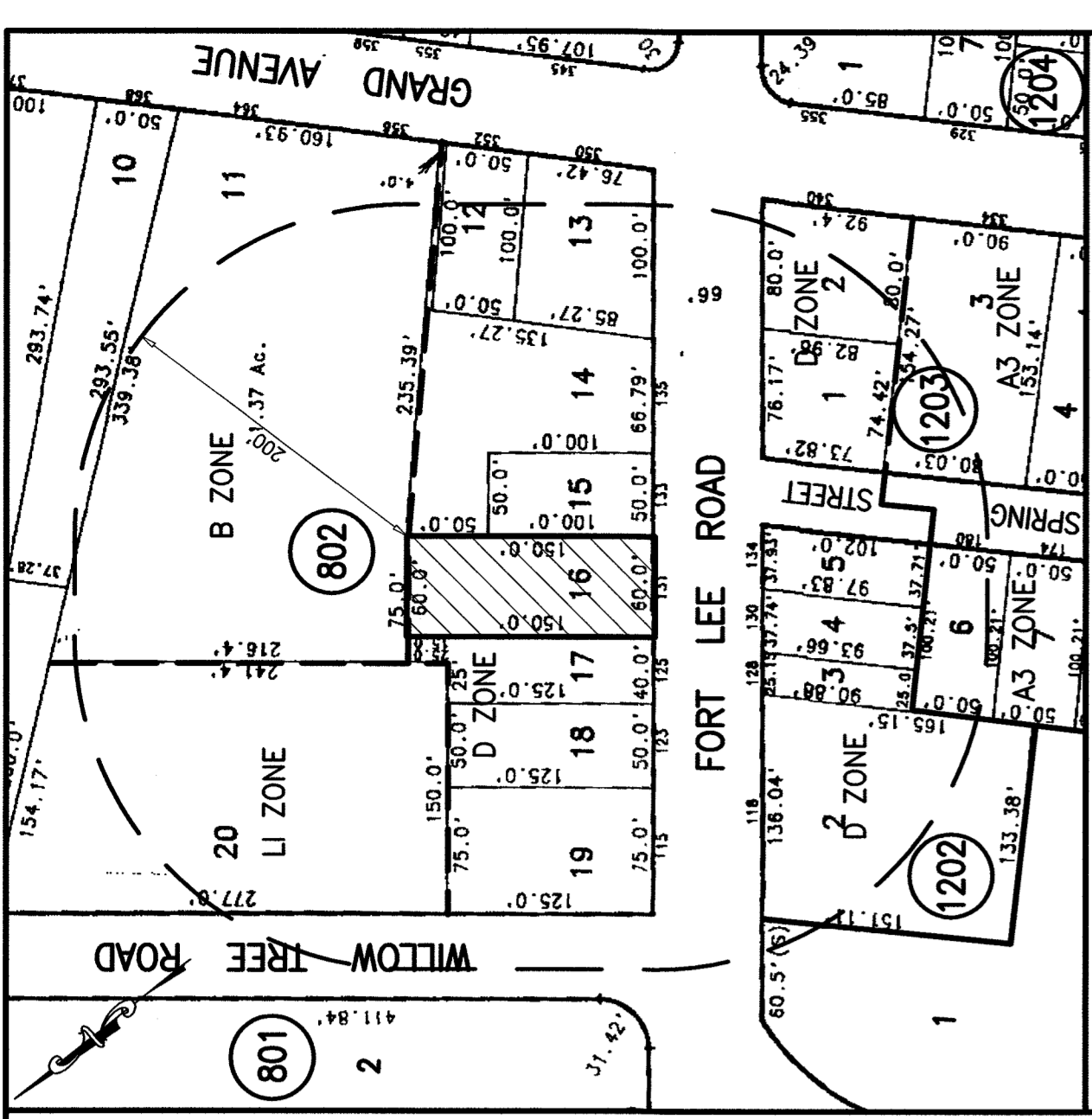
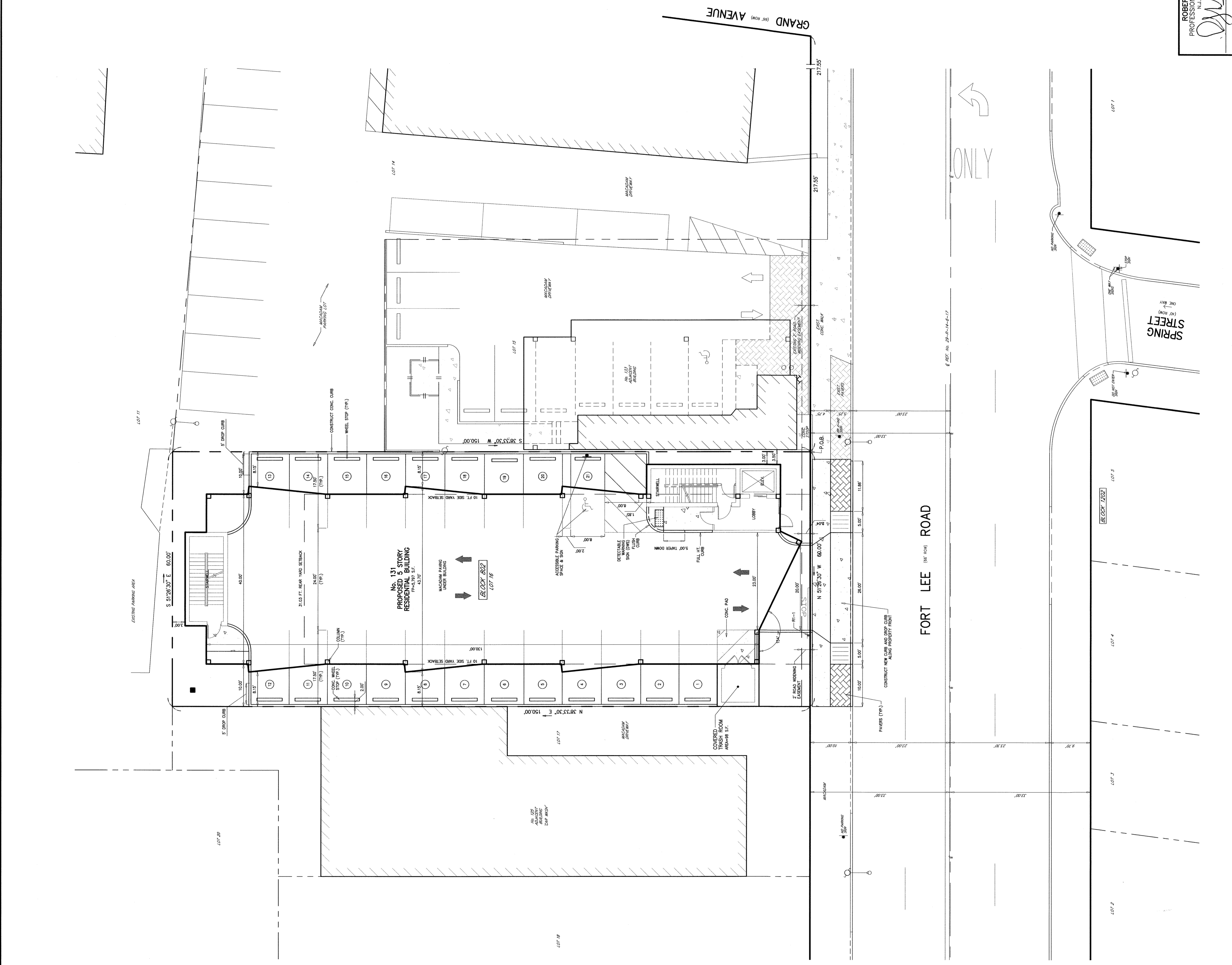


DRIVEWAYS WITHIN 200'



I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN IN ACCORDANCE WITH THE ZONING ORDINANCES AND REGULATIONS OF THE COUNTY OF BERGEN, NEW JERSEY, AND THAT THE SAME MEET ALL APPLICABLE ORDINANCES AND REGULATIONS.

DATE: 5-14-21

BY: MICHAEL J. HUBSCHMAN, P.E., P.P.

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DATE: 5-14-21

BY: MICHAEL J. HUBSCHMAN, P.E., P.P.

ZONING NOTES

ZONE: D-BUSINESS PROPOSED RESIDENTIAL BUILDING

MIN. LOT AREA = 5,000 S.F.

MIN. LOT FRONTAGE = 50 FT.

MIN. LOT DEPTH = 100 FT.

MIN. SIDE YARD = 10 FT.

MIN. REAR YARD = 10 FT.

MIN. BUILDING HEIGHT = 3.00 FT.

MIN. DRIVEWAY WIDTH = 10 FT.

MIN. DRIVEWAY LENGTH = 24 FT.

MIN. DRIVEWAY AREA = 24.00 S.F.

MIN. DRIVEWAY WIDTH = 10 FT.

MIN. DRIVEWAY LENGTH = 24 FT.

MIN. DRIVEWAY AREA = 24.00 S.F.

PARKING NOTES

MIN. ASSE WITH (60)

MIN. STALL AREA = 200 S.F.

MIN. STALL WIDTH = 10 FT.

MIN. PARKING SPACES = 42

GENERAL NOTES

1) VARIANCE REQUIRED.

2) ELEVATIONS BASED ON NAVD 88 AND 1.0' TO NVD 28.

3) LOCATION OF UNDERGROUND UTILITIES BASED ON FIELD MARK OUT BY UTILITY COMPANIES.

4) ALL DAMAGED CURB AND STREETS TO BE REPAIRED BY CONTRACTOR TO ORIGINAL FINISH.

5) INSTALL CLEANOUTS AT ALL BENDS IN ROOF DRAINS.

6) EXISTING IMPERVIOUS ON SITE = 8,877 S.F.

7) PROPOSED IMPERVIOUS ON SITE = 8,893 S.F.

8) NET INCREASE = 16 S.F.

AGGREGATE FLOOR AREA (FA)

1st FL = 6,31 SF

2nd FL = 6,787 SF

3rd FL = 6,787 SF

4th FL = 6,787 SF

5th FL = 6,787 SF

TOTAL FA = 33,465 SF

BLDG. COVERAGE CALC'S

BLDG. COVERAGE (BLDG. F.P.) = 5,895 S.F.

REAR LANDSCAPE AREA (BLDG. F.P.) = 2,125 S.F.

DRIVEWAY (OUTSIDE BLDG. F.P.) = 8,083 S.F.

TOTAL = 16,103 S.F.

GREEN AREA CALC'S

REAR LANDSCAPE AREA = 588 S.F.

BLDG. HEIGHT CALC'S

CURB LEVEL AT MID-POINT OF BLDG. = 10.98 EL.

HIGHEST EL. MEASURED AT TOP OF PARAPET = 27.00 EL.

HEIGHT = 16.02 EL.

PARKING CALC'S (PER BSS)

1st FL = 12.6 SPACES

2nd FL = 12.6 SPACES

3rd FL = 12.6 SPACES

4th FL = 12.6 SPACES

5th FL = 12.6 SPACES

TOTAL = 63 SPACES

DRAWING INDEX

3956-1 SITE PLAN

3956-2 GRADING, DRAINAGE & UTILITY PLAN

3956-3 SOIL EROSION & SEDIMENT CONTROL PLAN, DETAILS

3956-4 LIGHTING & LANDSCAPING PLAN

3956-5 LOCATION & TOPO SURVEY

REFERENCES

1) DEED BOOK 8793, PAGE 204.

2) SURVEY OF RECORDS BY JAMES M. SURVEYING, DATED 1-3-02.

3) BURGESS & MEREDITH SURVEYING, INC., 11-1-02.

REVISIONS

NO.	REVISIONS	DATE	BY	CHKD

SCALE: 1"=10'

0 10 20

SITE PLAN

PROPOSED RESIDENTIAL APARTMENTS

No. 131 FORT LEE ROAD

BERGEN COUNTY, NEW JERSEY

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

DATE: 5-14-21

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

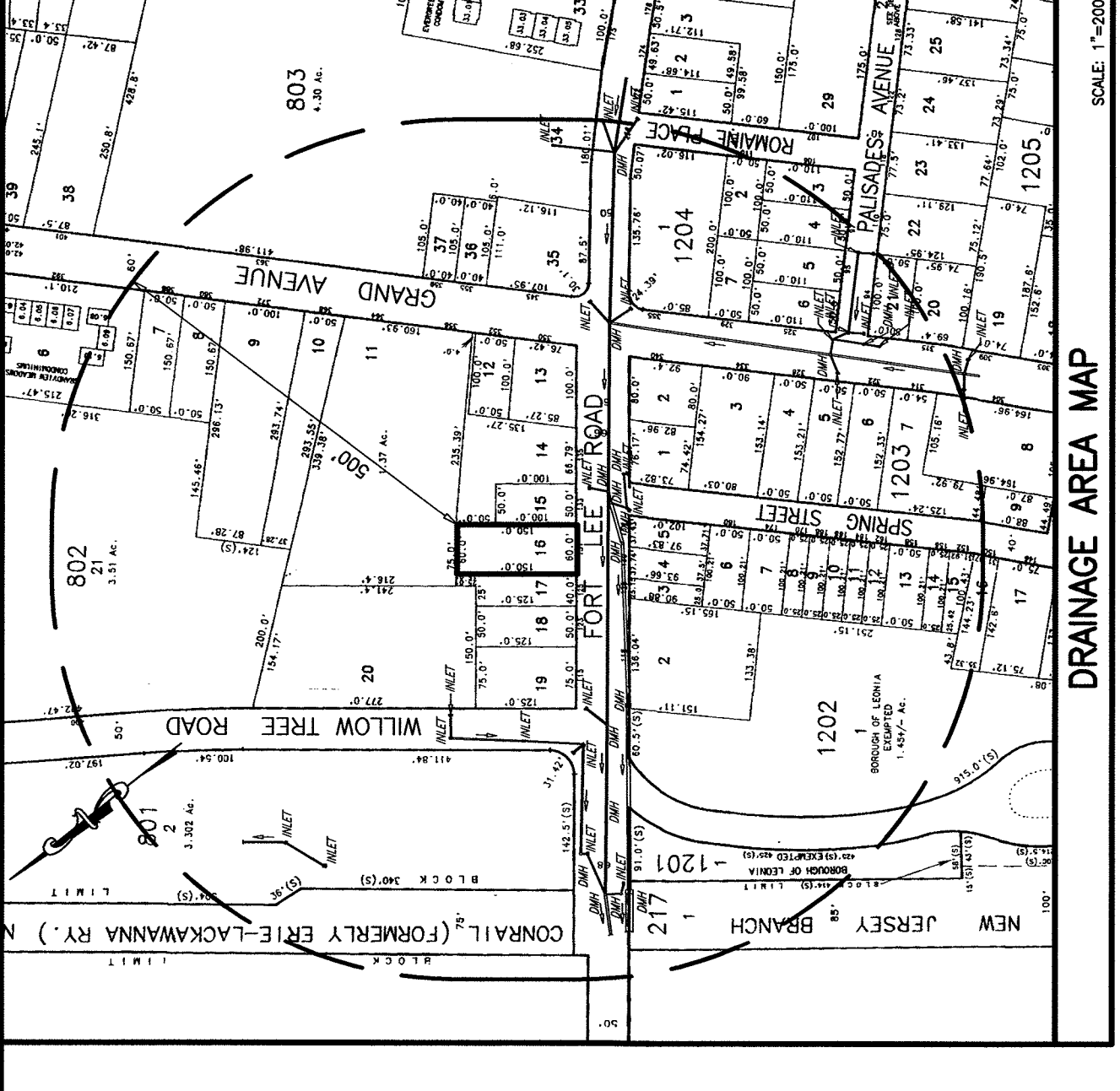
DATE: 5-14-21

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

DATE: 5-14-21

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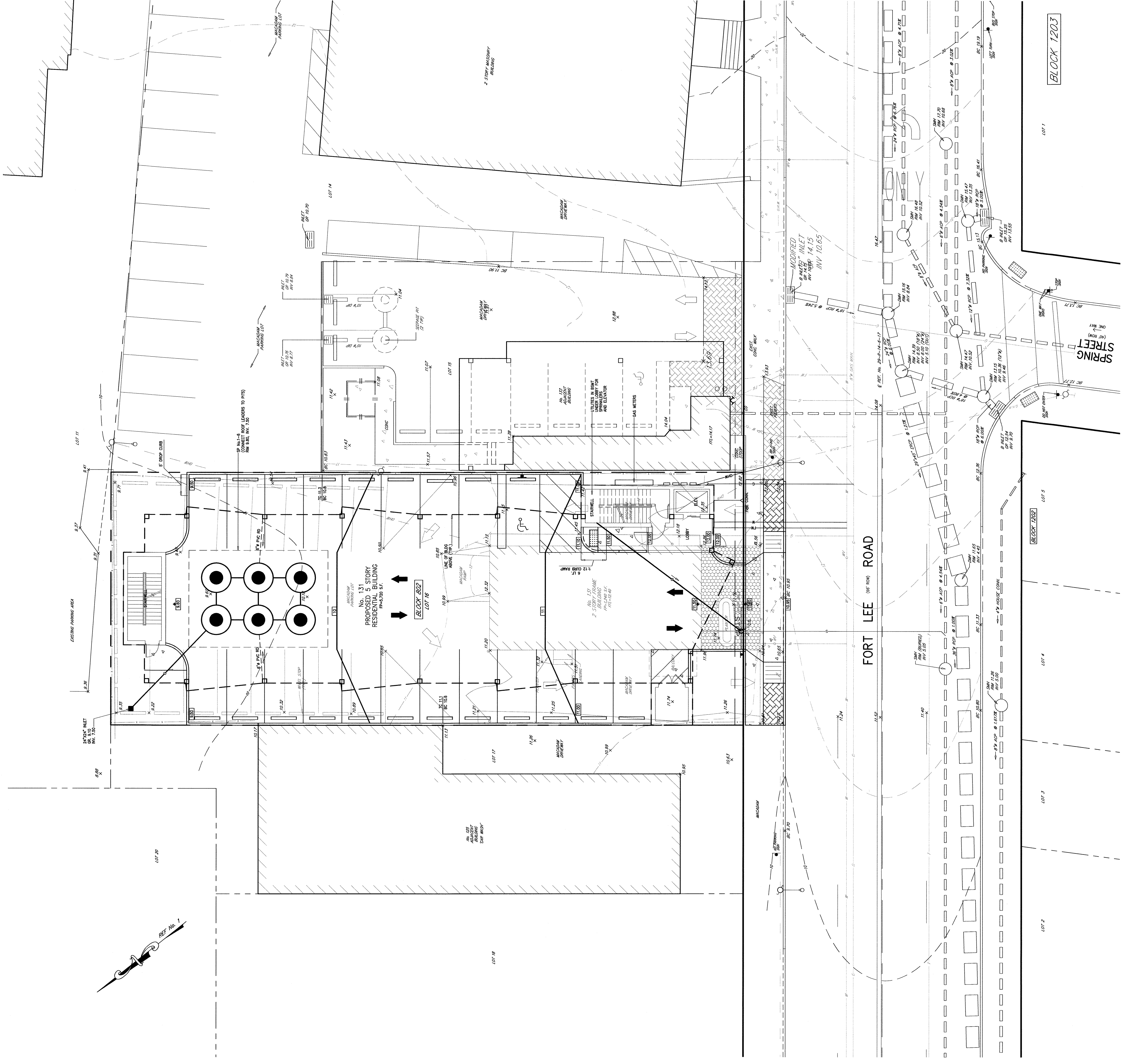
DATE: 5-14-21



SCALE: 1"=200'
DRAINAGE AREA MAP

SANITARY SEWER NOTES

- EXISTING SANITARY LATERAL TO BE INSPECTED PRIOR TO CONSTRUCTION AND AGAIN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IN THE EVENT THE EXISTING LATERAL IS FOUND TO BE INADEQUATE, A 36" (6" HIGH DIAMETER) DUCTILE IRON CLASS PIPE SHALL BE USED.
- SANITARY SEWER CALCULATIONS:
PROPOSED 27 1" BR x 150' = 4,050 G.P.D.
PROPOSED 27 1" BR x 150' = 4,050 G.P.D.
PROJECTED AVERAGE DAILY FLOW = 4,500 G.P.D.



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

ATTESTED TO BY: _____ DATE: _____

MICHAEL J. HUBSCHMAN, P.E., P.P.
REGISTERED PROFESSIONAL ENGINEER
N.J.P.E. NO. 28497

HUBSCHMAN ENGINEERING, P.A.
263A S. WASHINGTON AVE., SUITE 200
LIVINGSTON, NJ 07033
TEL: 908-528-8888

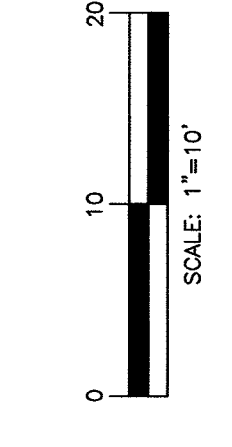
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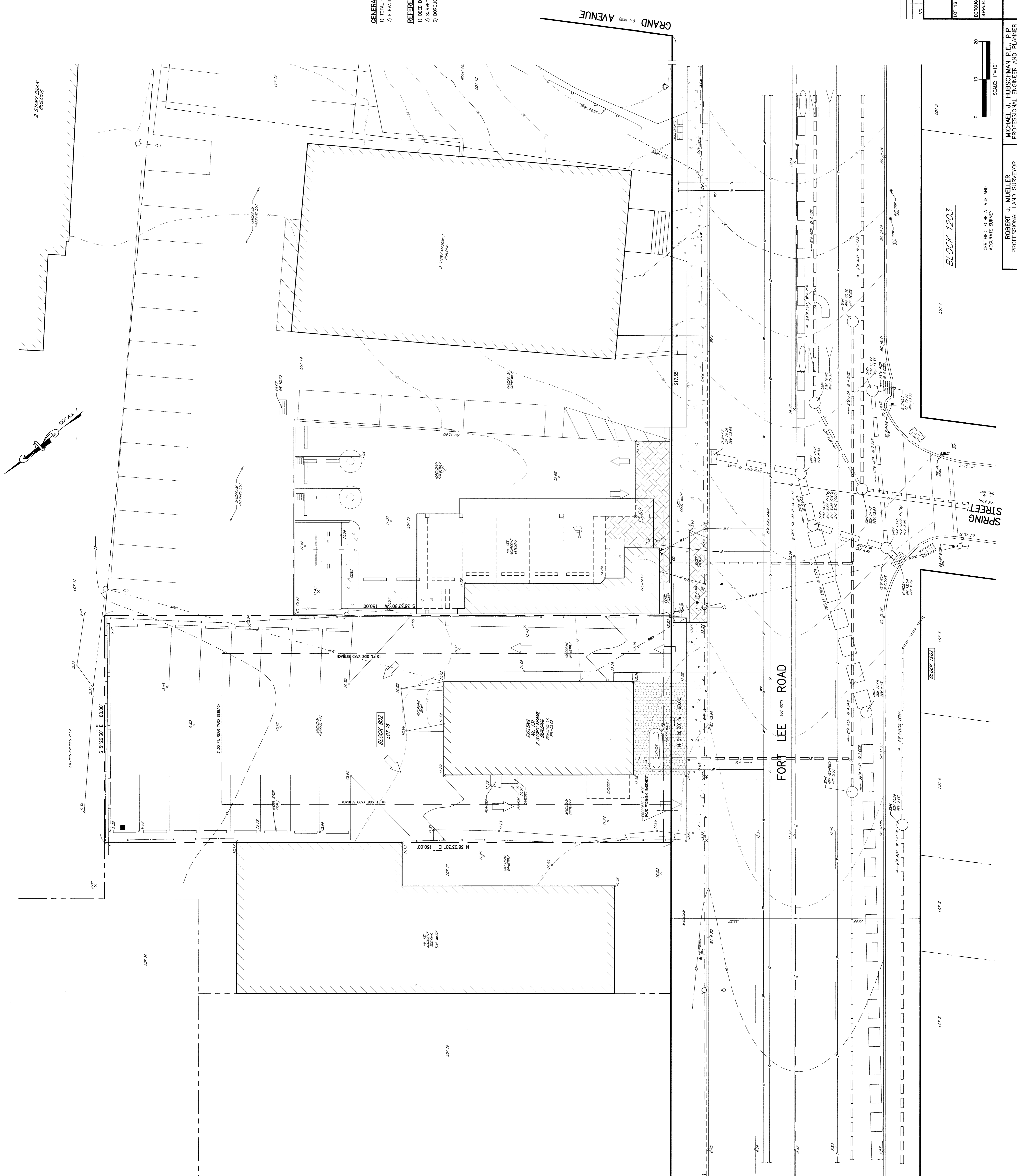
NO.	REVISIONS	DATE	BY	CHKD.

GRADING, DRAINAGE & UTILITY PLAN

LOT 16
PROPOSED RESIDENTIAL APARTMENTS
No. 131 FORT LEE ROAD
BERGEN COUNTY, NEW JERSEY
APPLICANT/OWNER: 131 FORT LEE ROAD LLC
131 FORT LEE ROAD
LIVINGSTON, NJ 07033

BOOK 802
BLOCK 802
BLOCK 1203





GENERAL NOTES
 1) TOTAL LOT AREA = 3,000.00 SF. (0.115 ACRES).
 2) ELEVATIONS BASED ON HIND BE. ADD 1.0' TO HIND 29.

REFERENCES
 1) DEED BOOK 8793, PAGE 204.
 2) SURVEY OF PREMISES BY P. & M. SURVEYING, DATED 1-3-02.
 3) BOROUGH OF LEONIA TAX MAPS.

NO.	REVISIONS	DATE	BY	CRD

LOCATION & TOPOGRAPHIC SURVEY
 BLOCK 802
 PROPOSED RESIDENTIAL APARTMENTS
 No. 131 FORT LEE ROAD
 BERGEN COUNTY
 NEW JERSEY

APPLICANT/OWNER: 131 FORT LEE ROAD LLC
 LEONIA, NJ 07033

DRAWN BY: B.W.
 CHECKED BY: M.F.T.
 SCALE: 1"=10'
 DRAWING NO.: 3956-5
 REV: 1

HUBSCHMAN ENGINEERING, P.A.
 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07821
 201-383-3888

CERTIFIED TO BE A TRUE AND ACCURATE SURVEY.

ROBERT J. MUELLER
 PROFESSIONAL SURVEYOR
 N.J.P.S. NO. 37205

MICHAEL J. HUBSCHMAN, P.E., P.P.S.
 PROFESSIONAL ENGINEER
 N.J.P.E. NO. 24497
 N.J.P.P. NO. 3203

5-14-21



BLOCK 1203

SPRING STREET

FORT LEE ROAD

GRAND AVENUE