

I CONSENT TO THE FILING OF THIS SITE PLAN.

OWNER DATE  
 APPLICANT DATE

SITE PLAN OF PROPOSED RESIDENTIAL APARTMENTS  
 LOT 16 BLOCK 802 ZONE D-BUSINESS  
 DATE 5-14-21 SCALE 1"=20'  
 APPLICANT 131 FORT LEE ROAD, LLC  
 ADDRESS 131 FORT LEE ROAD  
 LEONA, NJ 07605

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND OTHER INFORMATION SET FORTH ARE CORRECT.

NAME  
 PE 29497  
 TITLE AND LICENSE NUMBER

APPROVED BY THE BOARD OF ADJUSTMENT OF THE BOROUGH OF LEONA

By: CHAIRMAN DATE  
 SECRETARY DATE

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL ORDINANCES AND REGULATIONS UNDER MY JURISDICTION.

BOROUGH ENGINEER DATE  
 CONSTRUCTION OFFICIAL DATE

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED IN ACCORDANCE WITH THE SITE PLAN ORDINANCE.

CONSTRUCTION OFFICIAL  
 BOROUGH ENGINEER

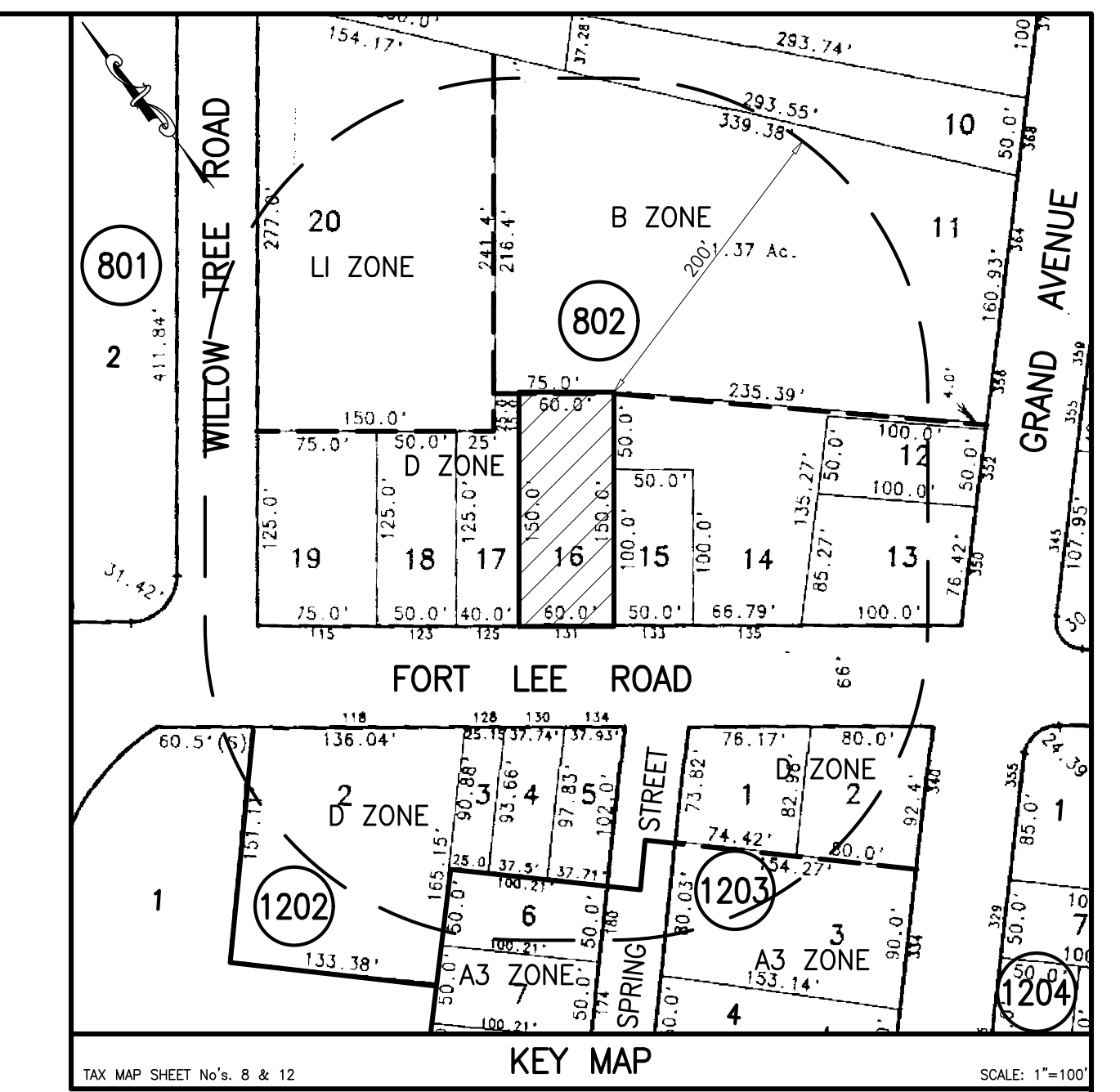
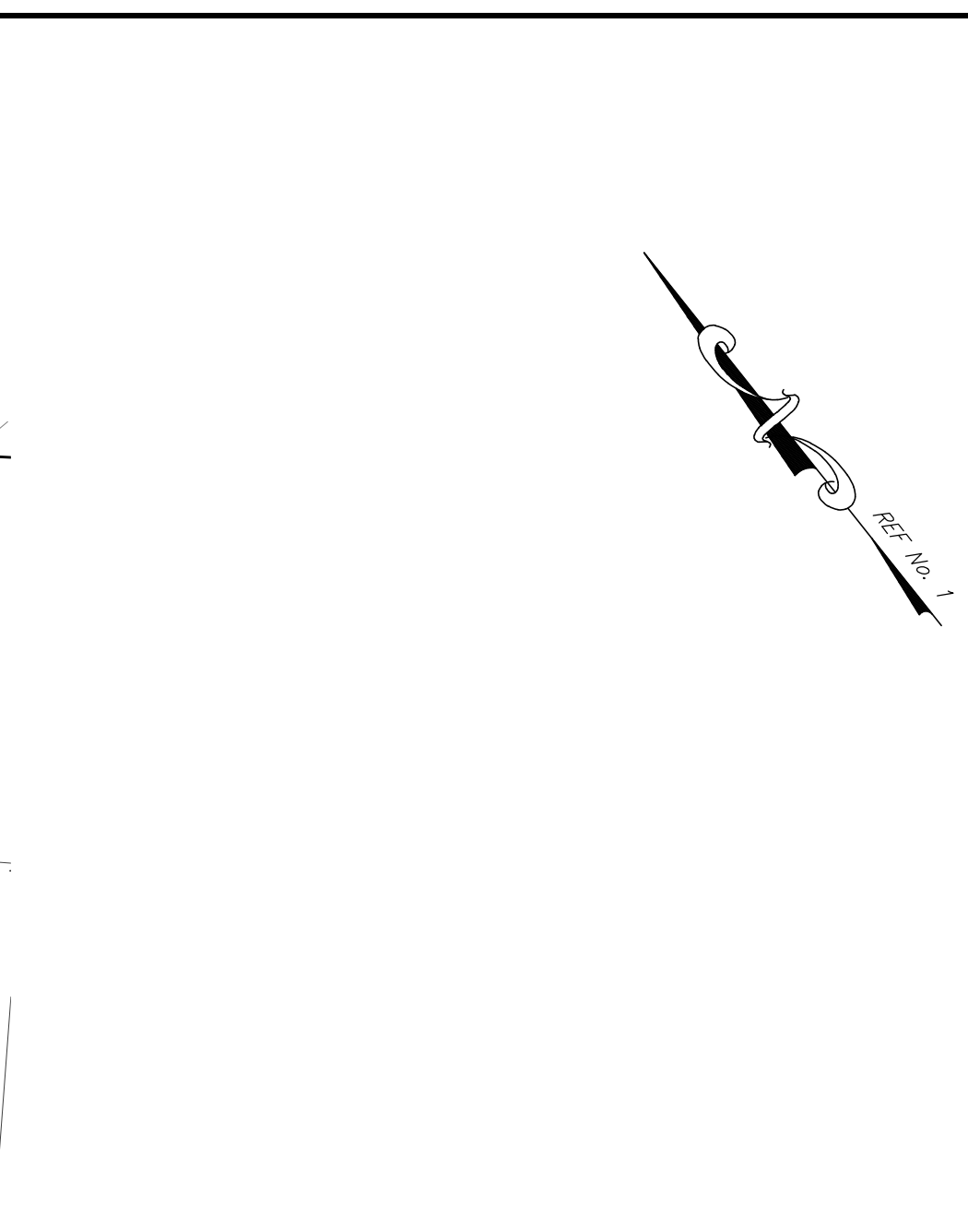
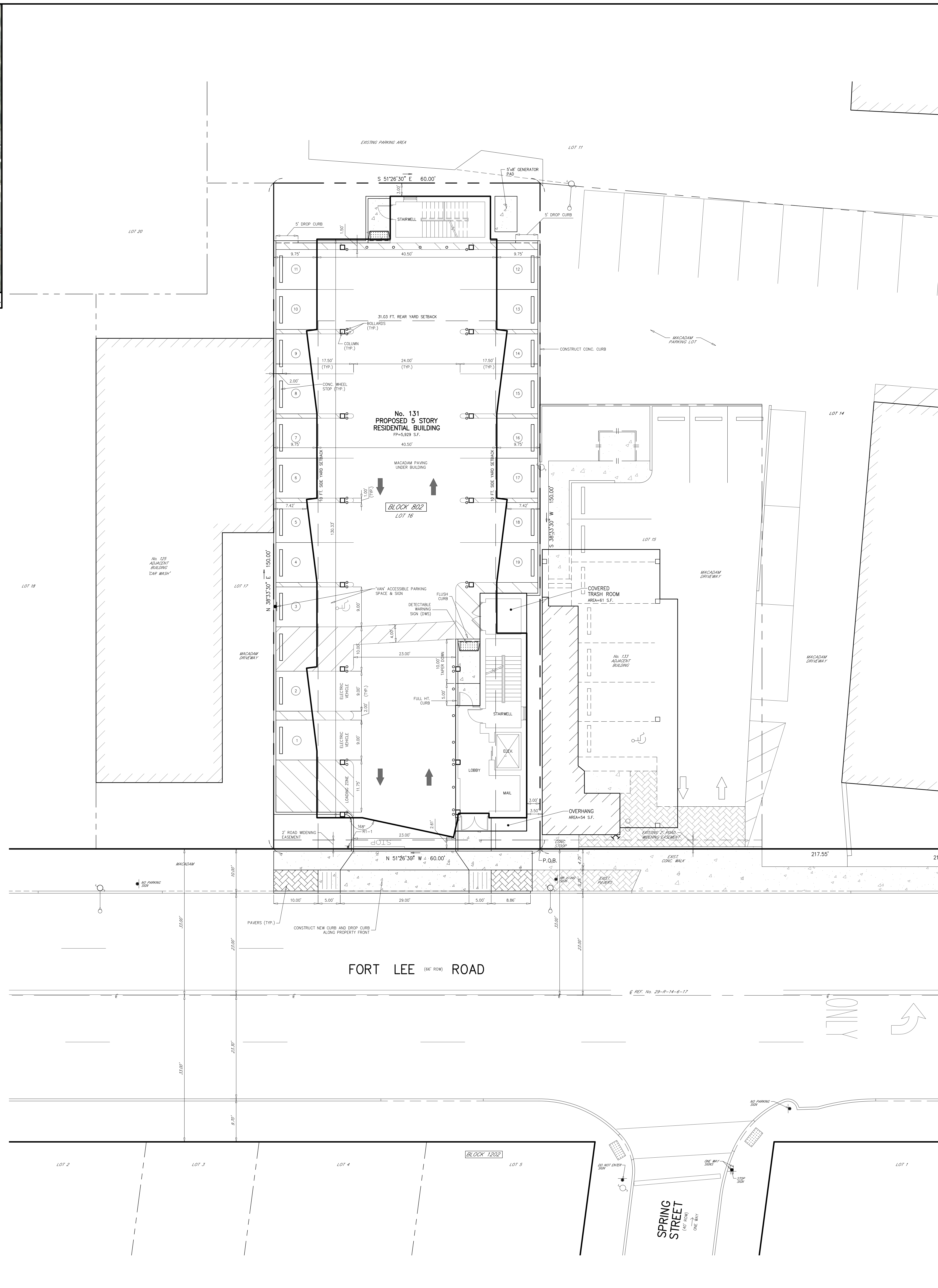
I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN INSTALLED IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.

BOROUGH ENGINEER DATE  
 CONSTRUCTION OFFICIAL DATE

OCCUPANCY PERMIT ISSUED DATE

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

ATTESTED TO BY: DATE:



**AGGREGATE FLOOR AREA (FA)**

1st FL	= 907 S.F.
2nd FL	= 5,929 S.F.
3rd FL	= 5,929 S.F.
4th FL	= 5,929 S.F.
5th FL	= 5,929 S.F.
TOTAL FA	= 24,623 S.F.

**BLDG. COVERAGE CALC'S**

FOOTPRINT	5,929 S.F.
TRASH ROOM	61 S.F.
OVERHANG	54 S.F.
TOTAL	6,044 S.F./9,000 S.F. = 67.16%

**IMP. COVERAGE CALC'S**

BLDG. COVERAGE	6,044 S.F.
PARKING LOT (OUTSIDE BLDG FP)	1,926 S.F.
DRIVEWAY (OUTSIDE BLDG FP)	120 S.F.
WALKS	83 S.F.
GENERATOR	40 S.F.
TOTAL	8,213 S.F./9,000 S.F. = 91.26%

**GREEN AREA CALC'S**

REAR LANDSCAPE AREA	494 S.F./9,000 S.F. = 5.49%
---------------------	-----------------------------

**BLDG. HEIGHT CALC'S**

HEIGHT AT MAIN DOOR	
CURB LEVEL AT MID-POINT OF BLDG.	= 10.95 EL
ROOF EL. MEASURED AT TOP OF PARAPET	= 67.50 EL
HEIGHT	= 56.55 EL
HEIGHT AT ELEVATOR TOWER	
CURB LEVEL AT MID-POINT OF BLDG.	= 10.95 EL
ROOF EL. MEASURED AT TOP OF PARAPET	= 78.00 EL
HEIGHT	= 67.05 EL

**BUILDING DATA**

1st FL	LOBBY & PARKING
2nd FL	(4) 1-BEDROOM & (1) 2-BEDROOM
3rd FL	(4) 1-BEDROOM & (1) 2-BEDROOM
4th FL	(4) 1-BEDROOM & (1) 2-BEDROOM
5th FL	(2) 3-BEDROOM
17	TOTAL UNITS

**PARKING CALC'S (PER RSIS)**

1-BEDROOM	12 x 1.8 = 21.6 SPACES
2-BEDROOM	3 x 2.0 = 6.0 SPACES
3-BEDROOM	2 x 2.1 = 4.2 SPACES
TOTAL	= 31.8 SPACES
SAY	= 32 SPACES
	= 2 SPACES (ELEC. VEH. CREDIT)
	= 30 SPACES REQUIRED
	19 SPACES PROVIDED *

**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**

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

**GENERAL NOTES**

- TOTAL LOT AREA = 9,000.00 S.F. (0.207 ACRES.)
- ELEVATIONS BASED ON NAVD 88 ADD 1.0' TO CONVERT TO NAVD 29.
- LOCATION OF UNDERGROUND UTILITIES BASED ON FIELD MARK OUT BY UTILITY COMPANIES.
- ALL DAMAGED CURB AND STREETS TO BE REPAIRED BY CONTRACTOR TO BOROUGH STANDARDS.
- INSTALL CLEANOUTS AT ALL BENDS IN ROOF DRAINS.
- EXISTING IMPERVIOUS ON SITE = 8,877 S.F.  
PROPOSED IMPERVIOUS ON SITE = 8,213 S.F.  
NET DECREASE = 664 S.F.
- MIN ROOF LEADERS SLOPES:  
6" = 1:105  
4" = 2:205
- THERE ARE NO KNOWN COVENANTS OR RESTRICTIONS OF RECORD ON THE PROPERTY.
- THERE ARE NO ROCK OUTCROPS OR WATERCOURSES ON SITE.
- ALL SIGNS PROPOSED TO CONFORM TO SIGN ORDINANCE.
- SPEED LIMIT ON FORT LEE ROAD: 25 MPH.
- STATE PLANE COORDINATES TO BE OBTAINED BY GLOBAL POSITIONING SYSTEM (GPS).
- THE CONTRACTOR SHALL NOTIFY THE BERGEN COUNTY DEPARTMENT OF PUBLIC WORKS (MR. GARY HEIMER AT 138-8818) AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION EFFECTING A COUNTY ROAD AND/OR COUNTY DRAINAGE FACILITIES.
- ANY EXISTING CURB AND SIDEWALK ALONG THE COUNTY ROAD FRONTAGE REMOVED SHALL BE REPLACED WITH NEW FULL HEIGHT CURB (8") AND SIDEWALK IN CONFORMANCE TO THE COUNTY ENGINEER'S DESIGN STANDARDS.
- ANY PROPOSED PLANTINGS ALONG THE ACCESS DRIVEWAYS SHALL HAVE A MATURE HEIGHT OF (30) INCHES OR LESS, MEASURED FROM THE DRIVEWAY PAVEMENT, TO ENSURE ADEQUATE SIGHT DISTANCE ALONG THE COUNTY ROAD.
- ALL TRAFFIC SIGNS MUST CONFORM IN FACE, DESIGN AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, U.S.D.O.T., FEDERAL HIGHWAY ADMINISTRATION, SPECIFICALLY, REGULATORY & WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH DIAMOND GRADE REFLECTIVE SHEETING, SERIES 4000 TYPE XI DESIGNATION PER ASTM.
- RELOCATION OF UNDERGROUND ELECTRIC SERVICE THAT IS NECESSITATED BY ANY MODIFICATIONS/REMOVAL/RELOCATION OF UTILITY POLES IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND NOT THE COUNTY OF BERGEN.
- IF A ROAD OPENING PERMIT IS REQUIRED, APPLICATION SHALL BE MADE TO THE BERGEN COUNTY OPERATIONS DIVISION AND FEES FOR SAME SHALL BE PAID AS SET FORTH THEREIN. A COPY OF SAID PERMIT SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT PRIOR TO ANY CONSTRUCTION ALONG THE COUNTY ROAD AND/OR WITHIN THE COUNTY'S RIGHT-OF-WAY.
- THE PROJECT SHALL COMPLY WITH ALL THE REQUIREMENTS SET FORTH BY THE BERGEN COUNTY SOIL CONSERVATION DISTRICT (N.J.S.A. 4:24-43). A COPY OF THE SOIL CONSERVATION DISTRICT APPROVAL LETTER SHALL BE SUBMITTED TO THE COUNTY PLANNING BOARD.
- ALL EXISTING OR PROPOSED SIDEWALKS, CURBING AND HANDICAP RAMPS MUST BE CONSTRUCTED AND/OR RECONSTRUCTED TO MEET THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). THE DESIGN/CONSTRUCTION OF THE HANDICAPPED RAMP AND THE TYPE OF TRUNCATED DOME SURFACE SHALL BE SPECIFIED & CERTIFIED BY THE MUNICIPAL ENGINEER OR HIS DESIGNEE, PERSUANT TO TITLE 27:16-8. THE COUNTY OF BERGEN MAINTAINS ROADWAYS BETWEEN CURB LINES OR EDGES OF ASPHALT AND IS NOT RESPONSIBLE FOR THESE IMPROVEMENTS.
- CURB AND ROADWAY SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE BERGEN COUNTY ENGINEER'S "DESIGN AND CONSTRUCTION PLAN STANDARDS".
- ALL PAVEMENT MARKINGS/STRIPING WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE OF A REFLECTIVE THERMOPLASTIC MATERIAL APPLIED IN ACCORDANCE WITH BERGEN COUNTY DESIGN STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS FOR APPLICATION.
- ALL INLETS WITHIN THE COUNTY R.O.W. SHALL HAVE BICYCLE GRATES (CAMPBELL FOUNDRY PATTERN NO. 2617), AND "N-ECO" CURB PRESS (CAMPBELL FOUNDRY PATTERN NO. 2618). ALL GOODS AND PRODUCTS TO BE USED SHALL BE AMERICAN MADE, WHEREVER AVAILABLE, CONSISTENT WITH STATE STATUTE 40A:11-18.
- ALL EXISTING TRAFFIC CONTROL SIGNS SHALL BE RESET AT THE TIME OF CONSTRUCTION AND NOT STOCKPILED.
- THE DESIGN ENGINEER CERTIFIES THAT THE SIGHT LINES COMING OUT OF THE DRIVEWAY(S) MEET COUNTY SIGHT DISTANCE CRITERIA (THE DRIVER'S POSITION SHALL BE TEN (10) FEET BEHIND THE EDGE-OF-PAVEMENT, THE DRIVER'S EYE LEVEL SHALL BE THREE AND A HALF (3.5) FEET ABOVE THE DRIVEWAY PAVEMENT AND THE DRIVER SHOULD BE CAPABLE OF SEEING AN OBJECT TWO (2) FEET HIGH PLACED IN THE CENTER OF ALL LANES. THE REQUIRED SIGHT LINE MINIMUM DISTANCE IS DETERMINED BY THE POSTED SPEED LIMIT.
- UNITS TO HAVE INDIVIDUAL HVAC UNITS.
- THERE ARE NO ONSITE EMPLOYEES PROPOSED.

**REVISIONS**

NO.	REVISIONS	DATE	BY	CHKD
1	UPDATES BUILDING AND PARKING	1-5-22	B.W.	M.J.H.
2	MODIFIED LOT AREA IN GENERAL NOTES	11-3-21	B.W.	M.J.H.

**SITE PLAN**

LOT 16 PROPOSED RESIDENTIAL APARTMENTS BLOCK 802  
**No. 131 FORT LEE ROAD**  
 BOROUGH OF LEONA BERGEN COUNTY NEW JERSEY  
 APPLICANT/OWNER: 131 FORT LEE ROAD LLC  
 131 FORT LEE ROAD  
 LEONA, NJ 07605

SCALE: 1"=10'

**ROBERT J. MUELLER**  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. NO. 37206

**MICHAEL J. HUBSCHMAN P.E., P.P.**  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 29497

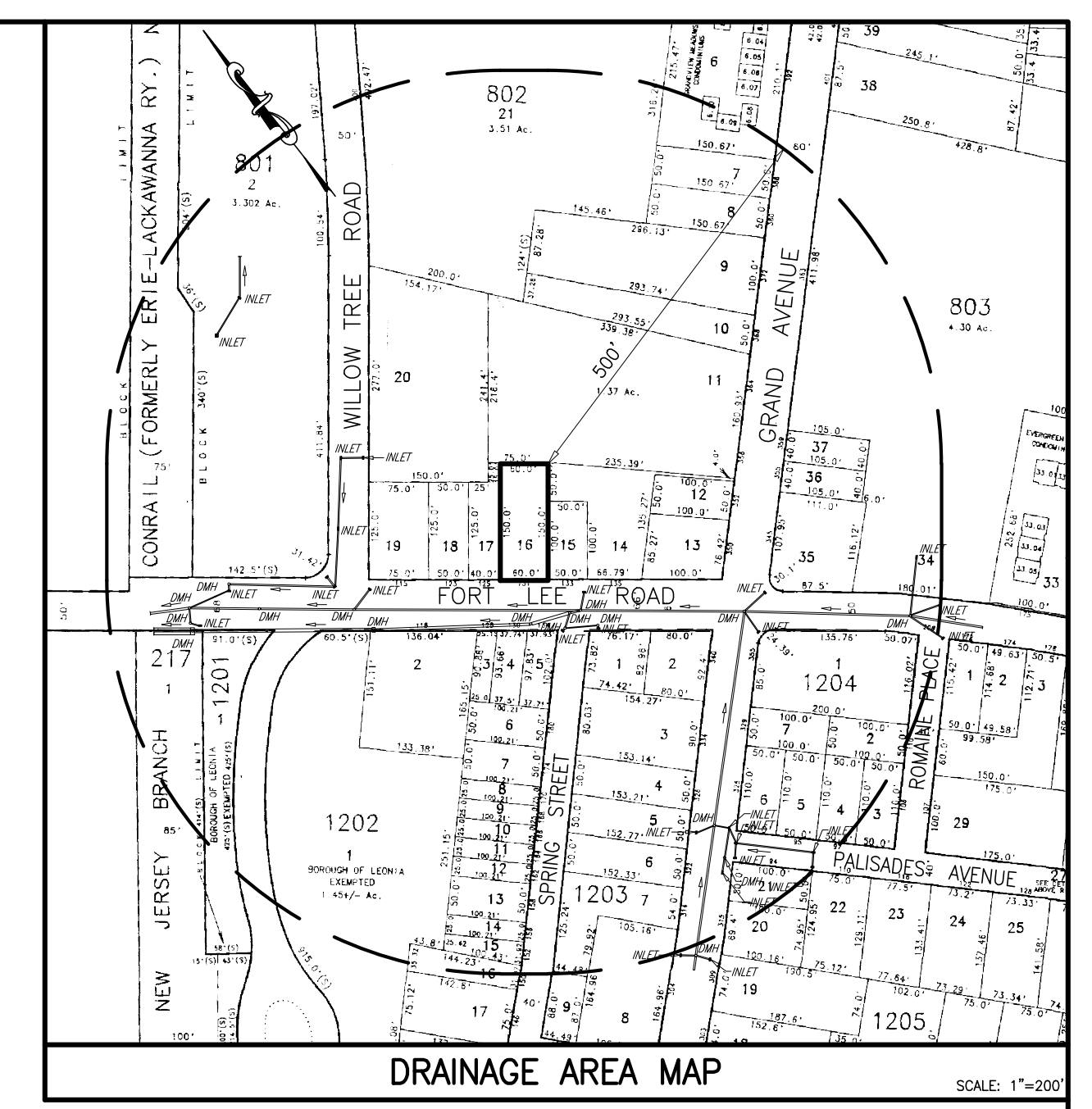
**HUBSCHMAN ENGINEERING, P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621  
 201-384-5666

**DRAWN BY: B.W.**  
**CHKD BY: MJH**  
 SCALE: 1"=10'  
 DRAWING NO. 3956-1  
 REV. 2

DATE: 5-14-21  
 DATE: 5-14-21

1 OF 5



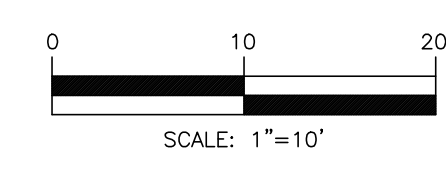


**SANITARY SEWER NOTES**

- EXISTING SANITARY LATERAL TO BE TV INSPECTED PRIOR TO CONSTRUCTION AND AGAIN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE EXISTING LATERAL IS NOT ADEQUATE, A SIX (6) INCH DIAMETER DUCTILE IRON CL22 PIPE SHALL BE USED.
- SANITARY SEWER CALCULATIONS:  
 PROPOSED 12 1-BR x 150 = 1,800 G.P.D.  
 PROPOSED 3 2-BR x 225 = 675 G.P.D.  
 PROPOSED 2 2-BR x 300 = 600 G.P.D.  
 PROJECTED AVERAGE DAILY FLOW = 3,075 G.P.D.

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

ATTESTED TO BY: \_\_\_\_\_ DATE: \_\_\_\_\_



MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 29487 N.J.P.P. NO. 3200

NO.	REVISIONS	DATE	BY	CHKD.
1	UPDATED BUILDING AND PARKING	1-5-22	B.W.	M.J.H.

**GRADING, DRAINAGE & UTILITY PLAN**

LOT 16 PROPOSED RESIDENTIAL APARTMENTS BLOCK 802  
**No. 131 FORT LEE ROAD**  
 BOROUGHS OF LEONIA BERGEN COUNTY NEW JERSEY  
 APPLICANT/OWNER: 131 FORT LEE ROAD LLC  
 131 FORT LEE ROAD  
 LEONIA, NJ 07625

DRAWN BY: B.W.  
 CHECKED BY: M.J.H.  
 SCALE: 1"=10'  
 DRAWING NO. 3956-2  
 REV. 1

ENGINEERS - PLANNERS - SURVEYORS  
 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
 201-384-5666

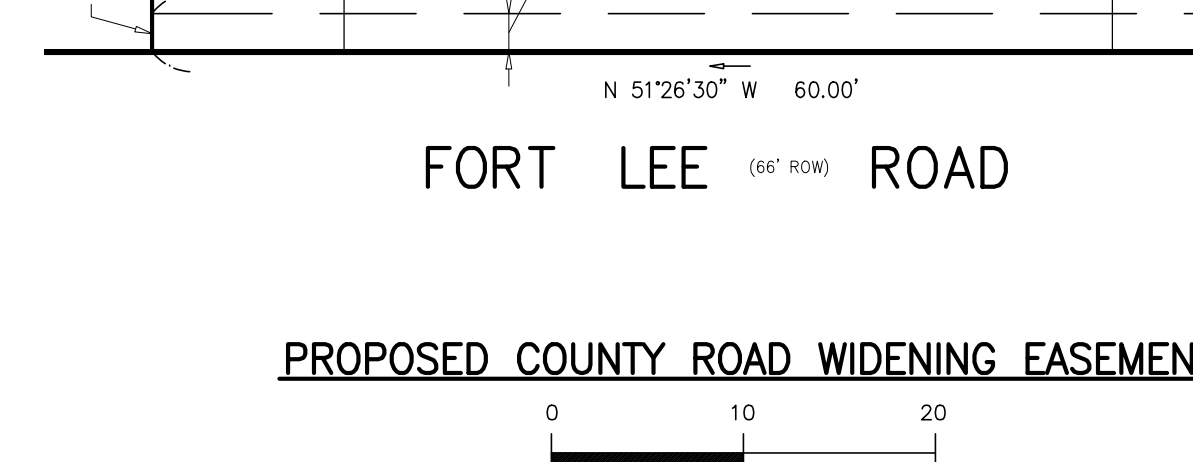
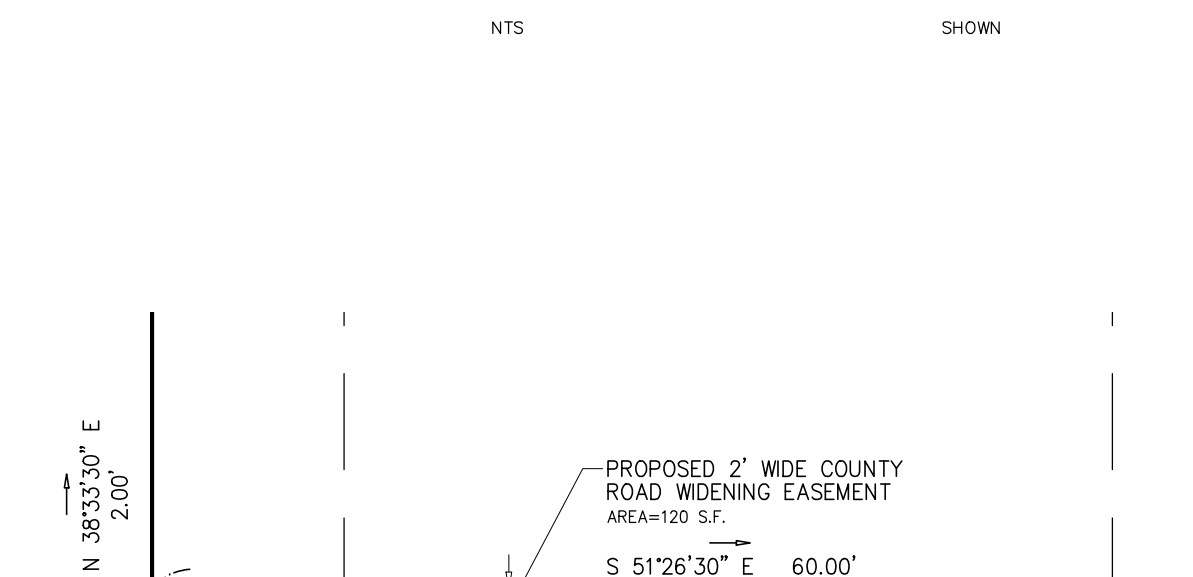
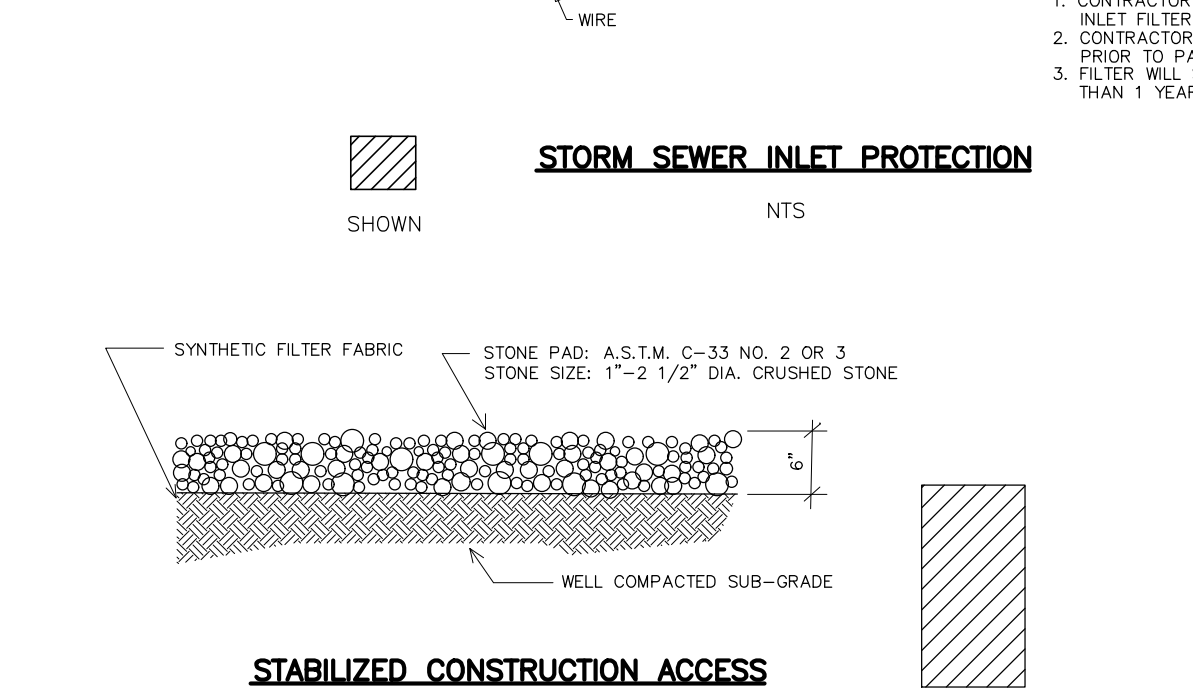
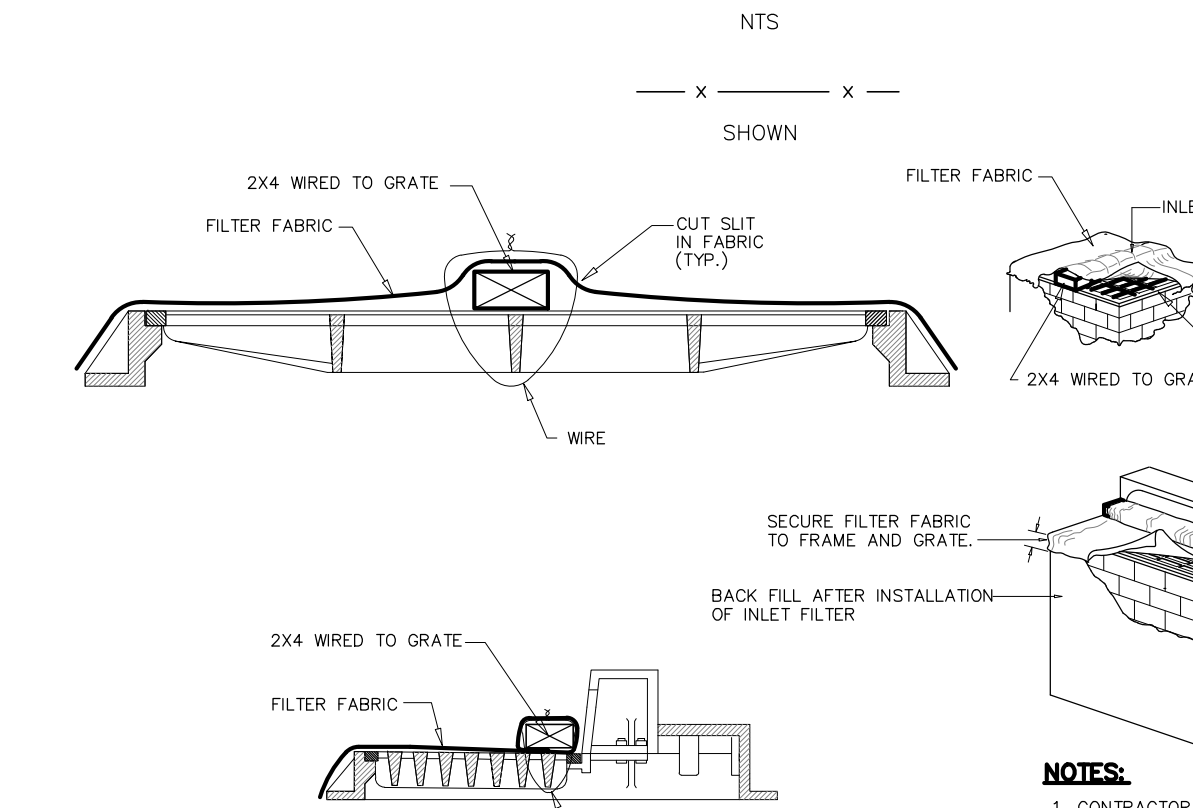
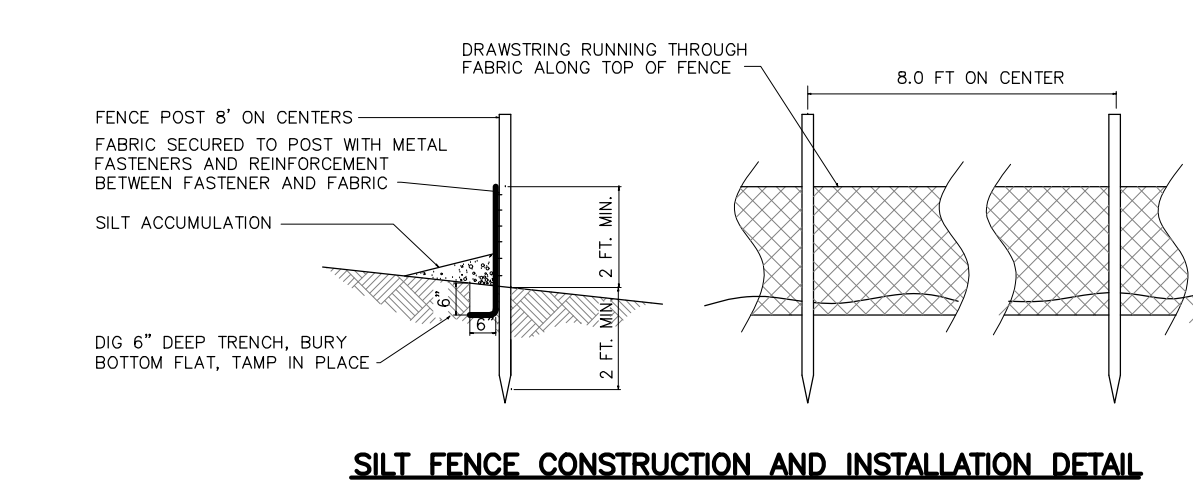


**BERGEN COUNTY SOIL CONSERVATION DISTRICT  
SOIL EROSION AND SEDIMENT CONTROL NOTES**

- All soil erosion and sediment control practices will be installed in accordance with the 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 erosion profile, temporary seeding, the disturbed area will be mulched with certified straw at a rate of 2 tons per acre anchored by approved methods (i.e. peg and tines, mesh 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./1,000 sq. ft. of 10-20-20 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil to a minimum of 4".
    - Seed - perennial ryegrass 100 lbs./acre (2.3 lbs./1,000 sq. ft.) or other approved seeds, plant between March 1 and May 15 or between August 15 and October 1.
    - Mulch - Unretained straw or hay at a rate of 70 to 90 lbs./1,000 sq. ft. applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and tines, mesh netting, or liquid mulch binder).
  - Permanent Seeding and Mulching:**
    - Topsoil - A uniform application to an average depth of 2", minimum of 4" if firm in place is required.
    - Ground Limestone - Applied uniformly according to soil test recommendations.
    - Fertilizer - Apply 11 lbs./1,000 sq. ft. of 10-20-20 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil to a minimum of 4".
    - Seed - Turf type tall fescue (blend of 3 cultivars) 300 lbs./acre (8 lbs./1,000 sq. ft.) or other approved seeds, plant between March 1 and October 1.
    - Summer seeding require irrigation.
    - Mulch - Unretained straw or hay at a rate of 70 to 90 lbs./1,000 sq. ft. applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and tines, mesh netting, or liquid mulch binder).
- The site shall at all times be graded and maintained such that all stormwater runoff 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.
- Stakepipes are not to be located within 50' of a floorplan, slope, roadway or drainage facility. The base of all stakepipes shall be contained by a hardscape sediment barrier or silt fence.
- × crushed stone, unless otherwise specified, shall be installed wherever a construction access road intersects any paved roadway. Silt blanket will be composed of 1" - 2" crushed stone, 6" thick, will be at least 30' x 10' and should be underlain with a suitable synthetic material. The fabric and mulching shall be installed in accordance with the NJ Standards.
- 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" crushed stone or substrate 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 clear at all times.
- Open basin areas will be protected with an inlet filter designed in accordance with Section 28-11 of the NJ Standards.
- Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- Decontaminating 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.
- Times to remove construction area to be protected with a suitable fence installed at the dip line or beyond in accordance with Section 14-1 of the NJ Standards.
- The project owner shall be responsible for any erosion or sedimentation that may occur before stormwater outlets or off-site as a result of construction of the project.
- Any reason for 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 SOI, 330 Independence Road, Suite 506, Orange, NJ 07066, Tel. 201-381-4400, Fax 201-381-7075.
- The Bergen County Soil Conservation District may require additional measures to minimize on- or off-site erosion problems during construction.
- The owner must obtain a District issued 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.

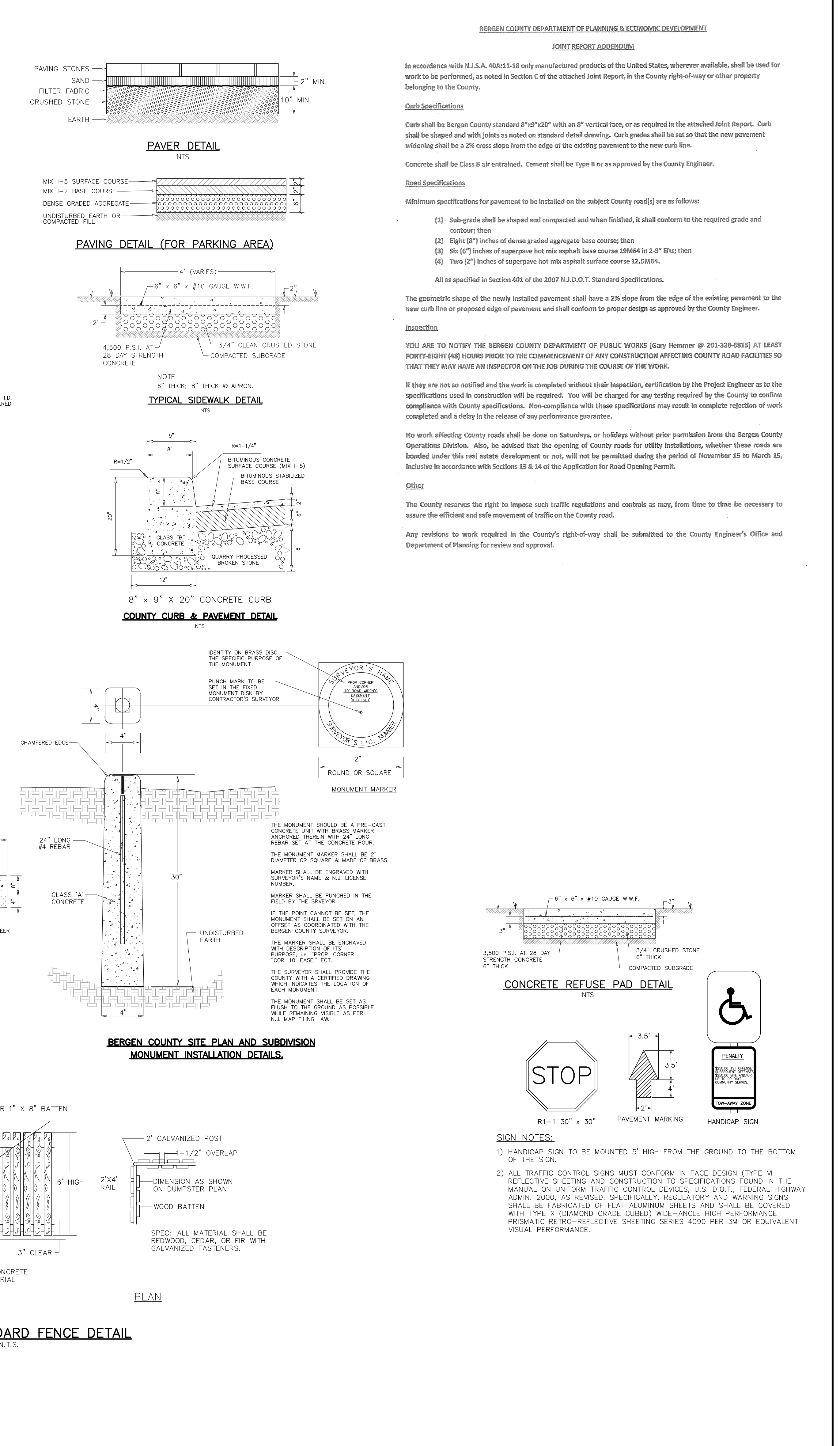
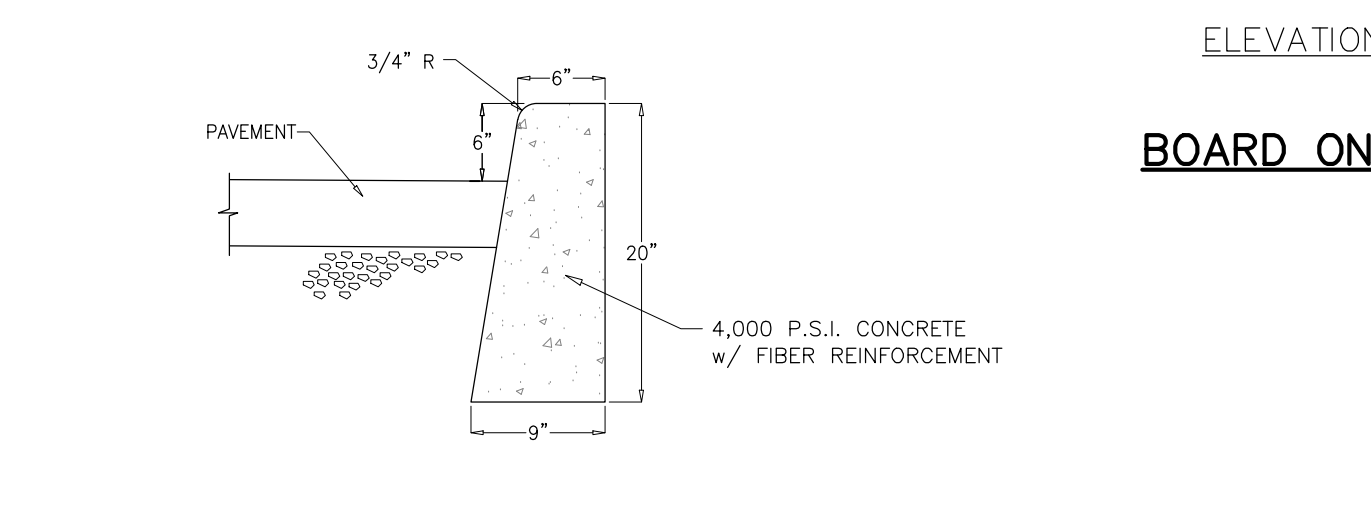
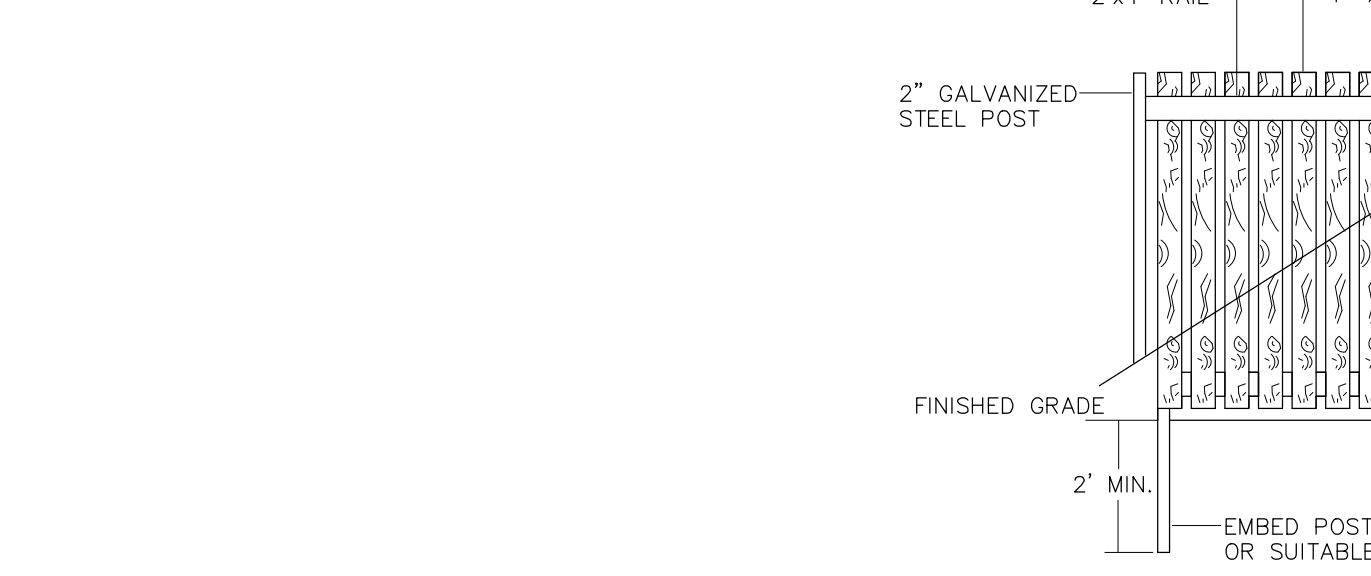
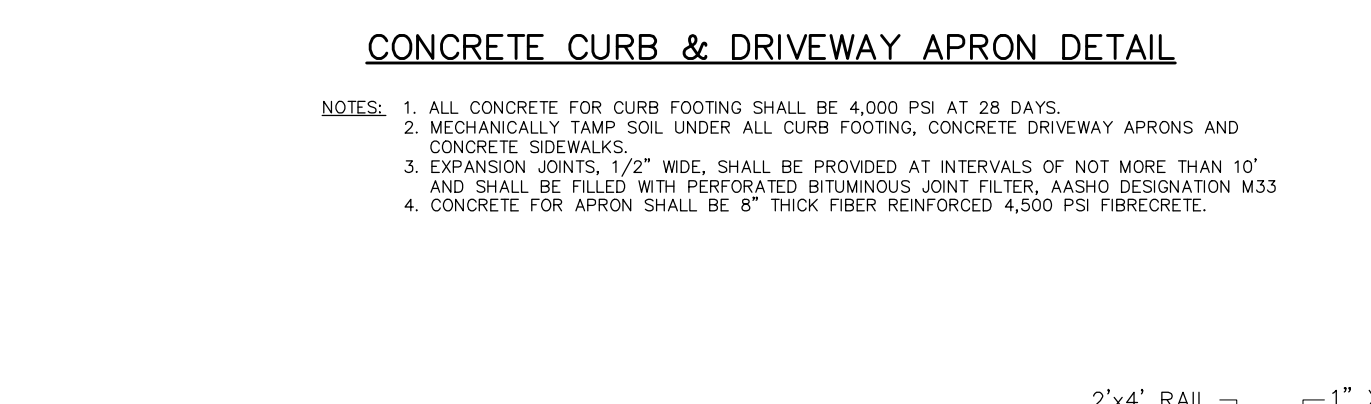
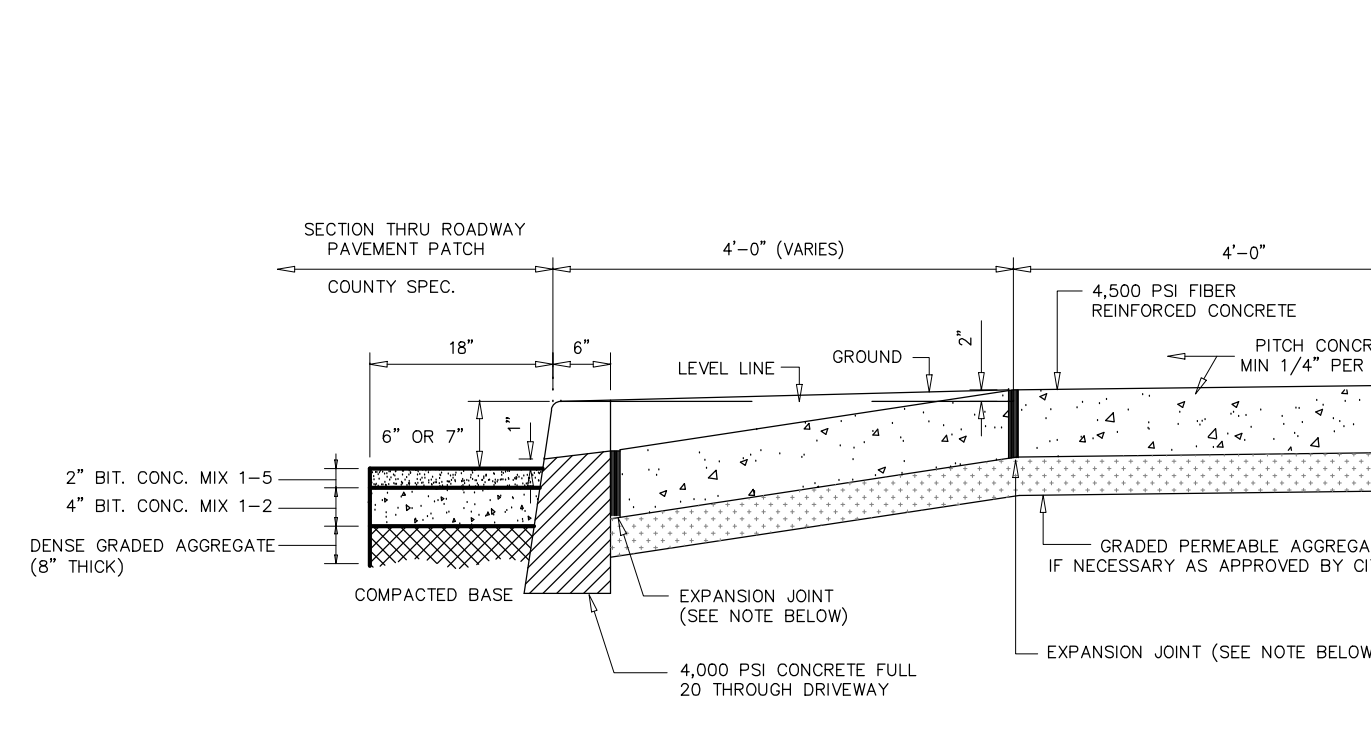
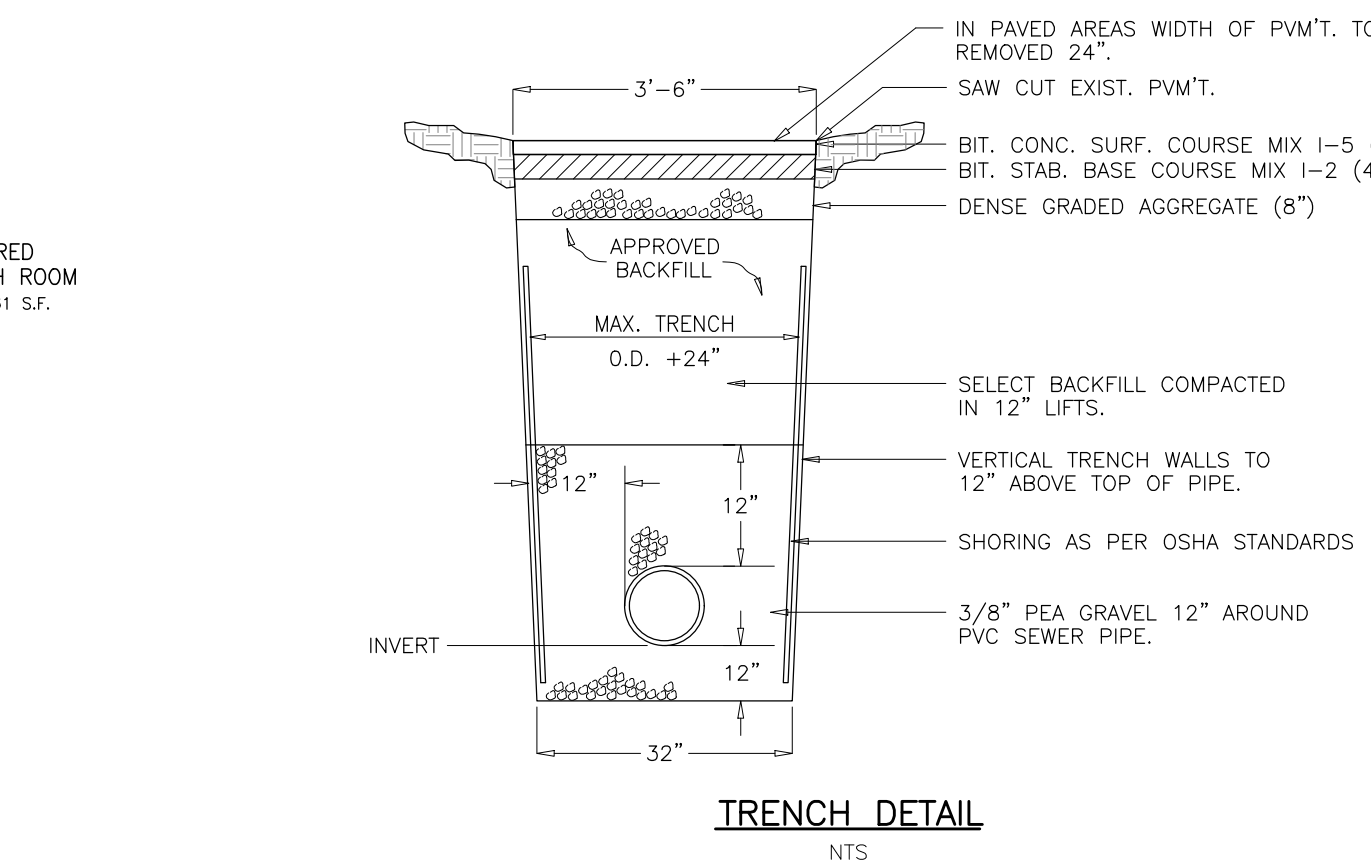
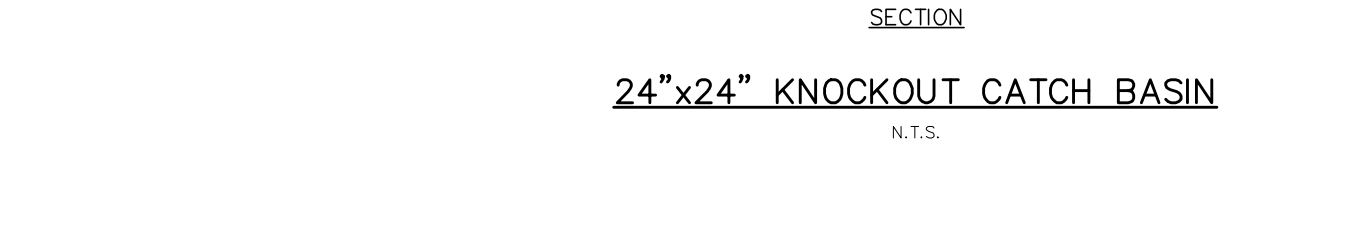
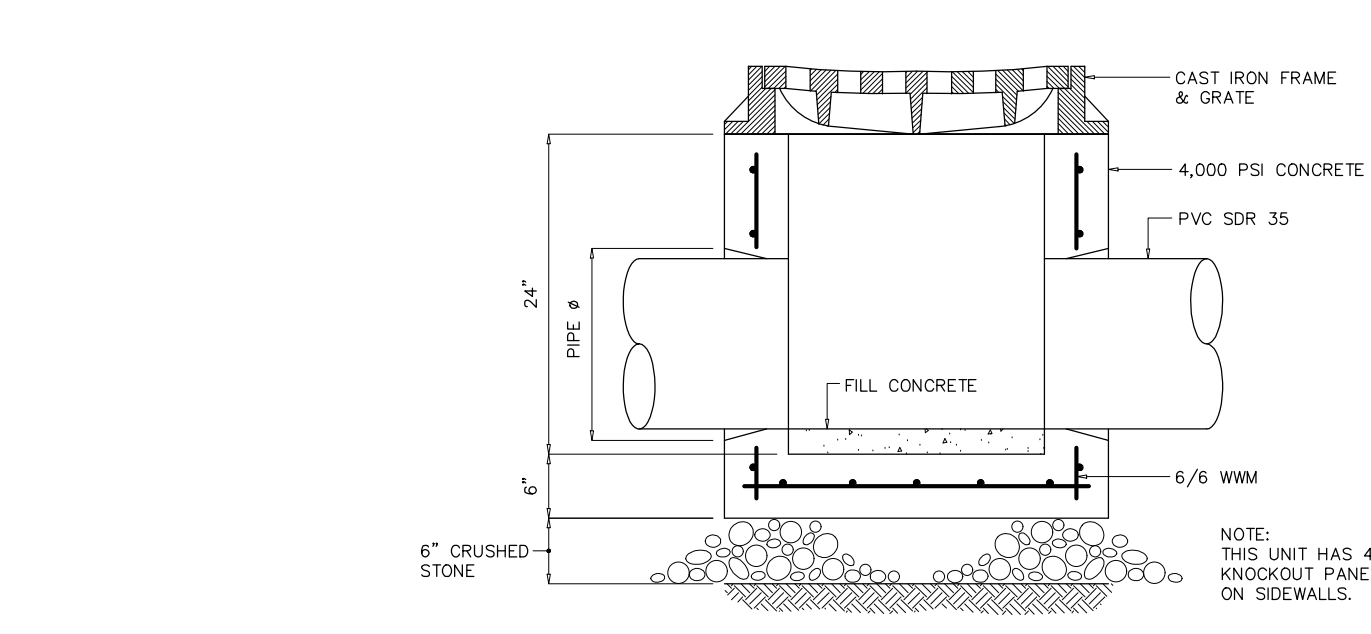
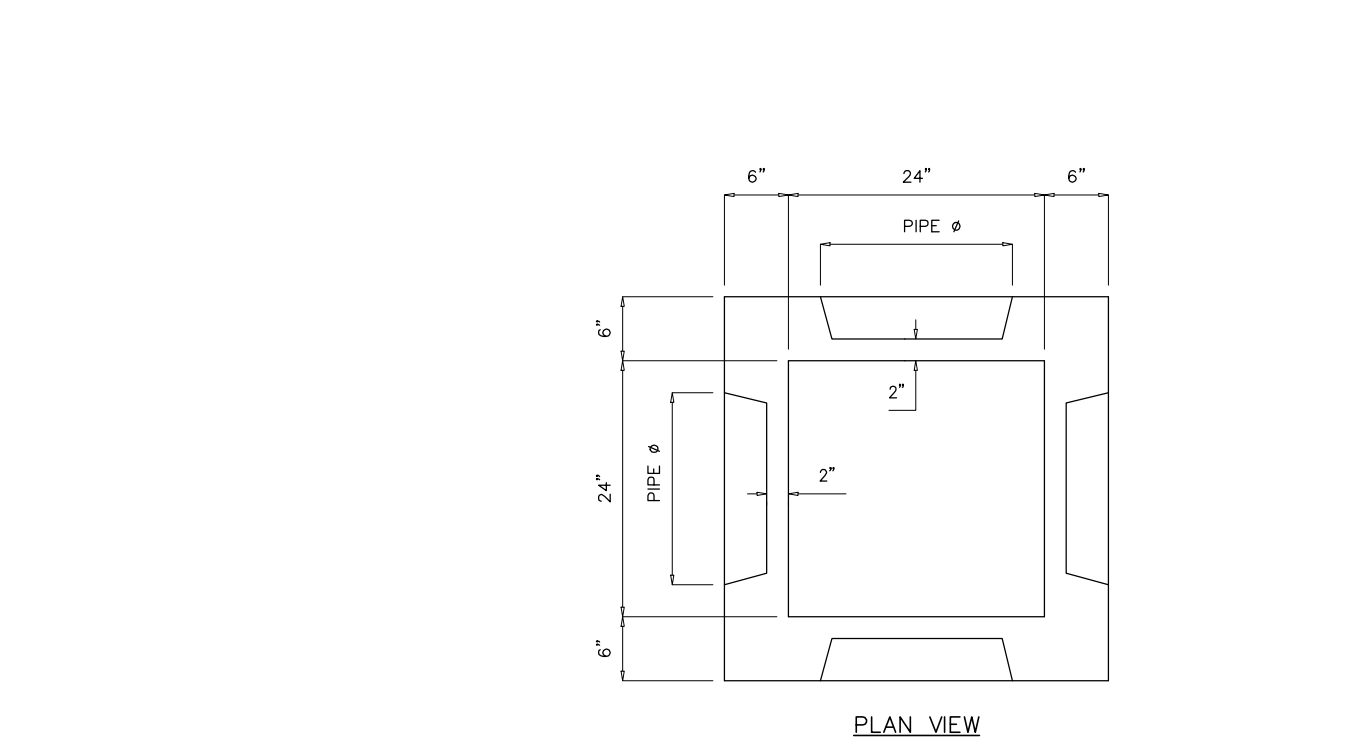
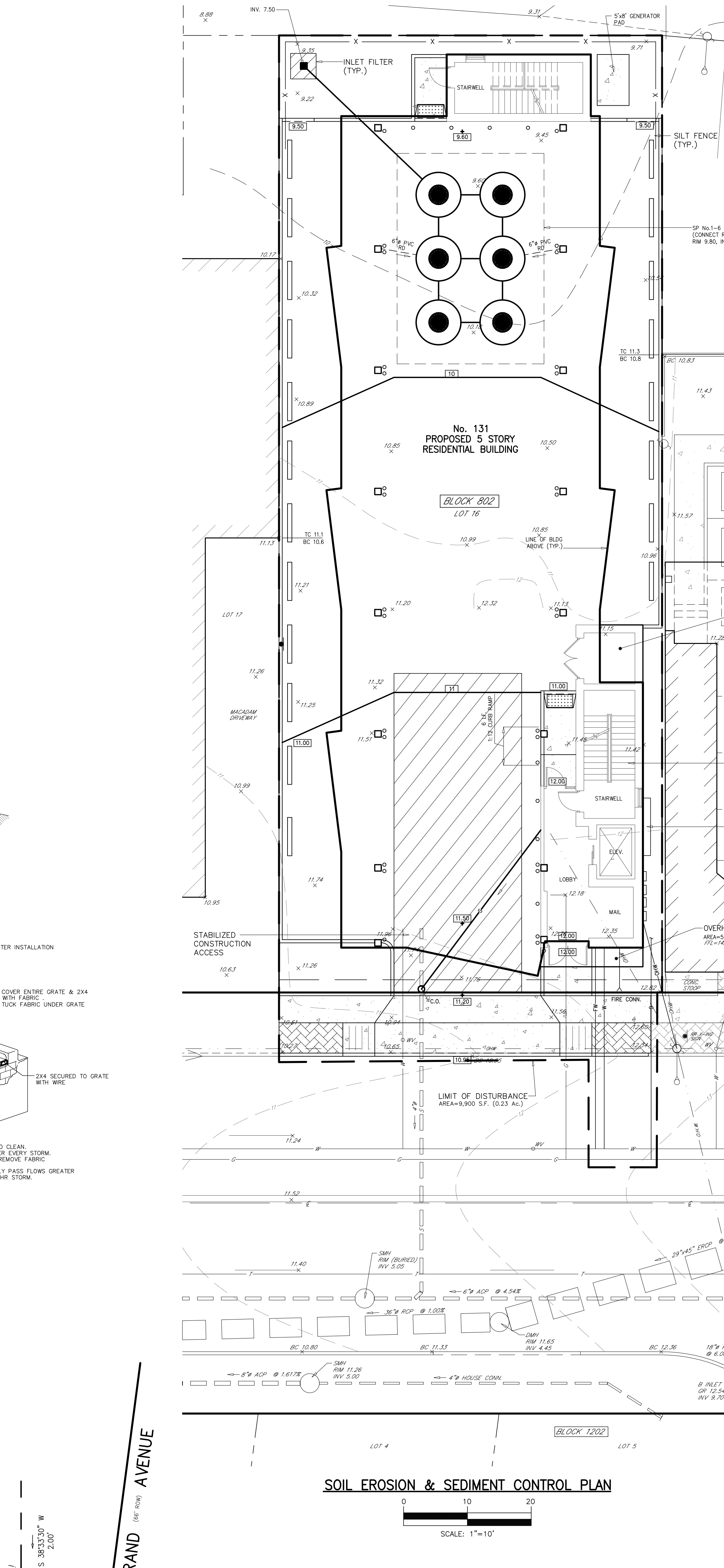
**SEQUENCE OF CONSTRUCTION**

- INSTALL 2"X4" TRACKING BED AT CONSTRUCTION ENTRANCE
- INSTALL SILT FENCE, FLOOR PROPERTY SUBJECT TO SOIL EROSION ACCORDING TO PLAN
- INSTALL INLET FILTER PROTECTION WHERE APPLICABLE
- DEMOLISH EXISTING DWELLING
- REMOVE TOPSOIL AND STAKEPIPE
- PROVIDE ROAD WIDENING EASEMENT
- EXCAVATE FOR NEW BUILDING, DRIVEWAY, AND UTILITIES
- CONSTRUCT NEW BUILDING, PROVIDE PERMANENT BASE COURSE ON DRIVEWAY, TOPSOIL REPLACEMENT, AND LANDSCAPING
- PROVIDE FINAL PAVING
- REMOVE SOIL EROSION CONTROL DEVICES AS DIRECTED BY LOCAL SERVICE.



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

ATTESTED TO BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**SOIL EROSION & SEDIMENT CONTROL PLAN; DETAILS**

LOT 16 PROPOSED RESIDENTIAL APARTMENTS BLOCK 802  
**No. 131 FORT LEE ROAD**

BOROUGH OF LEONIA BERGEN COUNTY NEW JERSEY  
APPLICANT/OWNER: 131 FORT LEE ROAD LLC  
131 FORT LEE ROAD  
LEONIA, NJ 07625

**SOIL EROSION EXEMPTION NOTE:**  
THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS IN AN URBAN REDEVELOPMENT AREA.

**MICHAEL J. HUBSCHMAN P.E., P.P.**  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 29497 N.J.P.P. NO. 3208

**HUBSCHMAN ENGINEERING, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
243A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
201-384-5666

DRAWN BY: B.W.  
CHKD BY: MJH  
SCALE: 1"=10'  
DRAWING NO. 3956-3  
REV 1

5-14-21  
DWG

**JOINT REPORT ADDENDUM**

In accordance with N.J.S.A. 40A:11-38 only manufactured products of the United States, wherever available, shall be used for work to be performed, as noted in Section C of the attached Joint Report, in the County right-of-way or other property belonging to the County.

**Curb Specifications**

Curb shall be Bergen County standard 8"X20" with an 8" vertical face, or as required in the attached Joint Report. Curb shall be shaped and with joints as noted on standard detail drawing. Curb grades shall be set so that the new pavement widening shall be a 2% cross slope from the edge of the existing pavement to the new curb line.

Concrete shall be Class B air entrained. Cement shall be Type II or as approved by the County Engineer.

**Road Specifications**

Minimum specifications for pavement to be installed on the subject County road(s) are as follows:

- Sub-grade shall be shaped and compacted and when finished, it shall conform to the required grade and contours then
- Eight (8") inches of dense graded aggregate base course; then
- Six (6") inches of superpave hot mix asphalt base course 19M66 in 2-8" lifts; then
- Two (2") inches of superpave hot mix asphalt surface course 32.5M64.

All as specified in Section 401 of the 2007 N.J.D.O.T. Standard Specifications.

The geometric shape of the newly installed pavement shall have a 2% slope from the edge of the existing pavement to the new curb line or proposed edge of pavement and shall conform to proper design as approved by the County Engineer.

**Inspection**

YOU ARE TO NOTIFY THE BERGEN COUNTY DEPARTMENT OF PUBLIC WORKS (Gary Hamner @ 201-336-6815) AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AFFECTING COUNTY FACILITIES SO THAT THEY MAY HAVE AN INSPECTOR ON THE JOB DURING THE COURSE OF THE WORK.

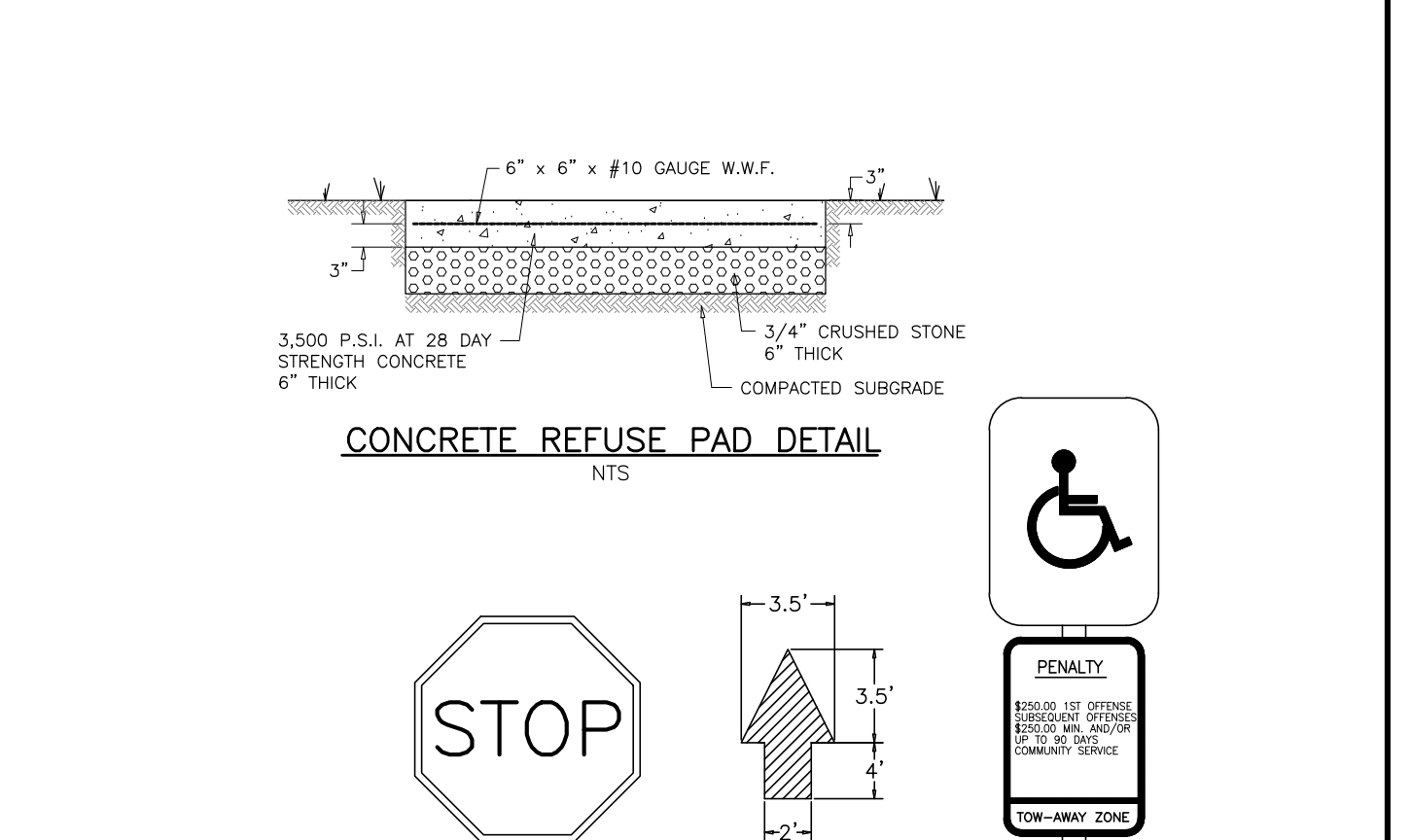
If they are not so notified and the work is completed without their inspection, certification by the Project Engineer as to the specifications used in construction will be required. You will be charged for any testing required by the County to confirm compliance with County specifications. Non-compliance with these specifications may result in complete rejection of work completed and a delay in the release of any performance guarantee.

No work affecting County roads shall be done on Saturdays, or holidays without prior permission from the Bergen County Operations Division. Also, be advised that the opening of County roads for utility installations, whether these roads are bonded under this real estate development or not, will not be permitted during the period of November 15 to March 15, Inclusive in accordance with Sections 18 & 14 of the Application for Road Opening Permit.

**Other**

The County reserves the right to impose such traffic regulations and controls as may, from time to time be necessary to assure the efficient and safe movement of traffic on the County road.

Any revisions to work required in the County's right-of-way shall be submitted to the County Engineer's Office and Department of Planning for review and approval.

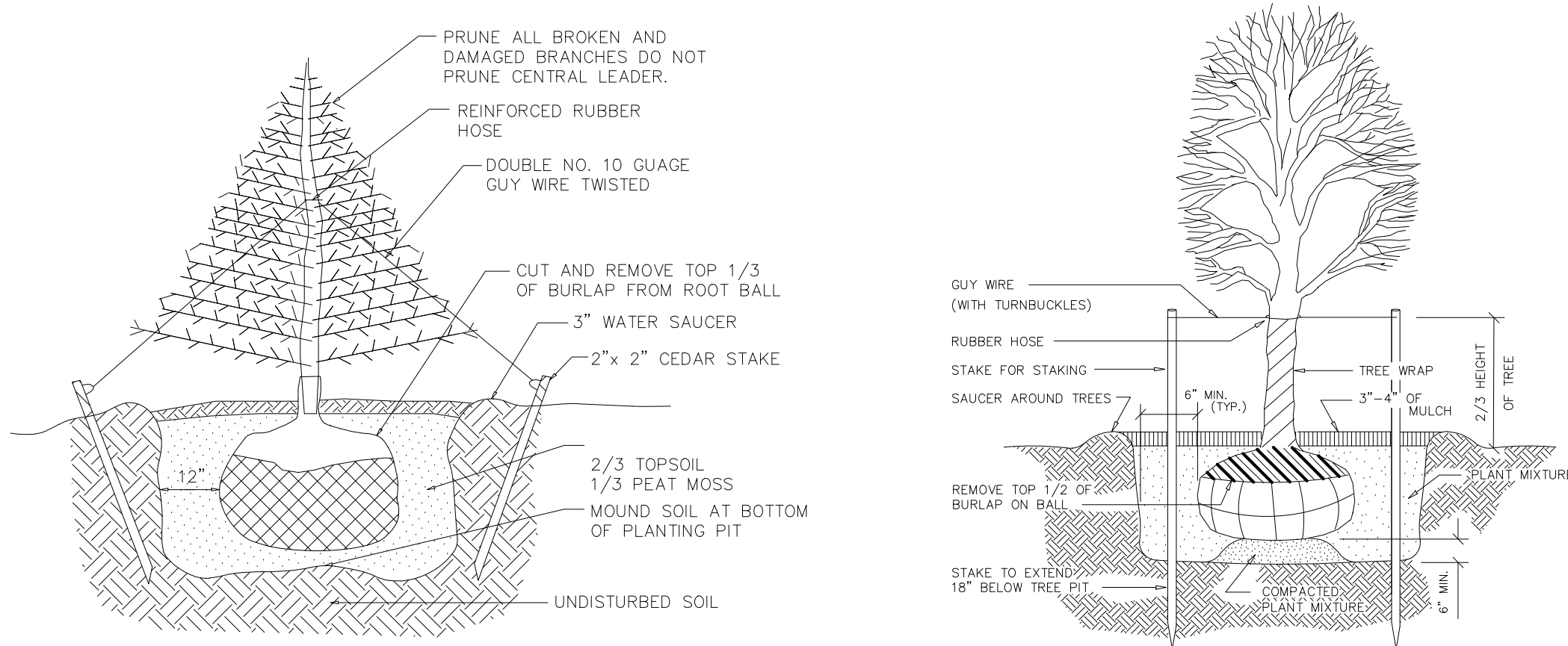
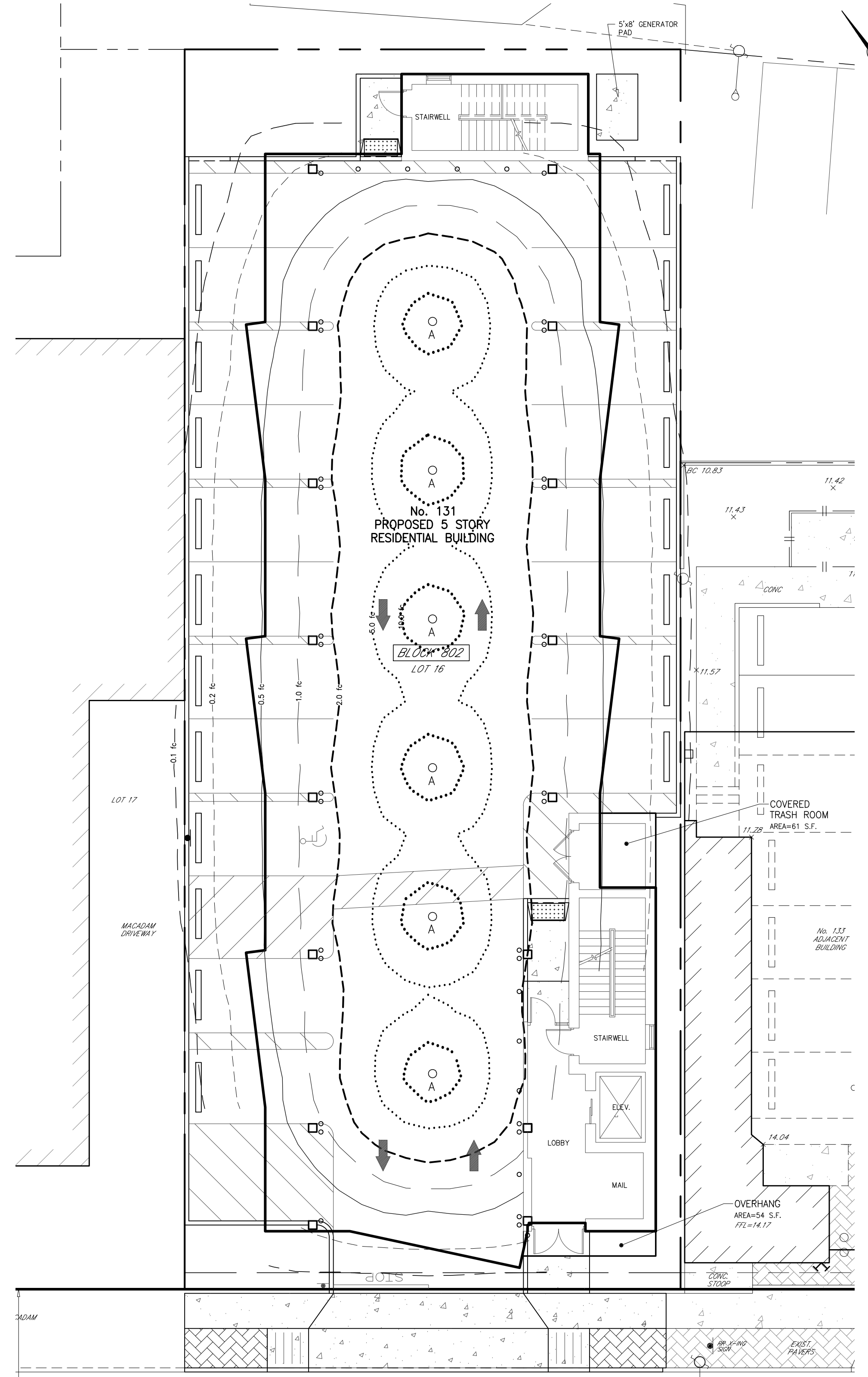


**SIGN NOTES:**

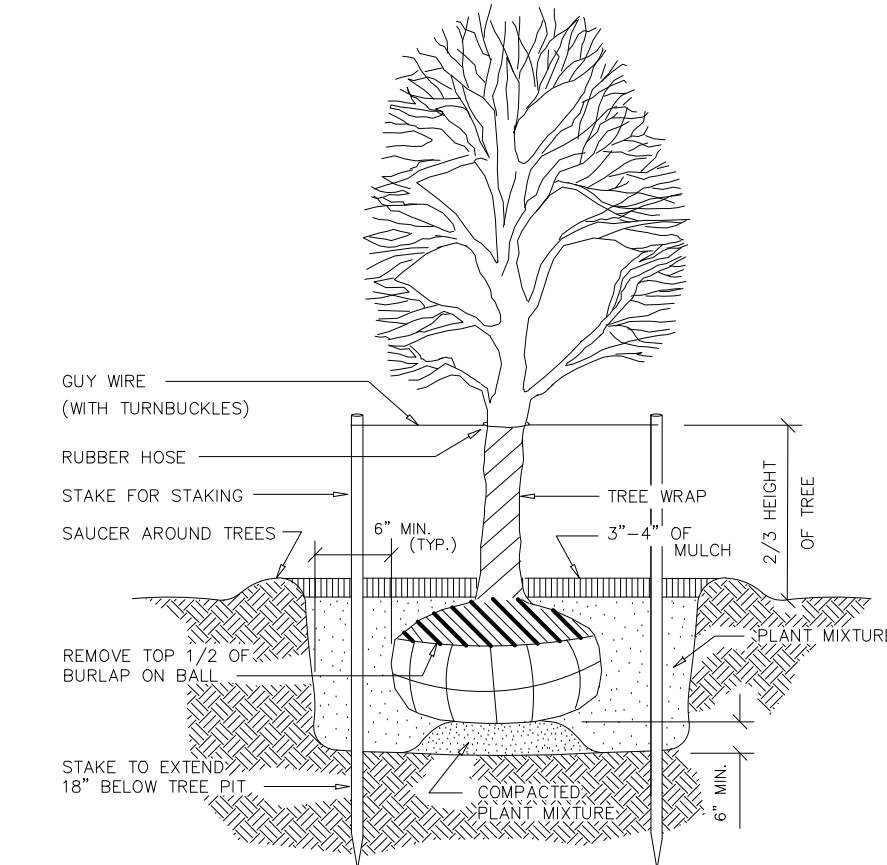
- HANDICAP SIGN TO BE MOUNTED 5' HIGH FROM THE GROUND TO THE BOTTOM OF THE SIGN.
- ALL TRAFFIC CONTROL SIGNS MUST CONFORM IN FACE DESIGN (TYPE VI REFLECTIVE SHEETING AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. D.O.T., FEDERAL HIGHWAY ADMIN. 2000, AS REVISED. SPECIFICALLY, REGULATORY AND WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH TYPE X (DIAMOND GRADE CUBED) WIDE-ANGLE HIGH PERFORMANCE PRISMATIC RETRO-REFLECTIVE SHEETING SERIES 4090 PER 3M OR EQUIVALENT VISUAL PERFORMANCE.

NO.	REVISIONS	DATE	BY	CHKD
1	UPDATED BUILDING AND PAVING	1-5-22	B.W.	M.J.H.

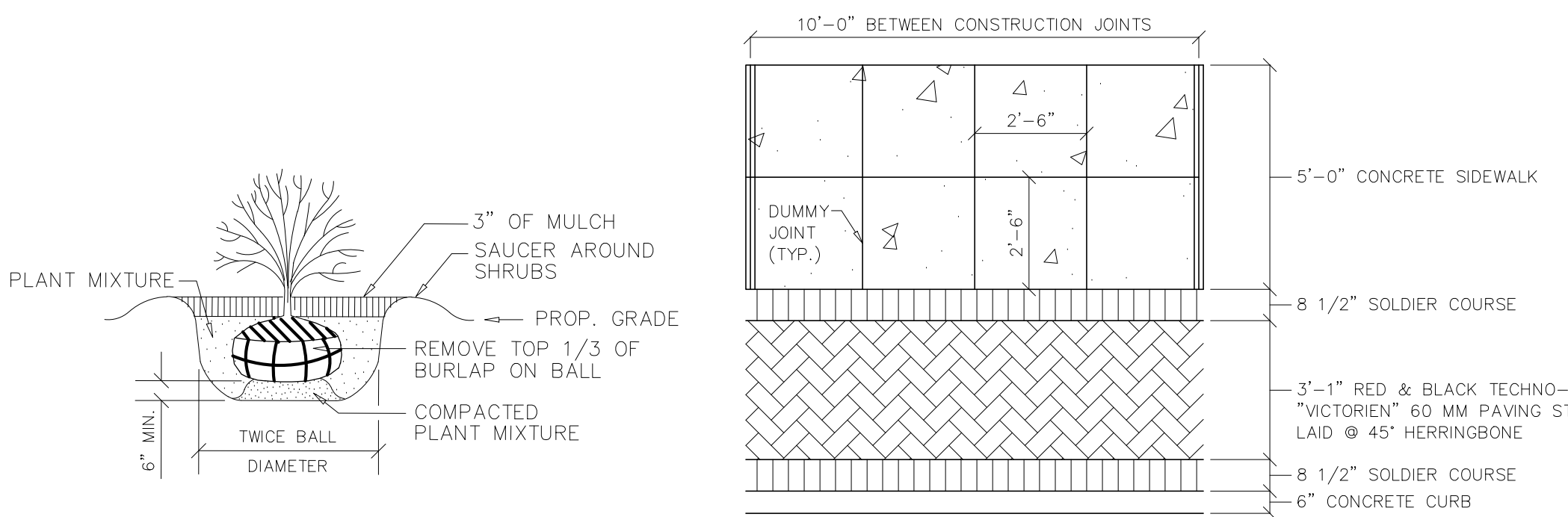




**EVERGREEN TREE PLANTING DETAIL**  
N.T.S.



**PLANTING DETAIL**  
TYPICAL TREE GUINING AND STAKING  
N.T.S.

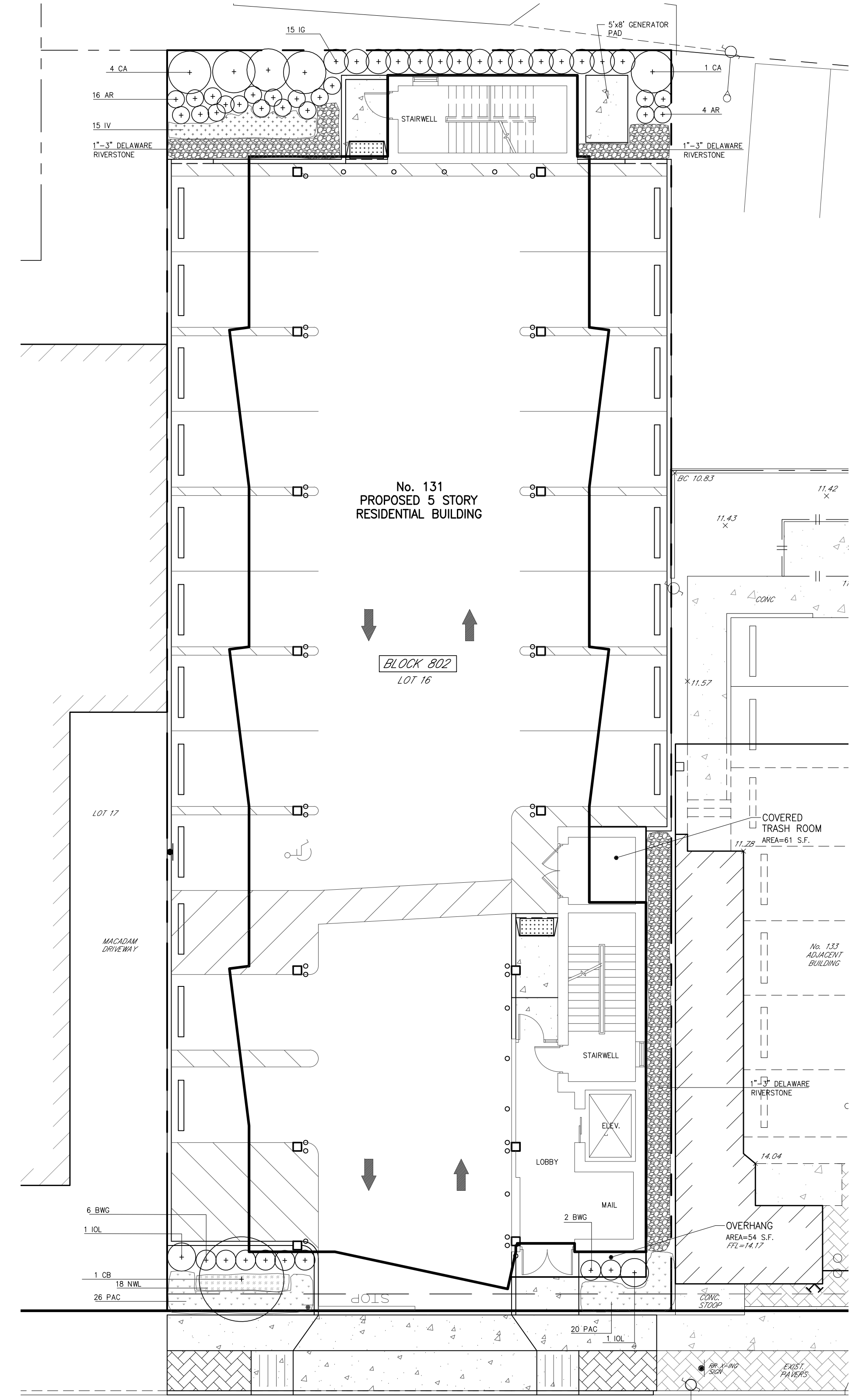


**SHRUB PLANTING DETAIL**  
N.T.S.

**STREETSCAPE DETAIL**  
N.T.S.



**STREETSCAPE DESIGN PHOTO**  
N.T.S.



**LANDSCAPING PLAN**  
SCALE: 1"=10'

**FORT LEE (66' ROW)**

**LIGHTING PLAN**  
SCALE: 1"=10'

**LIGHTING NOTES**  
1) LIGHTING TO BE OPERATED FROM DUSK UNTIL DAWN.

**PLANT SCHEDULE**

Key	Botanical Name	Common Name	Qty.	Size
<b>Trees</b>				
CB	Carpinus betula 'Fastigiata'	Pyramidal European Hornbeam	1	10'-12' ht.
IOL	Ilex x 'Oak Leaf'	Oak Leaf Holly	2	5'-6' ht.
<b>Shrubs</b>				
AR	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Aronia	20	3g
BWG	Buxus 'Winter Green'	Winter Green Boxwood	8	30" ht.
CA	Clethra alnifolia	Summersweet	5	3'-4' ht.
IG	Ilex glabra	Inkberry	15	24"-36" ht.
<b>Perennials/Groundcovers</b>				
IV	Iris versicolor	Blue Flag Iris	15	1g
NWL	Nepeta 'Walkers Low'	Walkers Low Catmint	18	1g
<b>Grasses/Sedges/Rushes</b>				
PAC	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	46	1g

- LANDSCAPE SPECIFICATIONS AND PLANTING NOTES**
- The Landscape Contractor will verify with the Architect that he is working from the most current plan and or latest revisions thereof, prior to ordering plants and beginning work.
  - Protect all existing vegetation to remain from damage during construction.
  - Use extreme caution to protect utilities.
  - The contractor shall familiarize himself with the location of mechanical equipment and utilities existing or proposed in the area to be planted, and where necessary relocate plants at the direction of the Architect. Quantities given in the plant list are for reference only. The contractor shall be responsible for furnishing all materials required to complete the plans.
  - The Contractor shall verify all grades, dimensions, and existing conditions and report any discrepancies to the Architect.
  - Locations of new plants shall be staked by the contractor and approved by the architect before proceeding with the work.
  - All beds and tree saucers shall receive 2 inches minimum of shredded hardwood mulch, dark in color.
  - Contractor shall guarantee all plant material for one year from time of Landscape Architects final written approval.
  - Earth Backfill shall be free from rubbish, debris, soil, roots, or artificial material.
  - Backfill for planting shall be three parts topsoil, one part sand and one part peat moss.
  - Contractor is responsible for watering until installation is complete.
  - Contractor to repair all lawn areas damaged from construction and planting operations.
  - All landscaped areas to be provided with an automatic irrigation system.

Symbol	Qty	Label	Total Lamp Lumens	LMF	(MAREFAC)	Description
C	8	A	17,184	1.000	RAB CLIGHTING	CLED26

Mounting 391-8 FT. APF

**CLED26** **RAB**

LED ceiling light with precision optics deliver smooth and uniform distribution. Ideal for retail settings, workspace lighting and other applications requiring a high output commercial grade downlight.

Color: Bronze Weight: 18.0 lbs

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Driver Info** **LED Info**

Type	Constant Current	Watts	26W
120V	0.30A	Color Temp	5000K (Cool)
208V	0.17A	Color Accuracy	72 CRI
240V	0.15A	L70 lifespan	100,000 Hours
277V	0.13A	Lumens	2,864
Input Watts	28.5W	Efficacy	100.5 lm/W

**CEILING LIGHT**  
N.T.S.

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 29497

**HUBSCHMAN ENGINEERING, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
263A S. WASHINGTON AVE. BERGENFIELD, NJ 07821  
201-384-5666

**REVISIONS**

1	UPDATED BUILDING AND PARKING	1-5-22	B.W.	M.J.H.
---	------------------------------	--------	------	--------

**LIGHTING & LANDSCAPING PLAN**

LOT 16 PROPOSED RESIDENTIAL APARTMENTS BLOCK 802  
**No. 131 FORT LEE ROAD**  
BOROUGH OF LEONIA BERGEN COUNTY NEW JERSEY  
APPLICANT/OWNER: 131 FORT LEE ROAD LLC  
131 FORT LEE ROAD  
LEONIA, NJ 07605

**DRAWN BY:** B.W.  
**CHKD BY:** M.J.H.  
**SCALE:** AS SHOWN  
**DRAWING NO:** 3956-4  
**REV:** 1

5-14-21  
DATE





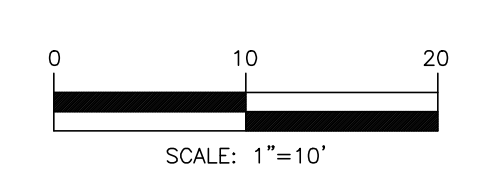
**GENERAL NOTES**  
 1) TOTAL LOT AREA = 9,000.00 SF. (0.207 ACRES.)  
 2) ELEVATIONS BASED ON NAVD 88. ADD 1.0' TO NAVD 29.

**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.

GRAND AVENUE  
(see plan)

FORT LEE ROAD  
(66' ROW)

BLOCK 1203



CERTIFIED TO BE A TRUE AND ACCURATE SURVEY.

ROBERT J. MUELLER  
 PROFESSIONAL LAND SURVEYOR  
 N.J.L.S. NO. 37206

MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 29497 N.J.P.P. NO. 3209

NO.	DESCRIPTION	DATE	BY	CHKD.
1	MODIFIED LOT AREA IN GENERAL NOTES	11-3-21	B.W.	M.J.H.
	REVISIONS			

**LOCATION & TOPOGRAPHIC SURVEY**  
 LOT 16 PROPOSED RESIDENTIAL APARTMENTS BLOCK 802  
**No. 131 FORT LEE ROAD**  
 BOROUGH OF LEONIA BERGEN COUNTY NEW JERSEY  
 APPLICANT/OWNER: 131 FORT LEE ROAD LLC  
 131 FORT LEE ROAD  
 LEONIA, NJ 07605

HUBSCHMAN ENGINEERING, P.A.  
 ENGINEERS - PLANNERS - SURVEYORS  
 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
 201-384-5666

DRAWN BY: B.W.  
 CHECKED BY: MJH  
 SCALE: 1"=10'  
 DRAWING NO. 3956-5  
 REV. 1