT AVENUE LOT 10.02 - BLOCK 112 BOROUGH OF EMERSON BERGEN COUNTY, NEW JERSEY



PROPERTY LOCATION MAP



BUILDING DEPARTMENT INFORMATION, NOTES, AND REQUIREMENTS FOR OWNER & CONTRACTORS

- 1. CONSTRUCTION OFFICIAL: SCOTT WICKERSHEIM, TECHNICAL ASSISTANT: PATTY RUSCH, TELEPHONE: 201-262-6086 EXT #1214, EMAIL: BUILDING ADMIN @EMERSONNJ.ORG... 2. OFFICE HOURS: MONDAY-FRIDAY 8:30 AM TO 4:30 PM... 3. PERMITTED CONSTRUCTION HOURS: MONDAYS: 8:00 AM - 6:00PM, TUESDAYS THROUGH SATURDAY: 7:00 AM - 6:00 PM... 4. INSPECTION REQUEST INSTRUCTIONS: AS PER NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS REQUIREMENTS... 5. 2025 INSPECTION HOURS: (SUBJECT TO CHANGE AS PER BUILDING DEPARTMENT)... 6. IMPORTANT: REGARDLESS OF INSPECTOR AVAILABILITY, NO INSPECTIONS WILL BE CONFIRMED UNLESS WORK IS READY AT TIME OF REQUEST... 7. FEE SCHEDULE: CHAPTER 132: CONSTRUCTION CODES, UNIFORM § 132-3: FEE... 8. CONSTRUCTION NOISE: THE FOLLOWING IS NOT PERMITTED: OPERATING OR CAUSING TO BE OPERATED ANY EQUIPMENT USED IN COMMERCIAL CONSTRUCTION... 9. CONTRACTOR ADVERTISING SIGNS ARE NOT PERMITTED ON LAWN AT ANY TIME... 10. PERMIT REQUIRED (\$100) FOR RUBBISH-CONSTRUCTION DUMPSTER CONTAINER

GENERAL PLAN NOTES

- 1. SUBJECT PROPERTY KNOWN AS: LOT 10.02 IN BLOCK 112 ON MUNICIPAL TAX MAP #1, #147 CHESTNUT AVENUE, BOROUGH OF EMERSON, COUNTY OF BERGEN, STATE OF NEW JERSEY 07630... 2. DEED BOOK #2635, PAGE #0610, DATED MAY 26, 2017, RECORDED JUNE 12, 2017... 3. PROPERTY LOCATED IN THE R-7.5 ZONE, SINGLE-FAMILY DISTRICT. BULK ZONING AS PER BOROUGH OF EMERSON CODE SECTION §290-16 R-7.5 SINGLE-FAMILY ZONE & §290 ZONING ATTACHMENT 2... 4. EXISTING CONDITIONS ARE REPRESENTATIVE WITHIN THIS PLAN SET AS PER THE REFERENCED PROPERTY SURVEYS... 5. THERE ARE NO KNOWN COVENANTS AND/OR DEED RESTRICTIONS AFFECTING THE SITE... 6. OWNER AND/OR CONTRACTOR SHALL OBTAIN ALL APPLICABLE AND REQUIRED APPROVALS, CERTIFICATIONS, AND PERMITS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY... 7. PRE-CONSTRUCTION MEETING REQUIRED, AS LISTED WITHIN THE PLAN SECTION ENTITLED: 'CONTRACTOR NOTES'... 8. CONTRACTOR SHALL RETAIN AN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON-SITE AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES... 9. ALL REMOVED MATERIALS DURING DEMOLITION AND CONSTRUCTION SHALL BE DISCARDED AND/OR RECYCLED AS PER SUITABLE STANDARDS OF THE BOROUGH OF EMERSON... 10. NO WORK SHALL BE PERFORMED NOR DISTURB ADJACENT PROPERTIES... 11. CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ANY DAMAGES TO EXISTING IMPROVEMENTS... 12. ALL CONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS ONELLO ENGINEERING... 13. CHESTNUT AVENUE IS A BOROUGH OF EMERSON ROADWAY WITHIN A RIGHT-OF-WAY... 14. EXISTING DRIVEWAY AND/OR ALTERNATE CONSTRUCTION ACCESS LOCATION (AS PER PLAN) SHALL BE USED FOR CONSTRUCTION ACCESS...

APPLICANT REPRESENTATION

APPLICANT & OWNER  
LOT 10.02 - BLOCK 112  
KAPADIA, SANDIP & RUBY  
147 CHESTNUT STREET, EMERSON, NEW JERSEY 07630  
814-880-8787, SAK214@GMAIL.COM

ATTORNEY  
PRICEMEESE, SHULMAN & D'ARMINIO PC  
MATTI, HESE, SHULMAN & D'ARMINIO PC  
50 TICE BOULEVARD, SUITE #380  
WOODCLIFF LAKE, NEW JERSEY 07677  
201-391-3737 EXT #1155, MWEEISS@PRICEMEESE.COM

PROJECT ENGINEER  
ONELLO ENGINEERING  
ANGELO ONELLO P.E.  
5 BEECHNUT STREET, HILLSDALE, NEW JERSEY 07642  
201-774-1444, ANGELO@ONELLO.ENG.COM

SURVEYOR  
LANTELME, KURENS & ASSOCIATES PC  
CHRISTOPHER J. LANTELME NJ PLS #39580  
101 WEST STREET, SUITE #9, HILLSDALE, NEW JERSEY 07642  
201-666-2450, C111@VERIZON.NET

SHEET SET INDEX

DWG #	DESCRIPTION
#1	INFORMATION & NOTES
#2	PRE-EXISTING 2017 SITE CONDITIONS
#3	INTERIM 2023 SITE CONDITIONS
#4	CURRENT 2025 SITE CONDITIONS

ONELLO ENGINEERING  
5 BEECHNUT STREET  
HILLSDALE, NEW JERSEY 07642  
201-774-1444  
Angelo@OnelloEng.com  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28215400

FOR DESIGN REVIEW ONLY  
NOT FOR CONSTRUCTION  
ANGELO ONELLO III P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE #24GE092800

2025 AUG 26 ORIGINAL PLAN DATE  
2025 NOV 13 EMERSON ZONING OFFICIAL  
PLOT PLAN ZONING ANALYSIS  
KAPADIA  
#147 CHESTNUT AVENUE  
LOT 10.02 - BLOCK 112  
BOROUGH OF EMERSON  
BERGEN COUNTY, NEW JERSEY  
DWG # 1 OF 4

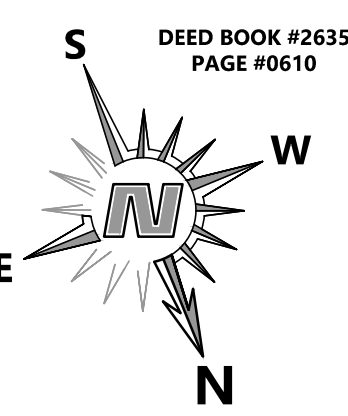


Know what's below.  
Call before you dig.

NEW JERSEY



CALL BEFORE YOU DIG  
1-800-272-1000  
CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE REQUIREMENTS OF THE NEW JERSEY ONE-CALL DAMAGE PREVENTION SYSTEM AS IN THE "UNDERGROUND FACILITY PROTECTION ACT."



**BIRCH STREET**  
(50' RIGHT-OF-WAY)

**LOT 4**  
BLOCK 112  
#288 BIRCH STREET  
SINGLE-FAMILY RESIDENCE

**LOT 3**  
BLOCK 112  
#284 BIRCH STREET  
SINGLE-FAMILY RESIDENCE

S 67° 45' 00" E 85.00'

N 22° 15' 00" E 150.00'

S 22° 15' 00" W 150.00'

**GRAND BOULEVARD**  
(50' RIGHT-OF-WAY)

**LOT 10.01**  
BLOCK 112  
#141 CHESTNUT AVENUE  
SINGLE-FAMILY RESIDENCE

**LOT 10.02**  
BLOCK 112  
11,050 SF +/- (0.2537 AC)  
R-7.5 ZONE  
#147 CHESTNUT AVENUE  
EXISTING 2-STORY  
SINGLE-FAMILY RESIDENCE  
[FOUNDATION 1,888 SF]

**LOT 11.01**  
BLOCK 112  
#161 CHESTNUT AVENUE  
SINGLE-FAMILY RESIDENCE

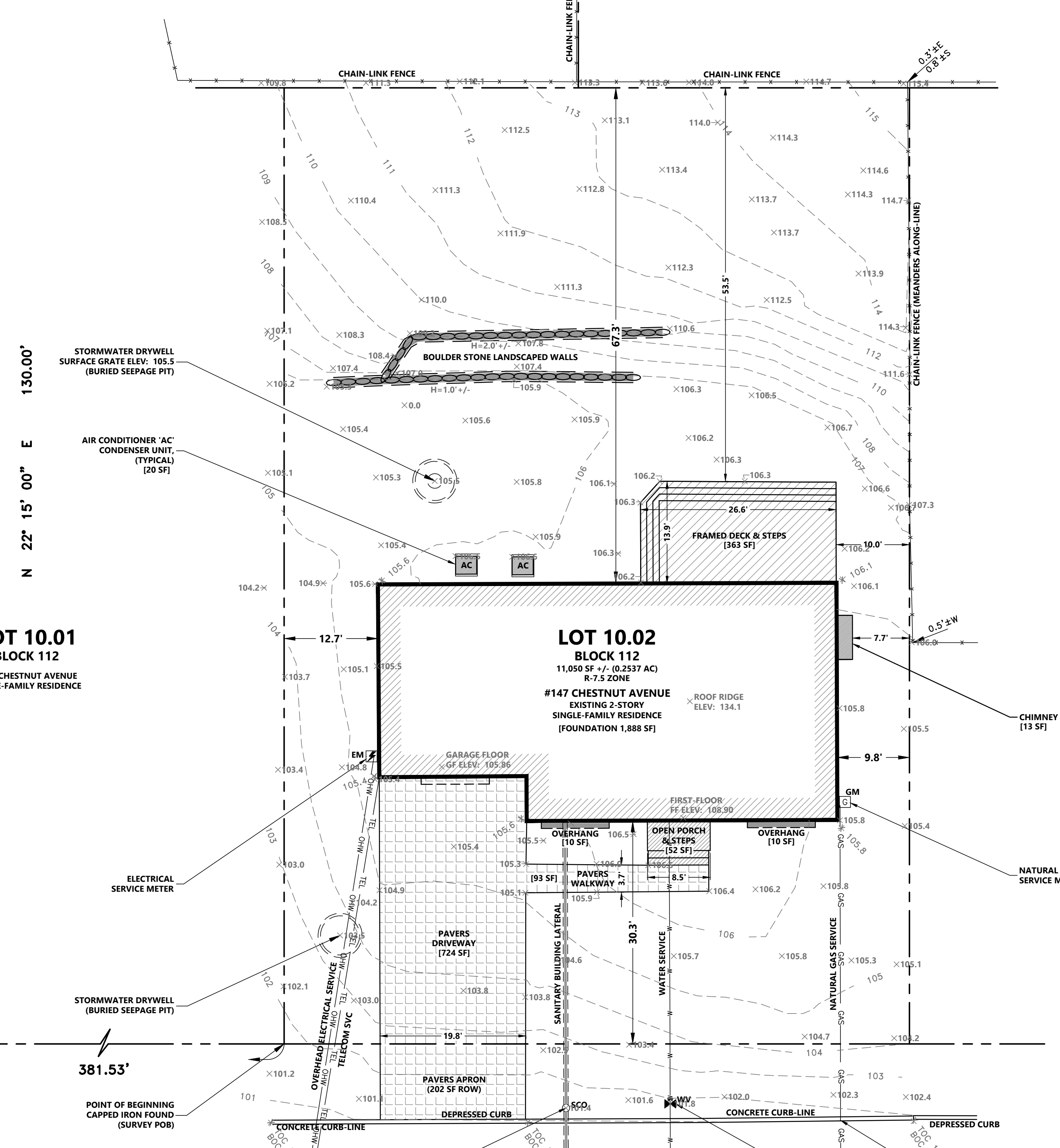
**CHESTNUT AVENUE**  
(50' RIGHT-OF-WAY)

N 67° 45' 00" W 85.00'

381.53'

SANITARY CLEAN-OUT 'SCO'  
(CONTRACTOR SHALL CONFIRM)

POTABLE WATER SERVICE  
VALVE 'WV', (TYPICAL)



**REFERENCE NOTES**

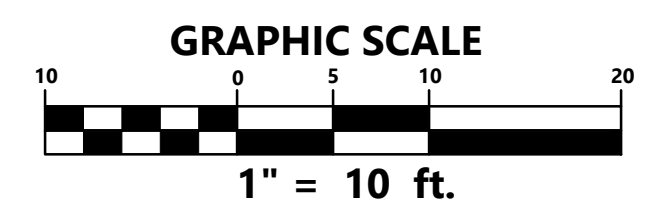
1. SURVEY, BOUNDARY, IMPROVEMENTS, & TOPOGRAPHIC ELEVATIONS AS PER PLAN TITLED: AS-BUILT SURVEY FOR 147 CHESTNUT AVENUE, PROPERTY SITUATED IN: BOROUGH OF EMERSON, BERGEN COUNTY, NEW JERSEY, LOT NO.: 10.02 (TAX MAP), BLOCK NO.: 112 (TAX MAP), FILE #147CHESTAB, PREPARED BY LANTELME, KURENS & ASSOCIATES PC, CHRISTOPHER J LANTELME NJ PLS #39580, MAY 18, 2017
2. LANTELME, KURENS & ASSOCIATES PC, CHRISTOPHER J LANTELME NJ PLS #39580, 101 WEST STREET, SUITE #9, HILLSDALE, NEW JERSEY 07642, 201-666-2450, C1L1@VERIZON.NET
3. SURVEY CERTIFIED BY LANTELME, KURENS & ASSOCIATES PC TO SANDIP KAPADIA AND RUBY KAPADIA; TRUSTED TITLE LLC, CITIZENS BANK NA; BENJAMIN COOPER ESQ
4. VERTICAL DATUM ASSUMED AT ELEVATIONS 100.00 +/-
5. MAP SOURCE: TAX ASSESSMENT MAP OF THE BOROUGH OF EMERSON, BERGEN COUNTY, NEW JERSEY

**ONELLO ENGINEERING**  
5 BEECHNUT STREET  
HILLSDALE, NEW JERSEY 07642  
201-774-1444 Angelo@OnelloEng.com  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28215400

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ANGELO ONELLO III PE  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE #24GE0029400

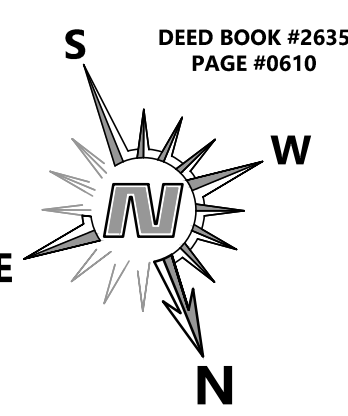
2025	AUG 26	ORIGINAL PLAN DATE
2025	NOV 13	EMERSON ZONING OFFICIAL

**PRE-EXISTING 2017  
SITE CONDITIONS**  
KAPADIA  
#147 CHESTNUT AVENUE  
LOT 10.02 - BLOCK 112  
BOROUGH OF EMERSON  
BERGEN COUNTY, NEW JERSEY

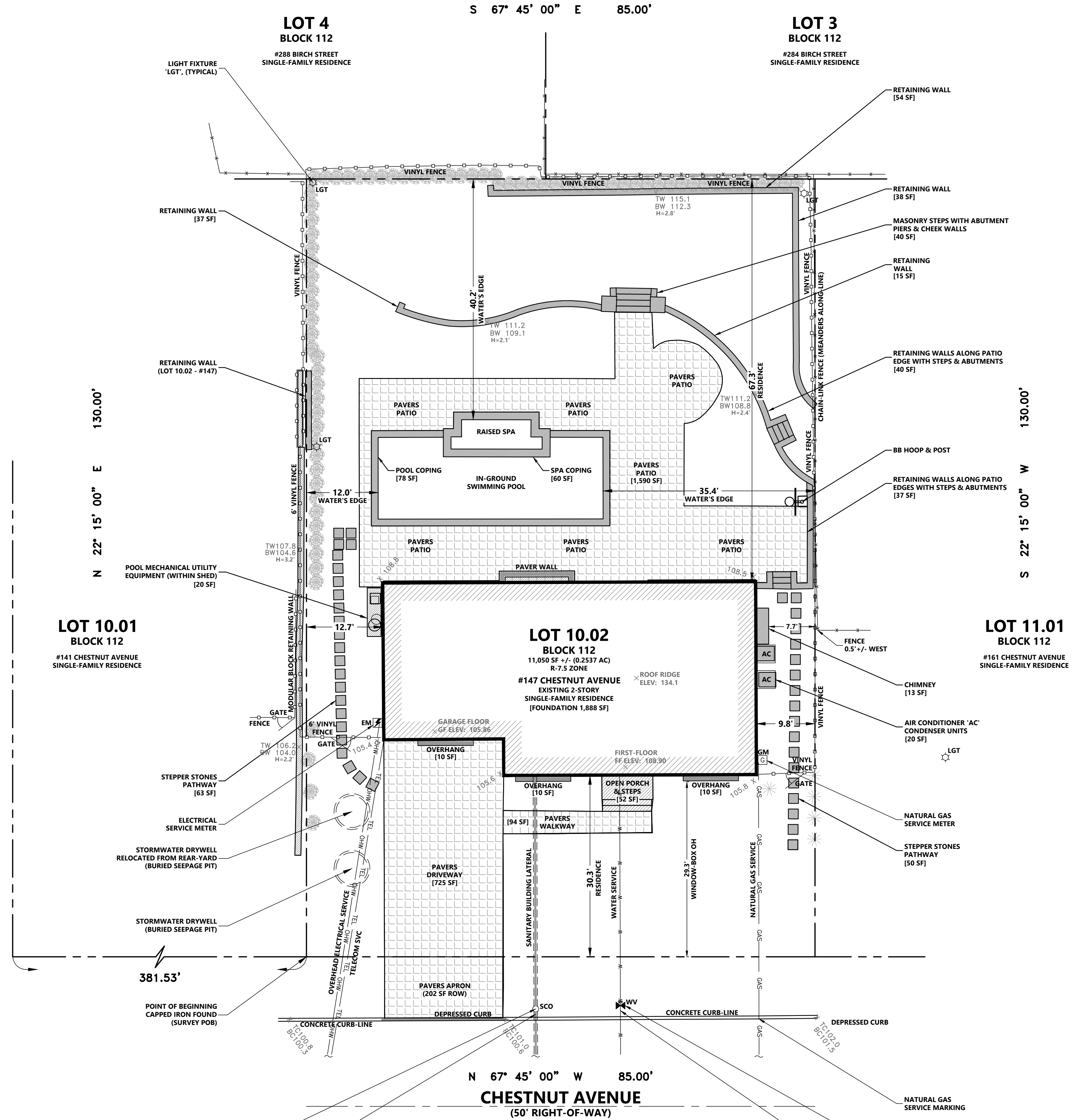


THIS DRAWING HAS BEEN FORMATTED TO PLAN-SHEET SIZE: 24" x 36"

2017 Pre-Existing.dwg  
BCEM2501 KAPADIA EMERSON



**BIRCH STREET**  
(50' RIGHT-OF-WAY)



**REFERENCE NOTES**

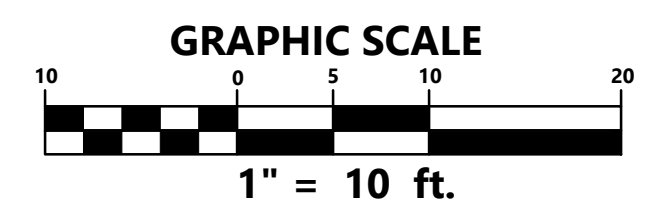
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2. LANTELME, KURENS & ASSOCIATES PC, CHRISTOPHER J LANTELME NJ PLS #39580, 101 WEST STREET, SUITE #9, HILLSDALE, NEW JERSEY 07642, 201-666-2450, C1L1@VERIZON.NET
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2025	AUG 26	ORIGINAL PLAN DATE
2025	NOV 13	EMERSON ZONING OFFICIAL

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NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE #24G6928400

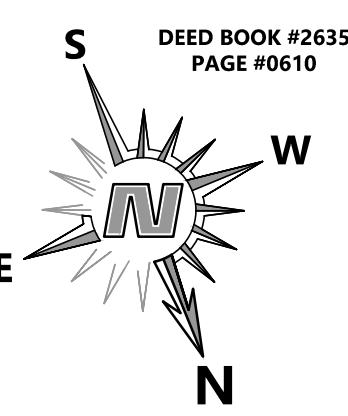
**INTERIM 2023  
SITE CONDITIONS**  
KAPADIA  
#147 CHESTNUT AVENUE  
LOT 10.02 - BLOCK 112  
BOROUGH OF EMERSON  
BERGEN COUNTY, NEW JERSEY



UNDERGROUND SANITARY PIPE; CONTRACTOR SHALL VERIFY EXACT ROUTING & CONFIRM WITH ONELLO ENGINEERING

POTABLE WATER SERVICE VALVE 'WV', (TYPICAL)

UNDERGROUND WATER SERVICE LINE; CONTRACTOR SHALL VERIFY EXACT ROUTING & CONFIRM WITH ONELLO ENGINEERING



BIRCH STREET (50' RIGHT-OF-WAY)

S 67° 45' 00" E 85.00'

LOT COVERAGE CALCULATIONS

Table with 5 columns: DESCRIPTION, NOTES, PRE-EXISTING 2017, INTERIM 2023, CURRENT 2025. Rows include Building Lot Coverage and Impervious Lot Coverage.

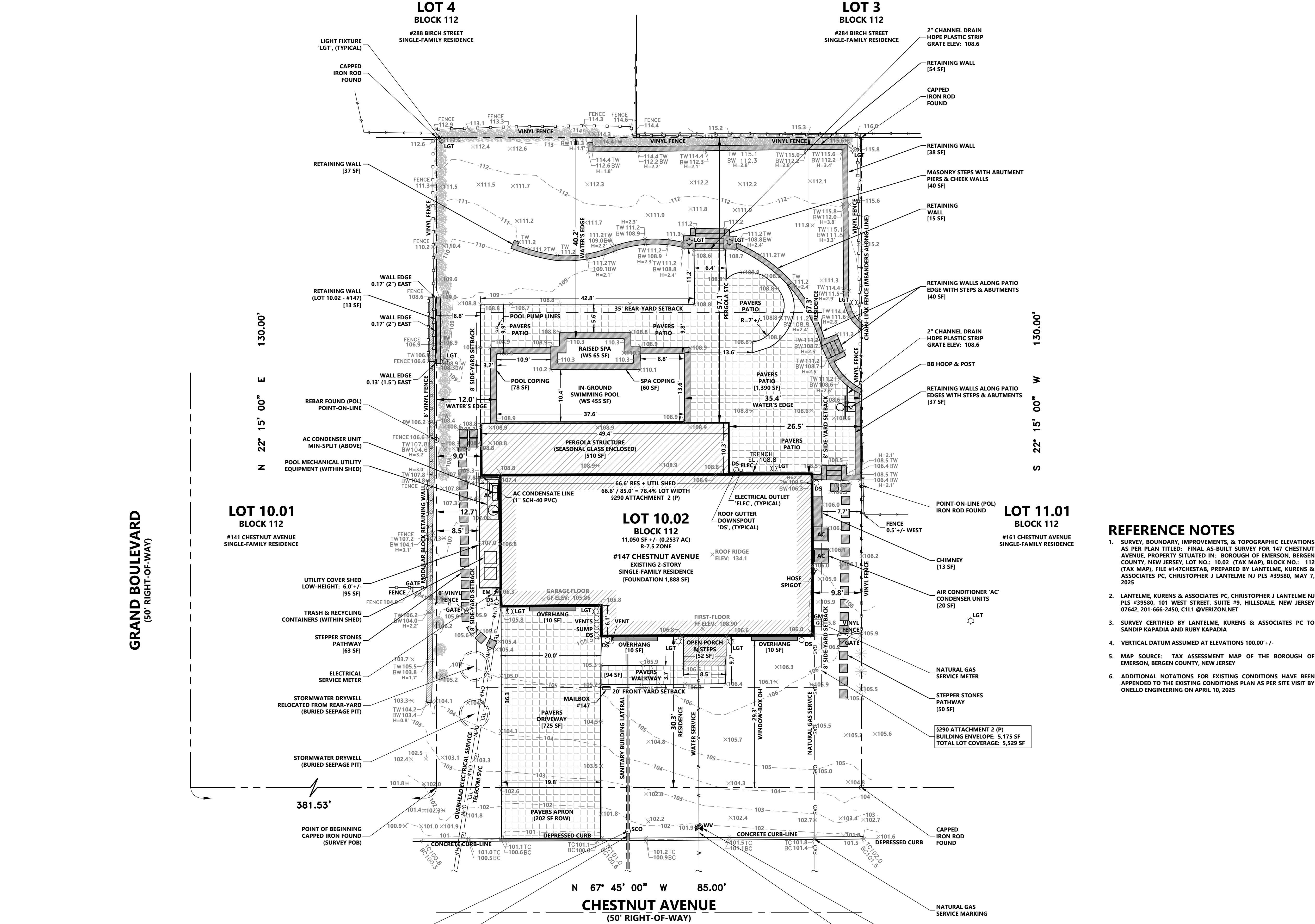


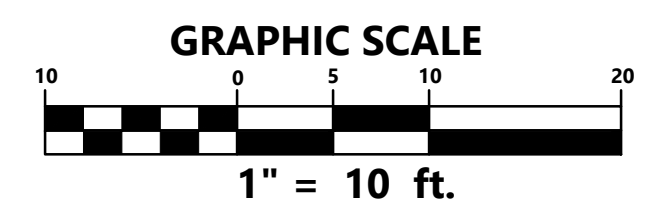
Table with 5 columns: DESCRIPTION, NOTES, PRE-EXISTING 2017, INTERIM 2023, CURRENT 2025. Rows include Impervious Lot Coverage and Exclusions.

BULK ZONING CRITERIA

Table with 5 columns: CRITERIA, DESCRIPTION, REQUIREMENT, MEASUREMENT (2025), CONDITION. Rows include R-7.5 Zone criteria for height, area, setbacks, etc.

REFERENCE NOTES

- 1. SURVEY, BOUNDARY, IMPROVEMENTS, & TOPOGRAPHIC ELEVATIONS AS PER PLAN TITLED: FINAL AS-BUILT SURVEY FOR 147 CHESTNUT AVENUE... 2. LANTELME, KURENS & ASSOCIATES PC... 3. SURVEY CERTIFIED BY LANTELME, KURENS & ASSOCIATES PC... 4. VERTICAL DATUM ASSUMED AT ELEVATIONS 100.00 +/-... 5. MAP SOURCE: TAX ASSESSMENT MAP OF THE BOROUGH OF EMERSON, BERGEN COUNTY, NEW JERSEY... 6. ADDITIONAL NOTATIONS FOR EXISTING CONDITIONS HAVE BEEN APPENDED TO THE EXISTING CONDITIONS PLAN AS PER SITE VISIT BY ONELLO ENGINEERING ON APRIL 10, 2025



ONELLO ENGINEERING logo and contact information. Includes address: 5 BEECHNUT STREET, HILLSDALE, NEW JERSEY 07642. Also includes a table with dates and signatures.

UNDERGROUND SANITARY PIPE, CONTRACTOR SHALL VERIFY EXACT ROUTING & CONFIRM WITH ONELLO ENGINEERING

POTABLE WATER SERVICE VALVE 'WV', (TYPICAL) UNDERGROUND WATER SERVICE LINE, CONTRACTOR SHALL VERIFY EXACT ROUTING & CONFIRM WITH ONELLO ENGINEERING