

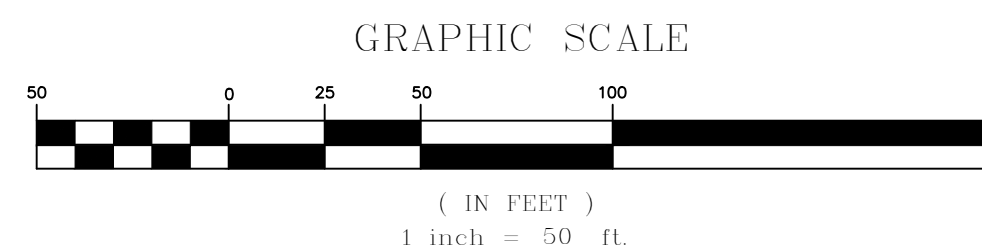
# SITE PLAN

## 4 UNIT MULTI FAMILY RESIDENCE

### 180 FORT LEE ROAD, BOROUGH OF LEONIA, BERGEN COUNTY, N.J.



**KEY MAP**  
SCALE: 1"=50'



#### DRAWING SCHEDULE

##### SHEET TITLE

- 1 COVER SHEET
- 2 BOUNDARY & TOPOGRAPHIC SURVEY
- 3 SITE PLAN
- 4 GRADING & UTILITIES PLAN
- 5 LANDSCAPE & LIGHTING PLAN
- 6 SOIL EROSION CONTROL PLAN
- 7 CONSTRUCTION DETAILS

#### UTILITIES & PUBLIC AGENCIES:

NEW JERSEY BELL/VERIZON RICHARD D. YOUNG III	540 BROAD ST, ROOM 2001 NEWARK, NJ 07101
UNITED WATER RESOURCES C/O CORPORATE SECRETARY	200 OLD HOOK ROAD HARRINGTON PARK, NJ 07460
PUBLIC SERVICE ELECTRIC & GAS CO. C/O CORPORATE SECRETARY	80 PARK PLAZA MAIL CODE T5E NEWARK, NJ 07101
BERGEN COUNTY UTILITIES AUTHORITY CHIEF ENGINEER/ DIRECTOR OF WPC DIV.	PO BOX 9 LITTLE FERRY, NJ 07643
CABLEVISION GENERAL MANAGER	40 POTASH ROAD OAKLAND, NJ 07436
BERGEN COUNTY PLANNING BOARD	ONE BERGEN COUNTY PLAZA-4TH FL. HACKENSACK, NJ 07601

Applicant: MSN Services LLC  
56 Ridge Road  
Norwood, New Jersey 07648

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

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

TITLE: \_\_\_\_\_

I HEREBY CERTIFY THAT ALL REQUIRED  
IMPROVEMENTS HAVE BEEN INSTALLED OR  
THAT A PERFORMANCE GUARANTEE HAS  
BEEN POSTED IN ACCORDANCE WITH  
SECTION \_\_\_\_\_ OF THE SITE PLAN

DATE \_\_\_\_\_ BUILDING SUBCODE OFFICIAL \_\_\_\_\_

BOROUGH ENGINEER

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

DATE \_\_\_\_\_ BUILDING SUBCODE OFFICIAL \_\_\_\_\_

BOROUGH ENGINEER  
OCCUPANCY PERMIT ISSUED DATE: \_\_\_\_\_

I CONSENT TO THE FILING OF THIS SITE PLAN  
WITH THE PLANNING BOARD (BOARD OF  
ADJUSTMENT) OF THE BOROUGH OF LEONIA

DATE \_\_\_\_\_ APPLICANT \_\_\_\_\_

NO.	DATE	REVISIONS	BY
1	9/20/22	REV'D. FOR RE-SUBMISSION	SF
2	9/22/22	REV'D. FOR RE-SUBMISSION	SF
3	2/3/26	REV'D. FOR COUNTY PLANNING	SF
4	2/3/26	REVISIONS PER BOARD APPROVAL	SF
5	10/15/15	REVISIONS PER BOARD APPROVAL	SF
6	04/21	REVISIONS	SF

CIVIL ENGINEERING LAND SURVEYING

**MARK MARTINS ENGINEERING, LLC**  
55 WALNUT STREET, SUITE 201 - NORWOOD, NJ - 07648  
TEL 201-391-3222 - FAX 201-215-2210

**MARK S. MARTINS**  
Professional Engineer & Land Surveyor  
New Jersey License No. 35,858

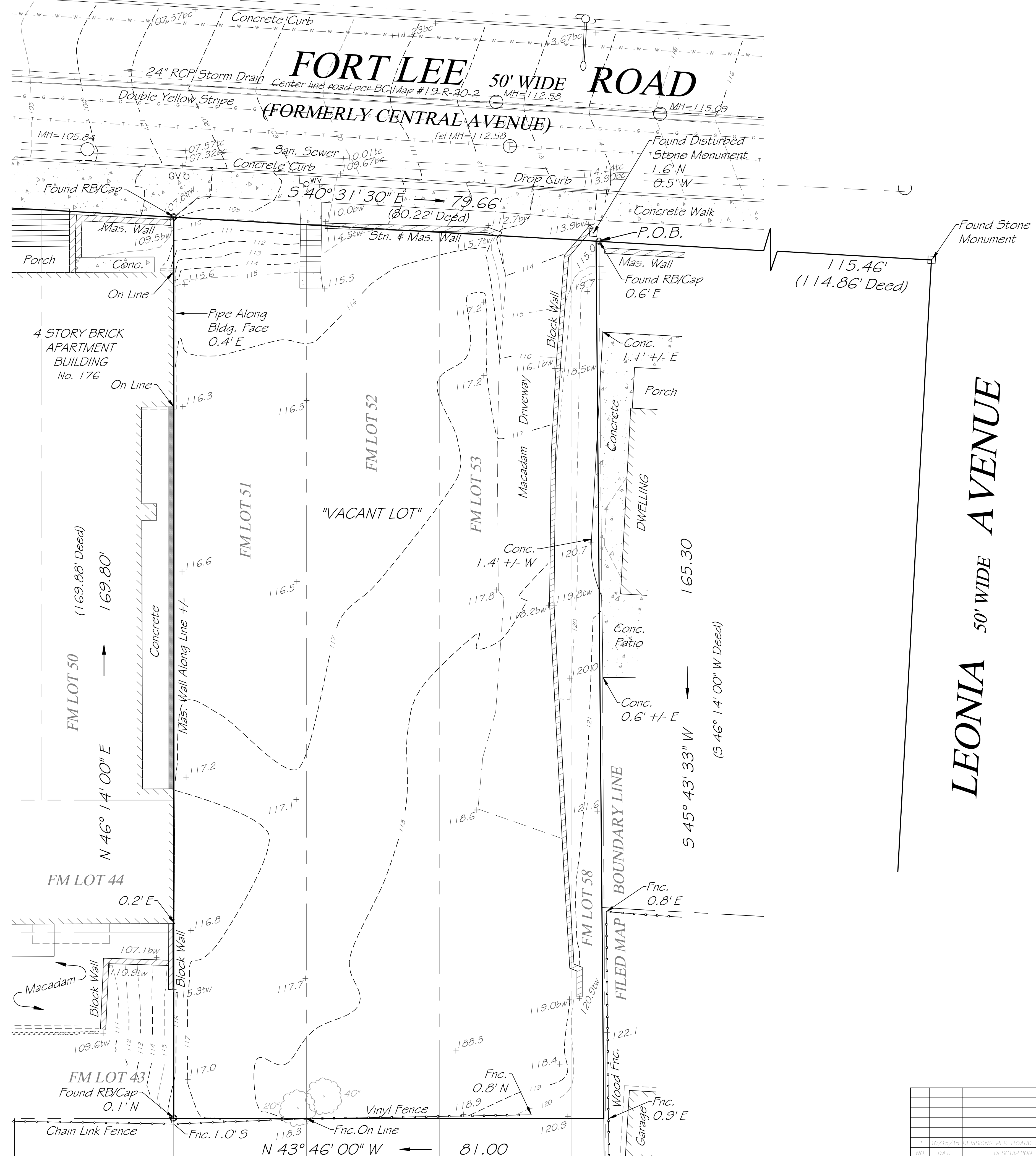
*Mark S. Martins*  
Member Mark Martins Engineering, LLC

**COVER SHEET**

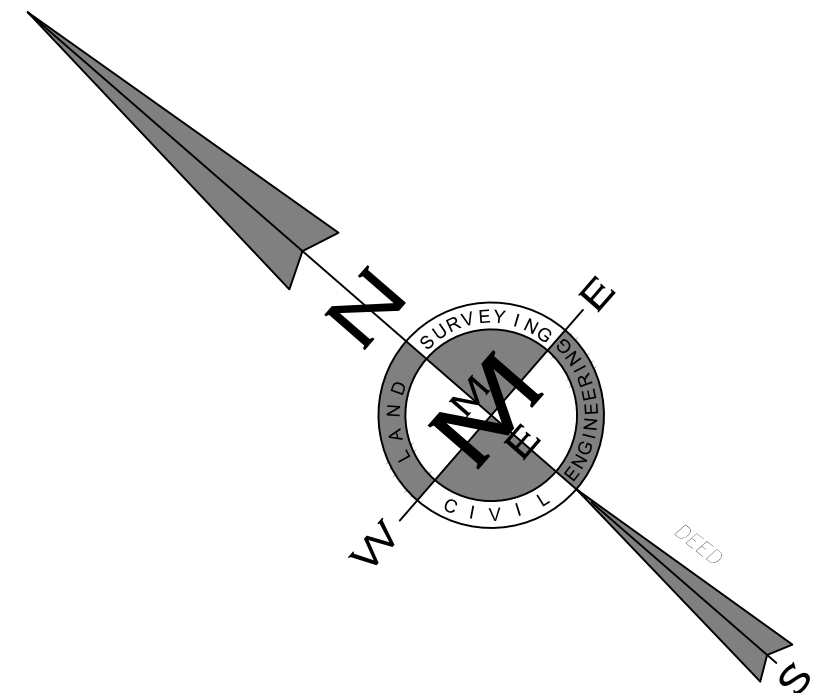
**180 FORT LEE ROAD  
LOT 4 & BLOCK 1205**

Sited in the  
Borough of Leonia  
Bergen County, NJ


SCALE: 1" = 50'	DRAWN: SF	CHECKD: MM	<b>SHEET 1 OF 7</b>
DATE: 9/10/15	FILE NO. 14-1883		



- REFERENCES:**
1. LOTS 51, 52 & 53 AND A PORTION OF LOT 58 AS SHOWN ON A CERTAIN MAP ENTITLED "LEONIA CENTER, THE CENTER OF LEONIA, BERGEN CO., N.J.," FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON SEPTEMBER 7, 1909, AS MAP NO. 1125.
  2. ALSO KNOWN AS LOT 4 IN BLOCK 1205 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF LEONIA.
- GENERAL NOTES:**
1. A WRITTEN "WAIVER AND DIRECTION NOT TO SET PROPERTY CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(D).
  2. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, UNDERGROUND UTILITIES, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, WETLANDS, ENVIRONMENTAL CONDITIONS OR CONTAMINATION, TREES, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  3. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION.
  4. SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.
  5. AREA OF TRACT = 13,447 +/- SF.
  6. ELEVATIONS BASED UPON AN ASSUMED DATUM.



LEONIA 50' WIDE AVENUE

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**BOUNDARY & TOPOGRAPHIC SURVEY**

**180 FORT LEE ROAD  
 LOT 4 & BLOCK 1205**

Situated in the  
 Borough of Leonia  
 Bergen County, NJ

SCALE: 1" = 10'	DRAWN: SF	CHECKD: MM	SHEET 2 OF 7
DATE: 1/19/15	FILE NO: 14-1883		

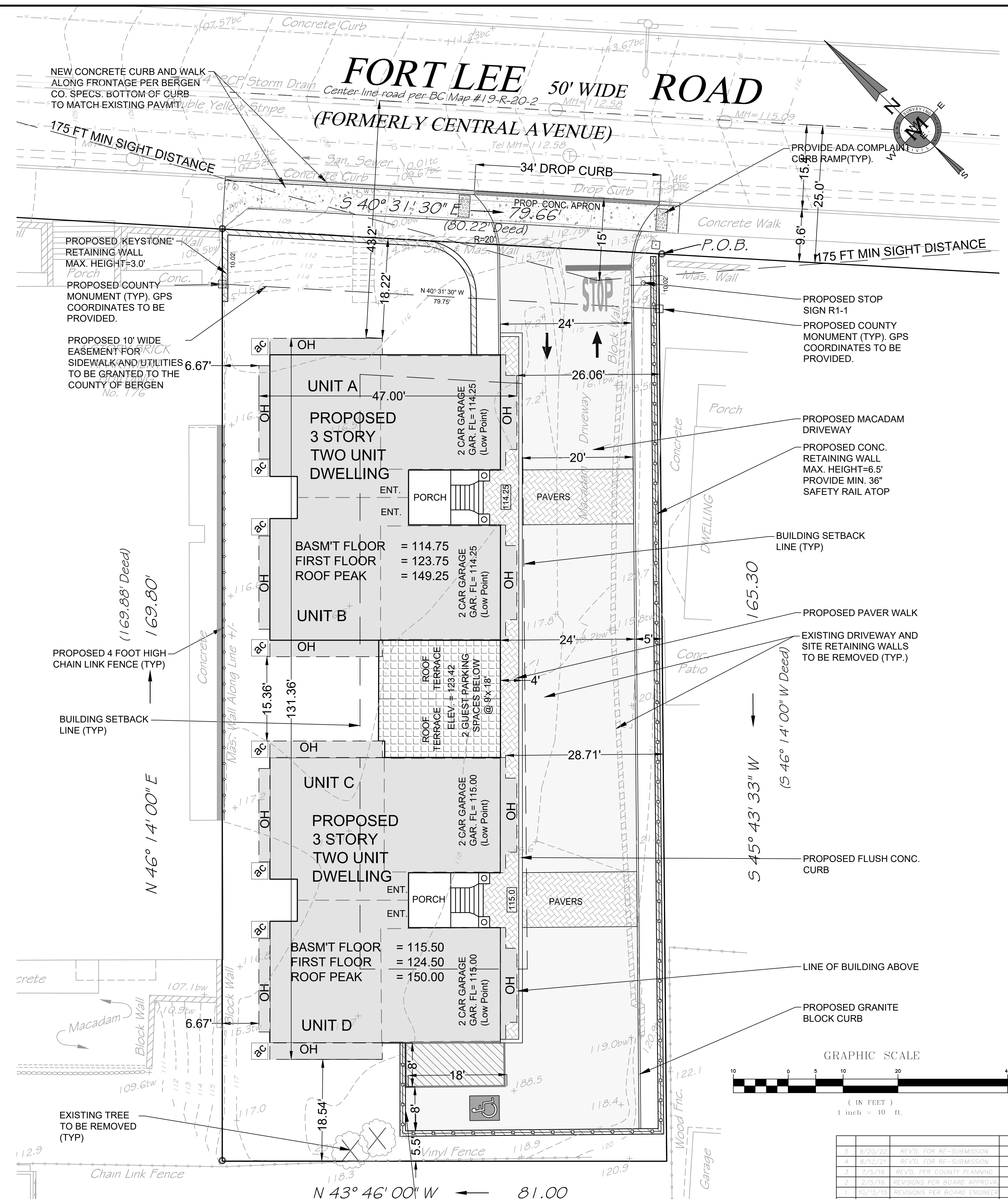
NO.	DATE	REVISIONS PER BOARD ENGINEER	BY
1	10/15/15	REVISIONS PER BOARD ENGINEER	MM
2	04/15	REVISIONS PER BOARD ENGINEER	MM

**LEGEND**

○	UTILITY POLE
☆	LIGHT POLE
■	TRAFFIC SIGNAL POLE
□	JUNCTION BOX
+	SIGN
⊕	FIRE HYDRANT
⊙	SANITARY MANHOLE
⊖	DRAINAGE MANHOLE
⊕	CATCH BASIN
000	EXISTING CONTOUR
00.00	PROPOSED CONTOUR
00.00	EXISTING GRADE
00.00	PROPOSED GRADE
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF SLOPE
BS	BOTTOM OF SLOPE
MH	MANHOLE
CB	CATCH BASIN
LI	LAWN INLET
INV	INVERT ELEVATION
FF	FINISHED FLOOR ELEVATION
IP	IRON PIPE OR PIN
RB	RE-BAR
MON	MONUMENT
BM	BENCHMARK
○	EXISTING TREE
✕	EXISTING TREE TO BE REMOVED

**BERGEN COUNTY SITE PLAN NOTES:**

1. APPLICANT AND/OR CONTRACTOR SHALL CONTACT GARY HEMMER, PUBLIC WORKS INSPECTOR, AT (201) 336-6815 PRIOR TO BEGINNING OF CONSTRUCTION AND WHEN CONSTRUCTION IS COMPLETE.
2. ANY EXISTING CURB AND SIDEWALK ALONG THE COUNTY ROAD FRONTAGE TO BE REMOVED SHALL BE REPLACED WITH NEW FULL HEIGHT CURB (8") AND SIDEWALK IN CONFORMANCE TO THE COUNTY ENGINEER'S DESIGN STANDARDS.
3. 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.
4. 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.
5. ROAD OPENING PERMIT IS REQUIRED AND 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.
6. 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.
7. 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, PURSUANT TO TITLE 27:16-8, THE COUNTY OF BERGEN MAINTAINS ROADWAYS BETWEEN CURBLINES OR EDGES OF ASPHALT AND IS NOT RESPONSIBLE FOR THESE IMPROVEMENTS.
8. ALL IDENTIFICATION AND COMMERCIAL SIGNS AT THE DRIVEWAY ENTRANCE/EXIT SHALL BE OF AS TYPE, SIZE AND SO LOCATED AS NOT TO IMPEDE SIGHT DISTANCE ALONG THE COUNTY ROAD.
9. CURB (8" FULL HEIGHT) AND ROADWAY SPECIFICATIONS TO BE IN ACCORDANCE WITH THE BERGEN COUNTY ENGINEER'S "DESIGN AND CONSTRUCTION PLAN STANDARDS".
10. 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.
11. ALL INLETS WITHIN THE COUNTY R.O.W. SHALL HAVE BICYCLE GRATES (CAMPBELL FOUNDRY PATTERN #2167), "N-ECO" CURB PIECES (CAMPBELL FOUNDRY PATTERN #2618). ALL GOODS AND PRODUCTS TO BE USED SHALL BE AMERICAN MADE, WHEREVER AVAILABLE, CONSISTENT WITH STATE STATUTE 40A:11-18.
12. ALL EXISTING TRAFFIC CONTROL SIGNS SHALL BE RESET AT TIME OF CONSTRUCTION AND NOT STOCKPILED.
13. APPLICANT SHALL PROVIDE THE COUNTY WITH REVISED DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGES OR MODIFICATIONS NECESSITATED BY FIELD CONDITIONS.
14. ALL MATERIALS AND CONSTRUCTION PERFORMED IN ANY ON THE COUNTY OF BERGEN'S RIGHT-OF-WAY/ROAD WIDENING EASEMENT SHALL BE IN ACCORDANCE WITH THE CURRENTLY ADOPTED NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (2007 EDITION OR NEWER) AS MODIFIED BY ANY SUPPLEMENTAL SPECIFICATIONS AND AMENDMENTS BY THE N.J.D.O.T. AND COUNTY OF BERGEN SPECIFICATIONS. THIS WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MONUMENTS, REFERENCE MARKERS, CURBS, SIDEWALKS, GUIDE RAIL, GUIDE RAIL END TREATMENTS, FENCES, RETAINING WALLS, STORM DRAINAGE PIPES, STORM DRAINAGE STRUCTURES, BRIDGES, CULVERTS AND ROADWAY CONSTRUCTION. OMISSION AND/OR CORRECTIONS DEEMED NECESSARY TO CONFORM TO ANY SPECIFICATIONS AND DETAILS SHALL BE THE RESPONSIBILITY OF THE PROJECT'S APPLICANT, DEVELOPER, CONTRACTOR AND/OR PROPERTY OWNER.
15. ALL SIDEWALKS WITHIN THE COUNTY RIGHT-OF-WAY/ROAD WIDENING EASEMENT SHALL HAVE A MAXIMUM CROSS-SLOPE OF TWO (2%) PERSENT AND SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH.



**ZONING SCHEDULE**  
**ZONE B MULTIPLE FAMILY**

ITEM	REQ'D	PROPOSED	VAR.
USE	MULTI-FAMILY*	MULTI-FAMILY	YES
MIN. LOT AREA (S.F.)	43,560	13,447	YES
DENSITY - MAX. UNITS / ACRE	8	13	YES
DENSITY - MAX. BEDROOMS / ACRE	24	39	YES
MIN. LOT WIDTH (FT.) - AT STREET LINE	100	79.66	YES
MIN. FRONT YARD (FT.)	25	18.2	YES
MIN. REAR YARD (FT.)	35	18.54	YES
MIN. SIDE YARD (FT.) - WEST	25.1	6.67	YES
- EAST	25.1	26.06	NO
MIN. DISTANCE BETWEEN BUILDINGS	30	N/A	NO
MAX. BUILDING HEIGHT (STY./FT.)	2 1/2 / 35	3 / 35	YES
MAX. BUILDING LENGTH (FT.)	140	131.36	NO
MAX. UNITS PER BUILDING	BETWEEN 3-8	4	NO
EXTERIOR CONSTRUCTION	BRICK/STONE	BRICK/STONE	NO
MAX. LOT COVERAGE (PRINCIPAL BUILDINGS)(%)	20	37.2	YES
MAX. BEDROOM PER UNIT (FT)	3	3	NO
MIN. LIVING FLOOR AREA (S.F.)	1,275	2,566	NO
MIN. BASEMENT STORAGE AREA (S.F.)	500 CFT/UNIT	0	YES
PARKING SPACE PER UNIT	2 spaces / unit	2 spaces / unit	NO
PARKING LOCATION: BEYOND STREET SETBACK	REQUIRED	PROPOSED	NO
PARKING LOCATION: MIN. DIST. TO PRINCIPAL BLD.	10 ft.	0 ft. (guest)/8 ft. (ADA)	YES
PARKING LOCATION: MIN. DIST. TO LOT LINE	8 ft.***	5.5 ft.	YES
PARKING SETBACK TO ZONE LINE	10 ft.****	5.5 ft.	YES
PARKING STALL SIZE	10 ft X 20 ft	9 ft x 18 ft	YES
DRIVEWAY ACCESS	2 Drives - 16' wide	1 Drive - 20' wide	YES
DRIVEWAY WIDTH (FT.)	22-26	20	YES
DRIVEWAY DEPRESSED CURB (FT.)	44-50	34	YES
DRIVEWAY CURB RETURN RADIUS (FT.)	20 MIN.-30 MAX	20	NO
CONC. SIDEWALKS BETWEEN BLD. AND PARKING	REQUIRED	PROVIDED	NO
MIN. COMMON OPEN SPACE AREA (%)	15	26	NO
MAX. WALL HEIGHT IN FRONT YARD (FT.)	4	3	NO
MAX. WALL HEIGHT IN SIDE YARD (FT.)	6	6.5	YES

\* MULTI-FAMILY USE PERMITTED SUBJECT TO ORDINANCE CHAPTER 290-20  
 \*\*AS PER CHAPTER 290-54  
 \*\*\*AS PER CHAPTER 236-28-B-2, CHAPTER 290-G-2 STATES 5 FT AWAY FROM LOT LINE.  
 \*\*\*\*AS PER CHAPTER 290-34-E

**PARKING CALCULATIONS AS PER R.S.I.S.:**

NUMBER OF 3 BEDROOM UNITS = 4	
REQUIRED PARKING = 2.4 SP / UNIT = 4 x 2.4	= 9.6 spaces
TOTAL PROVIDED PARKING	= 11 spaces
GUEST PARKING REQUIRED = 0.5 SP / UNIT = 0.5 x 4 = 2 spaces	
GUEST PARKING PROVIDED	= 2 spaces

- NOTES:**
1. BOUNDARY AND TOPOGRAPHIC INFORMATION AS PER SURVEY PREPARED BY THIS OFFICE DATED JANUARY 19, 2015. VERTICAL DATUM BASED UPON AN ASSUMED ELEVATION.
  2. ALL CONSTRUCTION WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CONSTRUCTION CODE, FEDERAL, STATE, AND LOCAL REQUIREMENTS, MANUFACTURER'S INSTALLATION REQUIREMENTS AND PROCEDURES, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICE AS PERTAINS TO SAFETY.
  3. CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH SPECIFICATIONS.
  4. ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED.
  5. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR EXCEPTIONS KNOWN TO AFFECT THE SITE EXCEPT AS SHOWN.
  6. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THIS PLAN.
  7. REFER TO ARCHITECTURAL PLANS PREPARED BY PULICE WILLIAMS ARCHITECTS FOR FLOOR PLANS, ELEVATIONS AND ADDITIONAL INFORMATION.
  8. TRASH AND RECYCLABLES TO BE STORED IN GARAGES.
  9. EXISTING IMPERVIOUS AREA = 1,334 sf = 9.92%  
 PROPOSED IMPERVIOUS AREA = 9,716 sf = 72.25%  
 PROPOSED GROSS LANDSCAPED AREA = 3,731 sf
  10. THERE ARE NO EXISTING DRIVEWAYS WITHIN 50' EITHER SIDE OF THE PROPOSED DRIVEWAY.

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**SITE PLAN**

**180 FORT LEE ROAD**  
**LOT 4 & BLOCK 1205**

Situated in the  
 Borough of Leonia  
 Bergen County, NJ

SCALE: 1" = 10' DRAWN: SF CHECKED: MM  
 DATE: 9/10/15 FILE NO. 14-1883

**SHEET 3 OF 7**

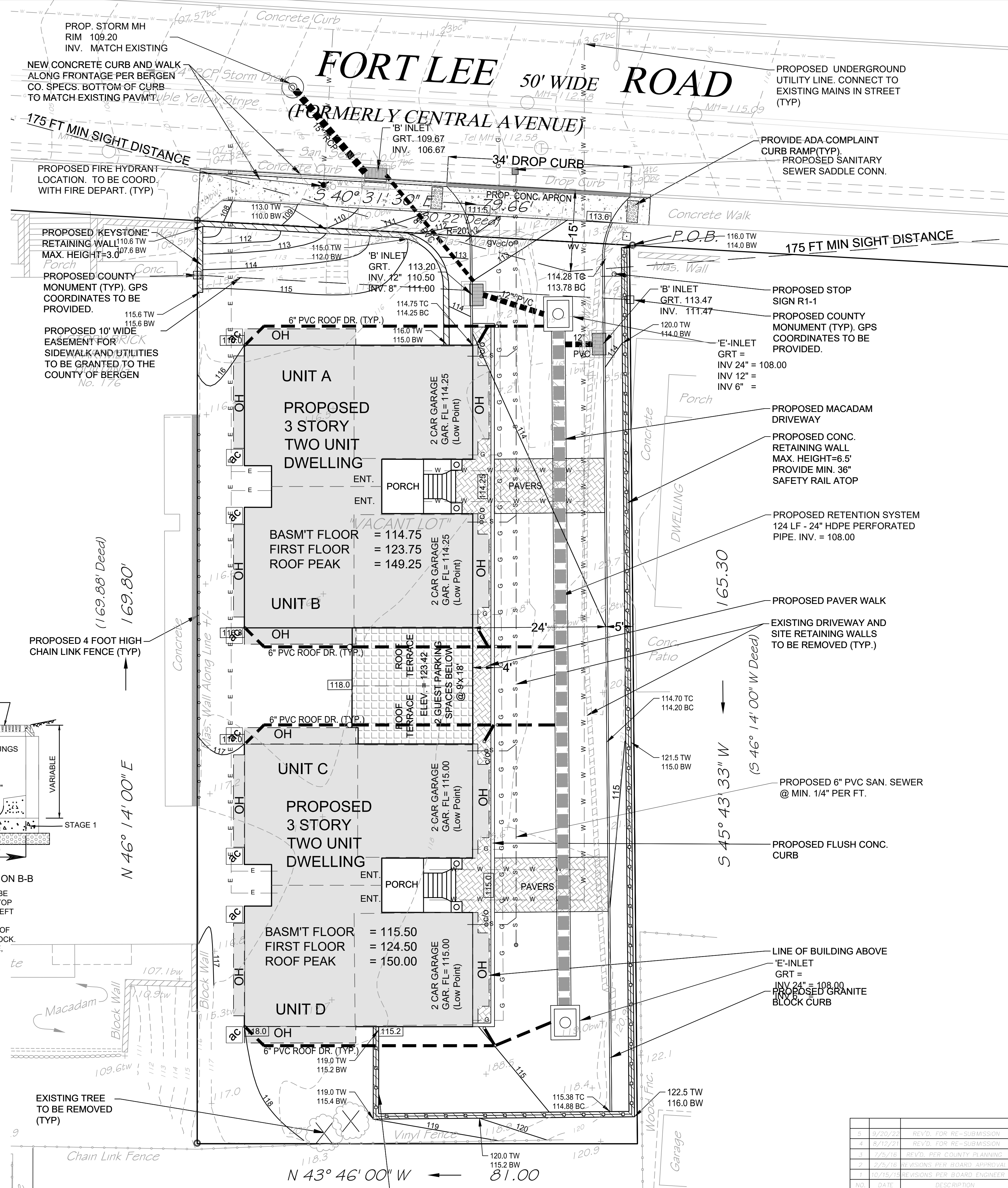
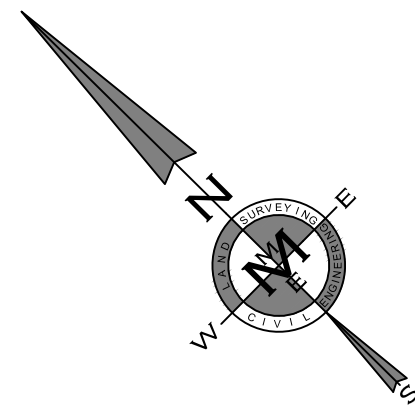
APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY

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

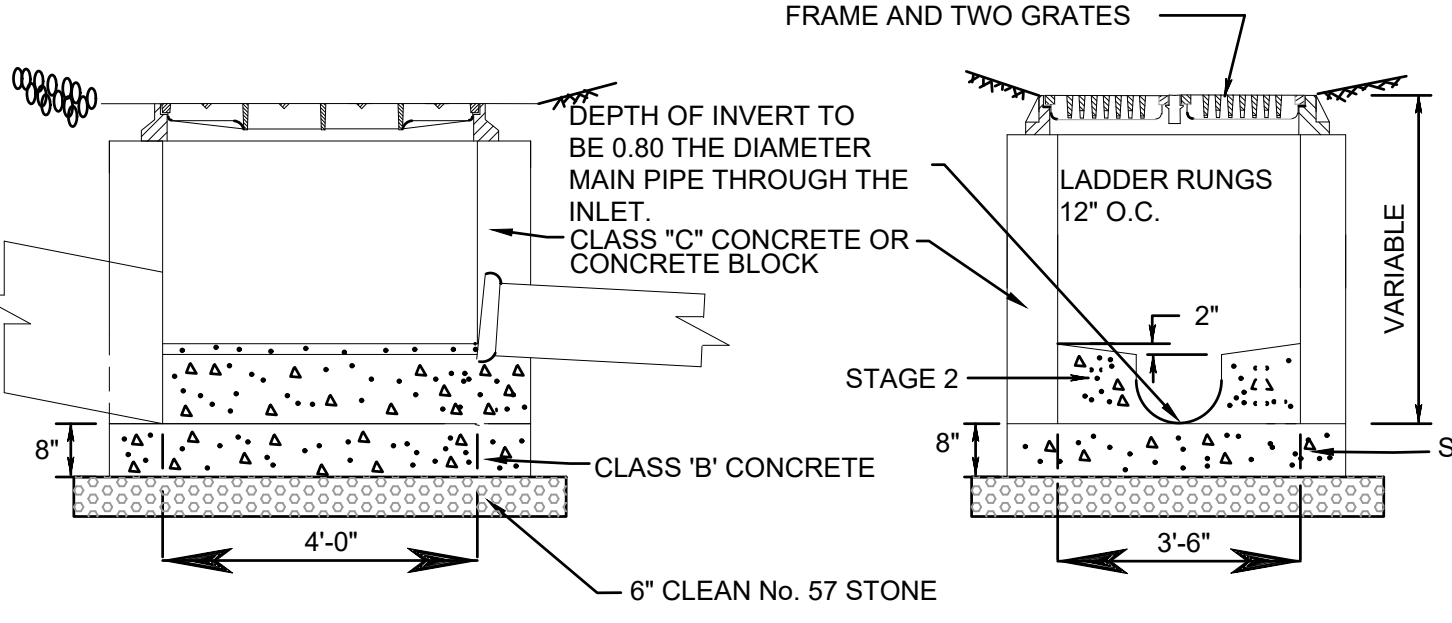
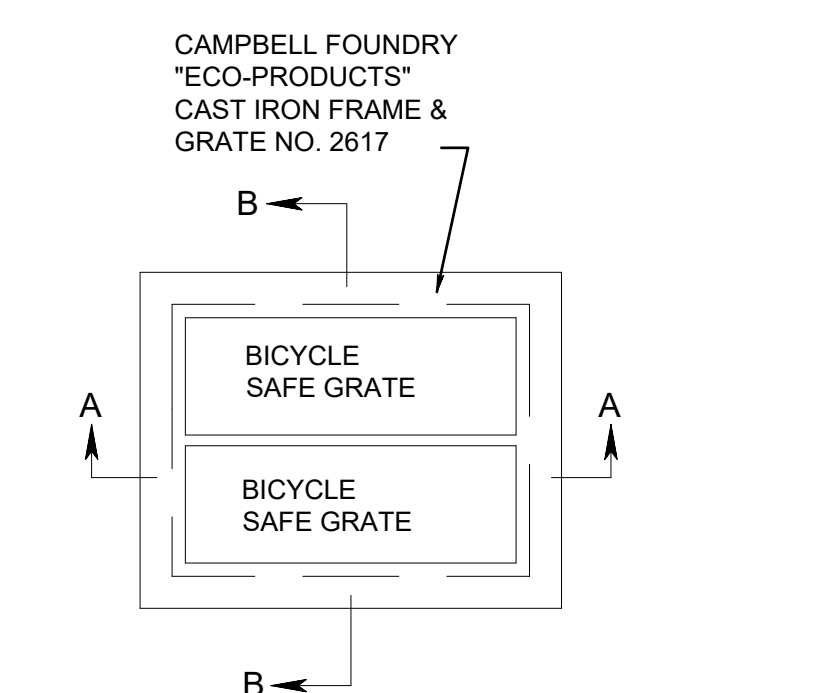
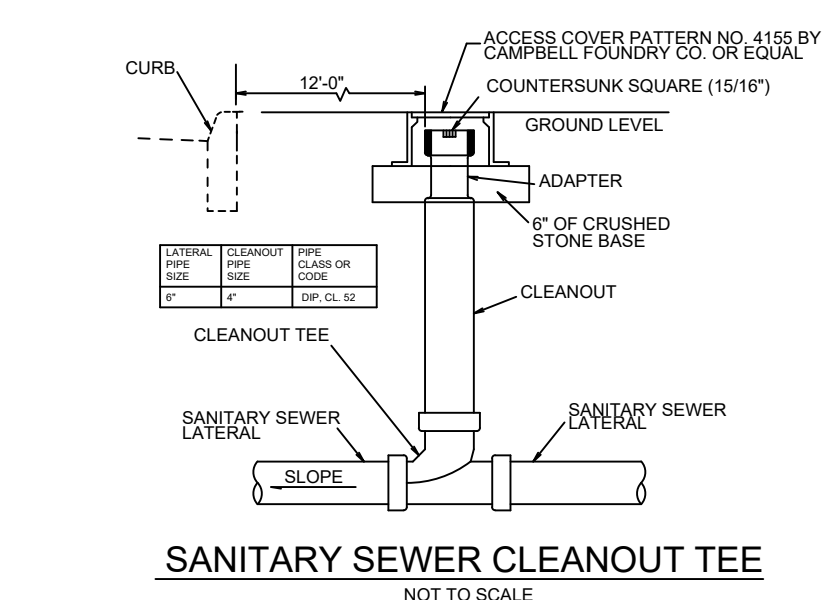
NO.	DATE	REVISIONS	BY
1	9/20/15	REV'D FOR RE-SUBMISSION	SF
2	8/12/15	REV'D FOR RE-SUBMISSION	SF
3	7/5/15	REV'D PER COUNTY PLANNING	SF
4	7/5/15	REVISIONS PER BOARD APPROVAL	SF
5	10/15/15	REVISIONS PER BOARD ENGINEER	SF
6	9/10/15	REVISED DRAWING	SF

**LEGEND**

○	UTILITY POLE
○	LIGHT POLE
○	TRAFFIC SIGNAL POLE
○	JUNCTION BOX
○	SIGN
○	FIRE HYDRANT
○	SANITARY MANHOLE
○	DRAINAGE MANHOLE
○	CATCH BASIN
○	PROPOSED CONTOUR
○	EXISTING GRADE
○	PROPOSED GRADE
○	TOP OF CURB
○	BOTTOM OF CURB
○	TOP OF WALL
○	BOTTOM OF WALL
○	TOP OF SLOPE
○	BOTTOM OF SLOPE
○	MANHOLE
○	CATCH BASIN
○	LAWN INLET
○	INVERT ELEVATION
○	FINISHED FLOOR ELEVATION
○	IRON PIPE OR PIN
○	RE-SUR
○	MONUMENT
○	BENCHMARK
○	EXISTING TREE
○	EXISTING TREE TO BE REMOVED

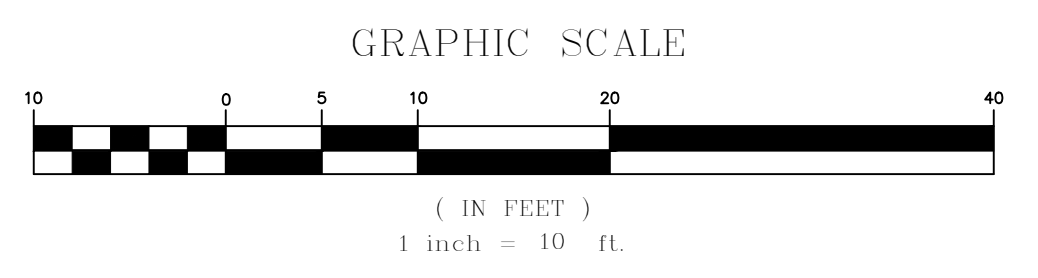
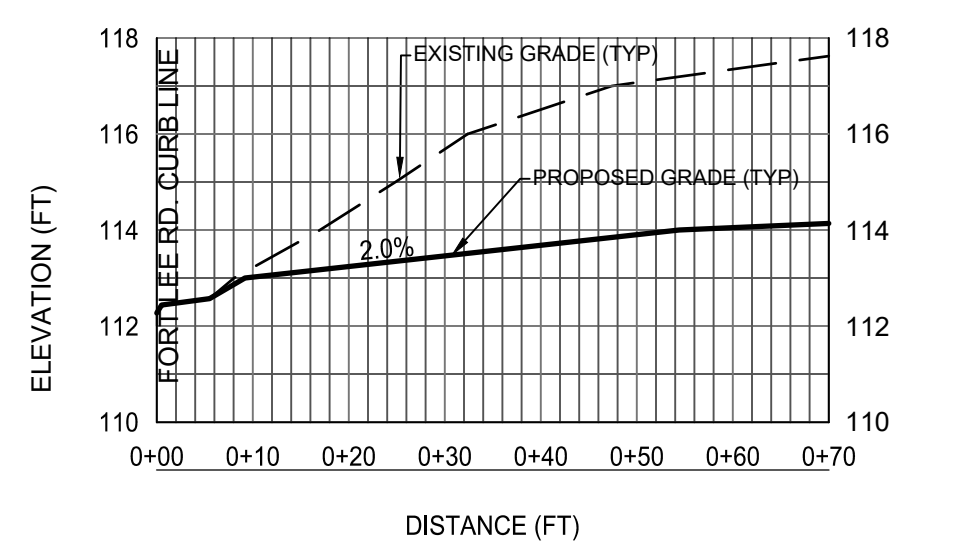


- NOTES:**
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  - CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH AND COUNTY SPECIFICATIONS.
  - ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED.
  - ALL ROOF LEADERS SHALL BE CONNECTED INTO THE PROPOSED ON SITE DRAINAGE SYSTEM. ALL PVC PIPING TO BE MIN. SCH. 40.
  - THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR EXCEPTIONS KNOWN TO AFFECT THE SITE EXCEPT AS SHOWN.
  - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THIS PLAN.
  - LOCATION, DEPTH, MATERIAL, AND SIZE OF PROPOSED UTILITY CONNECTIONS TO BE DETERMINED BY APPLICABLE UTILITY COMPANIES / MECHANICAL ENGINEER.
  - CONTRACTOR SHALL GRADE THE SITE IN SUCH A MANNER SO AS TO DIRECT OVERLAND STORM-WATER RUNOFF AWAY FROM ADJOINING PROPERTIES.
  - THE DRAINAGE SYSTEM SHALL BE MAINTAINED ON A PERIODIC BASIS. AT A MINIMUM, THE RETENTION CHAMBERS ARE TO BE INSPECTED TWICE A YEAR OR AFTER RAINFALL EVENTS GREATER THAN 2". DEBRIS AND OBSTRUCTIONS SHALL BE CLEARED AND ALL NECESSARY REPAIRS MADE. MAINTENANCE AND REPAIRS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  - THERE SHALL BE NO SUMP-PUMP DISCHARGE ON TO THE STREET. ANY SUCH DISCHARGE SHALL NOT RUN-OFF ONTO OR CAUSE ACCUMULATION OF WATER BETWEEN ADJOINING PROPERTIES.
  - CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE VERIFIED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. A CCTV INSPECTION OF THE NEW SANITARY SEWER LINES SHALL BE PERFORMED AND A DVD OF SAME FORWARDED TO THE BOROUGH ENGINEER FOR REVIEW. THE APPLICANT IS RESPONSIBLE FOR REPAIRS/REPLACEMENT AS NEEDED.
  - EXISTING IMPERVIOUS AREA = 1,333 SF  
PROPOSED IMPERVIOUS AREA = 9,716 SF  
NET INCREASE = 8,383 SF
  - ALL ELECTRICAL, TELEPHONE, CABLE, FIBER OPTIC LINES, ETC. SHALL BE INSTALLED UNDERGROUND.
  - THE APPLICANT SHALL RESTORE ANY ROADWAY EXCAVATED EITHER BY MILL/REPAVE OR INFRARED REPAIR METHODS TO THE SATISFACTION OF THE BOROUGH ENGINEER.



**NOTE:**  
FOUNDATION AND INVERT TO BE CONSTRUCTED IN 2 STAGES. TOP SURFACE OF STAGE 1 TO BE LEFT ROUGH.  
INLET MAY BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK. BASE SHALL BE OF CONCRETE, AS SHOWN.

**"E" INLET**  
NOT TO SCALE



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

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

1	3/20/22	REV'D FOR RE-SUBMISSION	5'
2	4/12/21	REV'D FOR RE-SUBMISSION	5'
3	2/2/18	REV'D FOR COUNTY PLANNING	5'
4	2/2/18	REVISIONS PER BOARD APPROVAL	5'
5	10/15/18	REVISIONS PER BOARD APPROVAL	5'
6	04/17	REVISIONS	5'

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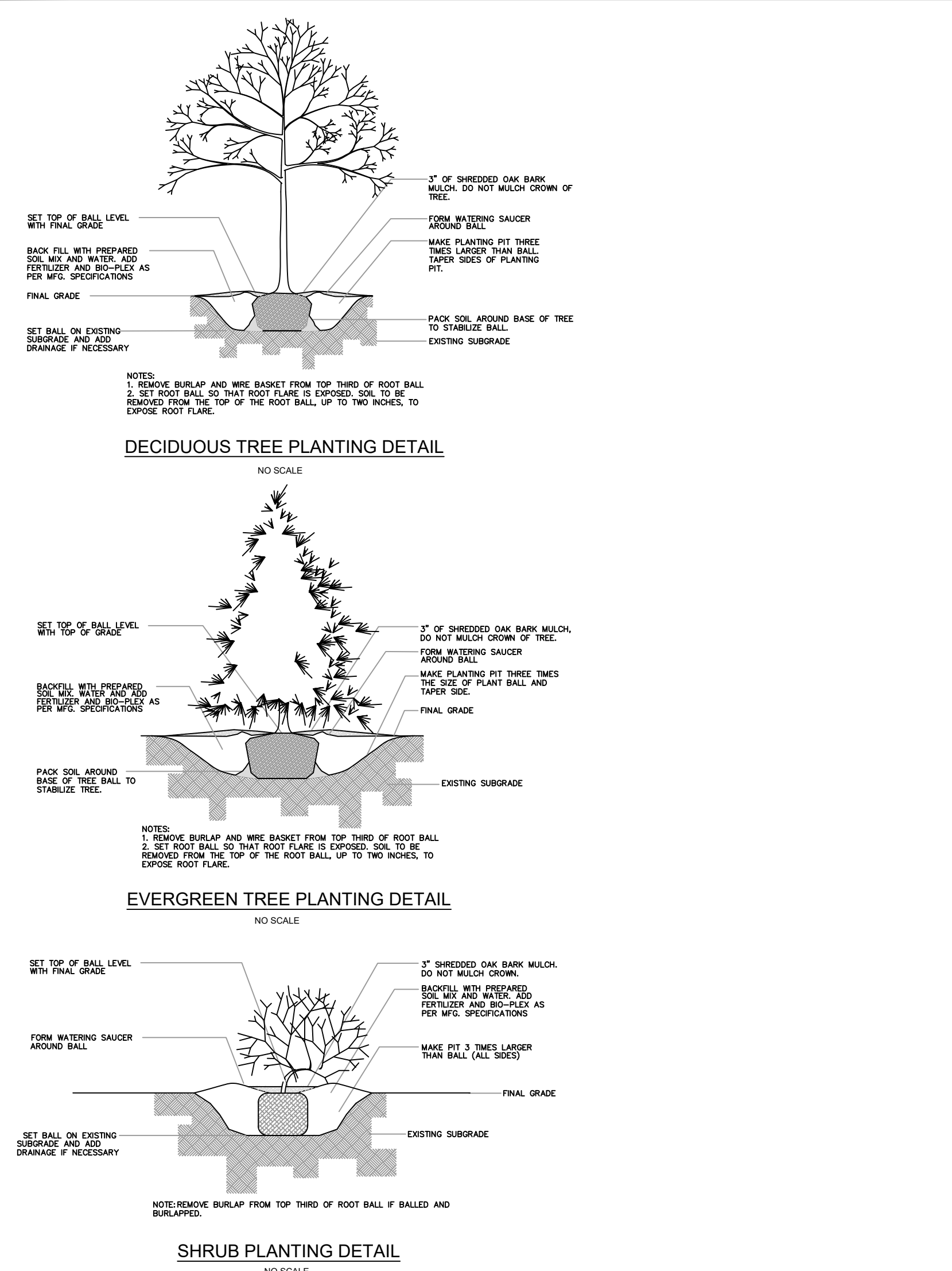
**GRADING & UTILITIES PLAN**

**180 FORT LEE ROAD**  
**LOT 4 & BLOCK 1205**

Situated in the  
Borough of Leonia  
Bergen County, NJ

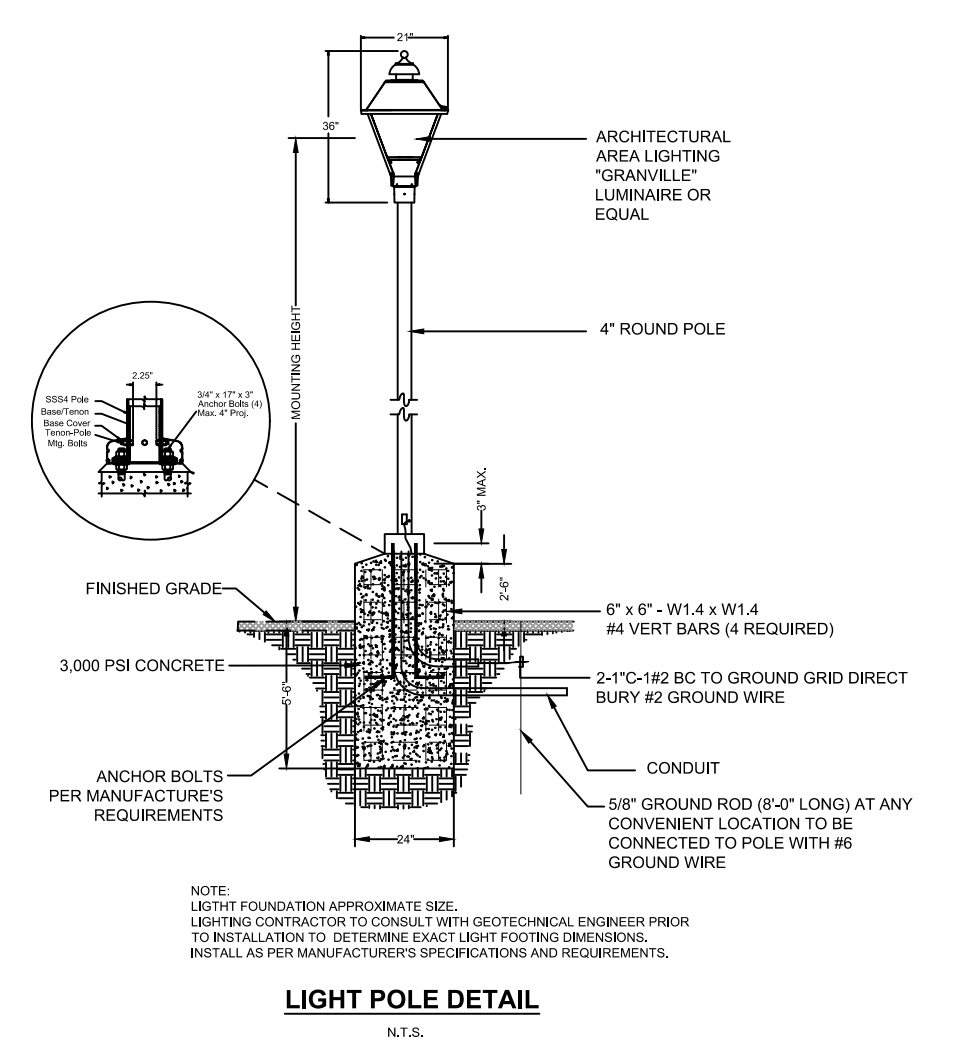
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DATE: 9/10/15 FILE NO. 14-1883

**SHEET 4 OF 7**

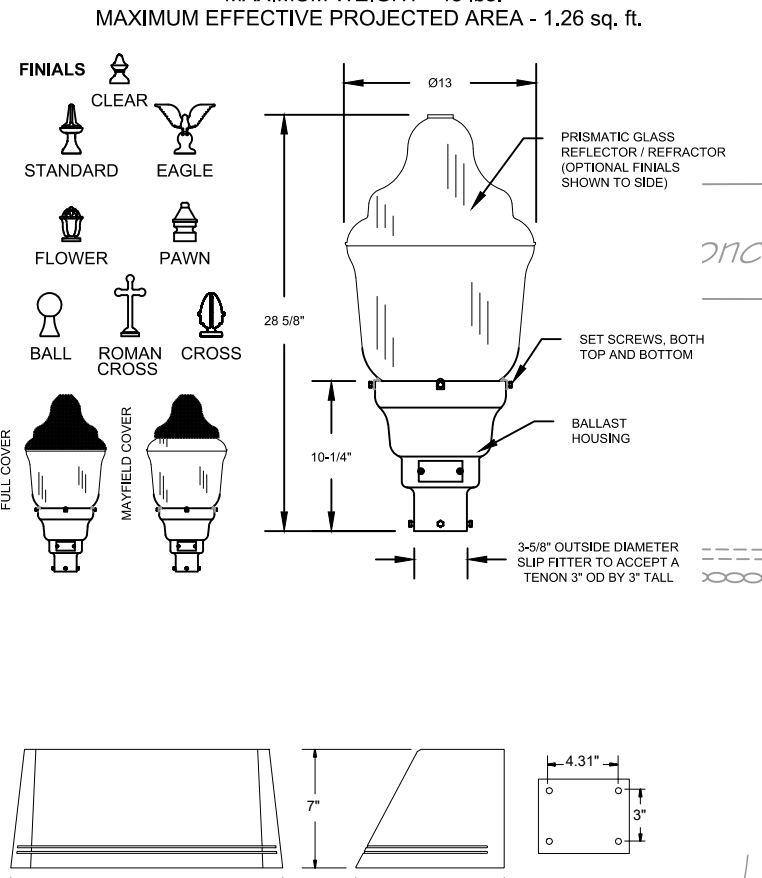


Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
[Symbol]	6	SL1	SINGLE	10000	0.800	GARDCO LIGHTING 101-FT-150MH - WALL MOUNTED - 10' HIGH
[Symbol]	1	SL2	SINGLE	5000	0.800	HALOPHANE LIGHTING GRANVILLE 70MH - POLE MOUNTED - 12' HIGH

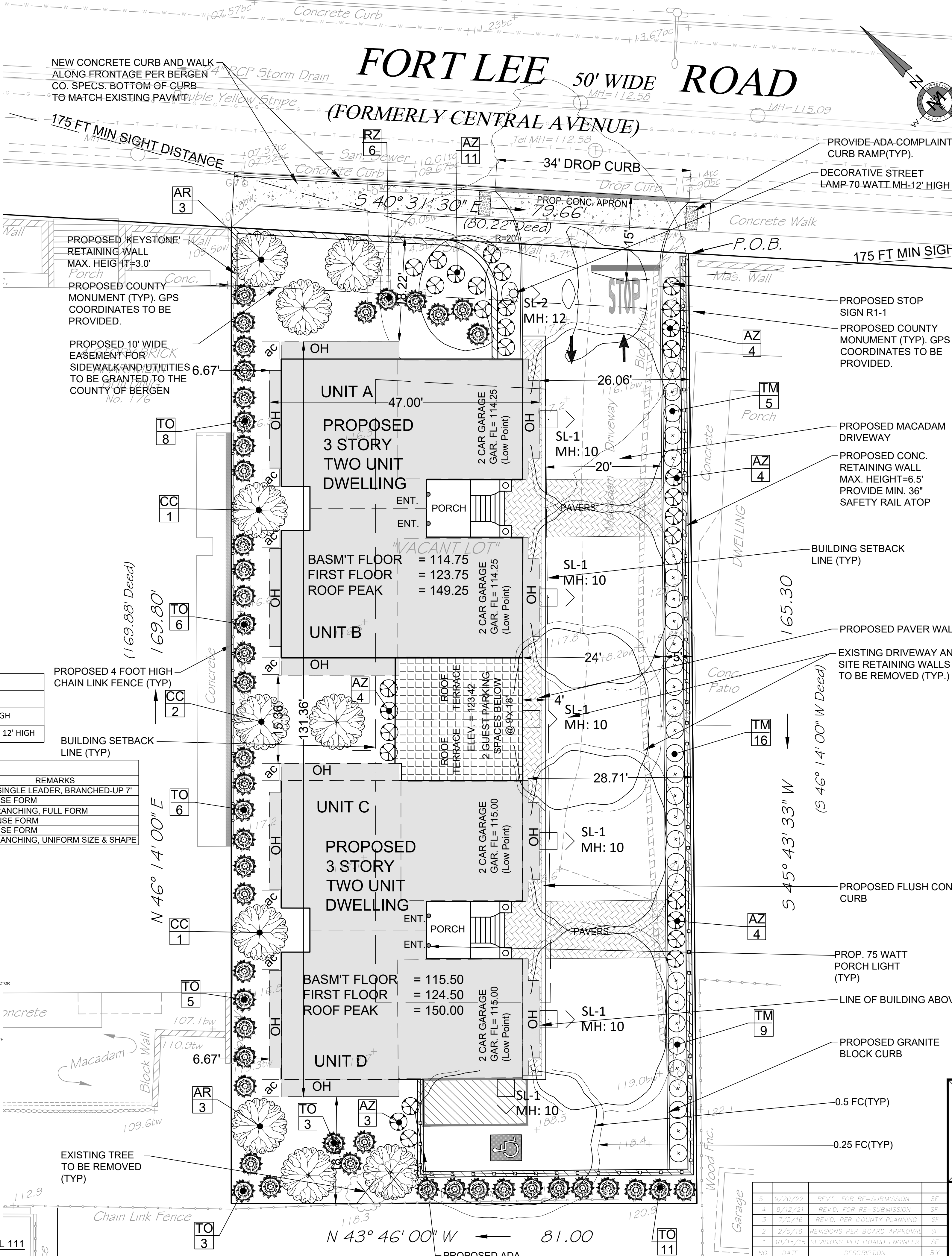
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	HEIGHT	REMARKS
AR	8	ACER RUBRUM	RED MAPLE	B & B	3'-4" cal.	STRONG SINGLE LEADER, BRANCHED-UP 7'
AZ	30	AZALEA HYBRID 'MOTHER'S DAY'	MOTHER'S DAY AZALEA	No. 2 can	18"-24"	FULL DENSE FORM
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	B & B	6'-8"	DENSE BRANCHING, FULL FORM
RZ	6	RHODODENDRON HYBRID 'NOVA ZEMBLA'	NOVA ZEMBLA RHODODENDRUM	B & B	30"-36"	FULL DENSE FORM
TM	30	TAXUS MEDIA 'MEYER'	MEYERS YEW	B & B	18"-24"	FULL DENSE FORM
TO	42	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBOVITAE	B & B	4'-5'	DENSE BRANCHING, UNIFORM SIZE & SHAPE



**GRANVILLE® SERIES LUMINAIRE**  
**SIMPLE STYLE LUMINAIRE**



GARDCO BUILDING SCONCE LUMINAIRE MODEL 111



**LANDSCAPE NOTES:**

- EVERY EFFORT TO BE MADE BY THE CONTRACTOR TO PREVENT/ MINIMIZE COMPACTION OF SOIL IMMEDIATELY OVER THE TREES ROOT SYSTEM WITHIN THE DRIP LINE.
- ALL STUMPS AND OTHER TREE PARTS, LITTER, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE.
- PRIOR TO ANY EXCAVATION FOR THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL INSPECT ALL PLANTING AREAS BEFORE ANY TOPSOILING OR PLANTING IS BEGUN TO ENSURE ADEQUATE DRAINAGE EXISTS. IF ANY AREAS TO BE LANDSCAPED SHOW EVIDENCE OF POOR DRAINAGE, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY FOR CORRECTIVE ACTION. ANY PLANT MATERIAL THAT DIES DUE TO POOR OR INADEQUATE DRAINAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER TO ALL AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING, SOODING OR PLANTING.
- TOPSOIL SHALL BE A NATURAL, FRIABLE TOPSOIL, REPRESENTATIVE OF PRODUCTIVE SOILS IN THE VICINITY. IT SHALL BE OBTAINED FROM WELL-DRAINED AREAS, FREE OF SUBSOIL, FOREIGN MATTER, TOXIC SUBSTANCES AND ANY HARMFUL MATERIAL.
- BACKFILL MATERIAL FOR BACKFILLING AROUND TREE/SHRUB BALLS SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED: 15 FEAT MOSS; 45% TOPSOIL; ADD 15 LBS. OF 20-10-5 FERTILIZER PER CUBIC YARD OF BACKFILL. BACKFILL MATERIAL BY ANALYSIS SHALL HAVE AT LEAST 15% ORGANIC MATTER.
- ALL PLANT MATERIAL THAT IS TO BE INSTALLED TO BE IN FULL COMPLIANCE WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY DEVIATION/SUBSTITUTION FROM THE PLANT LIST TO BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PURCHASE OF THE MATERIAL.
- ALL LANDSCAPE MATERIALS TO BE OF NURSERY STOCK AND FREE OF INSECTS AND DISEASE.
- ALL TREES, SHRUBS, AND GROUND COVERS TO COMPLY WITH THE REQUIREMENTS OF ANSI Z601 "AMERICAN STANDARD FOR NURSERY STOCK" AND AS FURTHER SPECIFIED.
- ALL TREES TO BE STRAIGHT TRUNKED AND LEADER(S) INTACT.
- IF AFTER REGRADING ROCK IS EXPOSED PLANTINGS SHALL BE ADJUSTED ACCORDINGLY.
- MAINTENANCE BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL FINAL ACCEPTANCE, BUT IN NO CASE LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION OF PLANTING.

MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

MAINTAIN LAWNS FOR NOT LESS THAN THE PERIOD STATED BELOW, AND LONGER AS REQUIRED TO ESTABLISH AND ACCEPTABLE LAWN.

- SEEDED LAWNS, NOT LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION.
- IF SEEDED IN FALL AND NOT GIVE FULL 60 DAYS OF MAINTENANCE, OR IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
- SOODED LAWNS, NOT LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION.

MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND RE-PLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

**LIGHTING NOTES:**

- USE THIS WIRING DIAGRAM FOR ESTIMATING PURPOSES ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE THE EXACT POINT-TO-POINT WIRING DIAGRAMS.
- PROVIDE POWER SUPPLIES, LIGHTING CONTROL DEVICES, CONTROL AND WIRING ARE REQUIRED FOR COMPLETE LIGHTING CONTROL.
- PROVIDE AUXILIARY RELAYS, POWER SUPPLIES, CONDUIT AND WIRING AS REQUIRED COMPLETE LIGHTING CONTROL.
- SHIELDING SHALL BE PROVIDED FOR ALL FIXTURES TO PREVENT SPILLAGE ONTO ANY PROPERTIES.

**GRAPHIC SCALE**  
 10 0 5 10 20 30 40  
 (IN FEET)  
 1 inch = 10 ft.

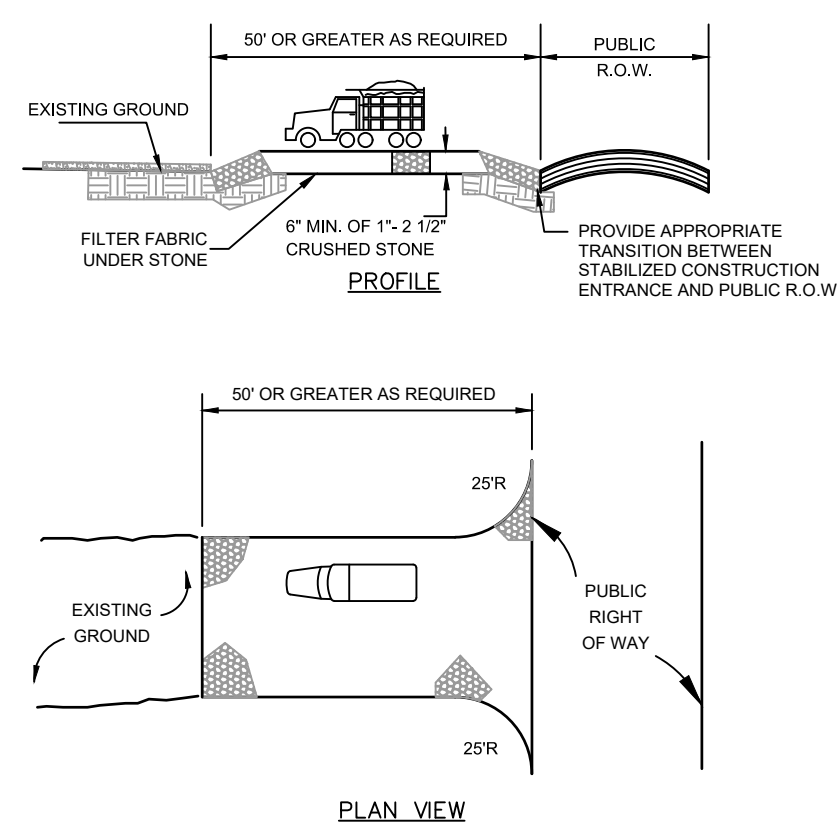
**LANDSCAPE & LIGHTING PLAN**  
**180 FORT LEE ROAD**  
**LOT 4 & BLOCK 1205**

Situated in the  
 Borough of Leonia  
 Bergen County, NJ

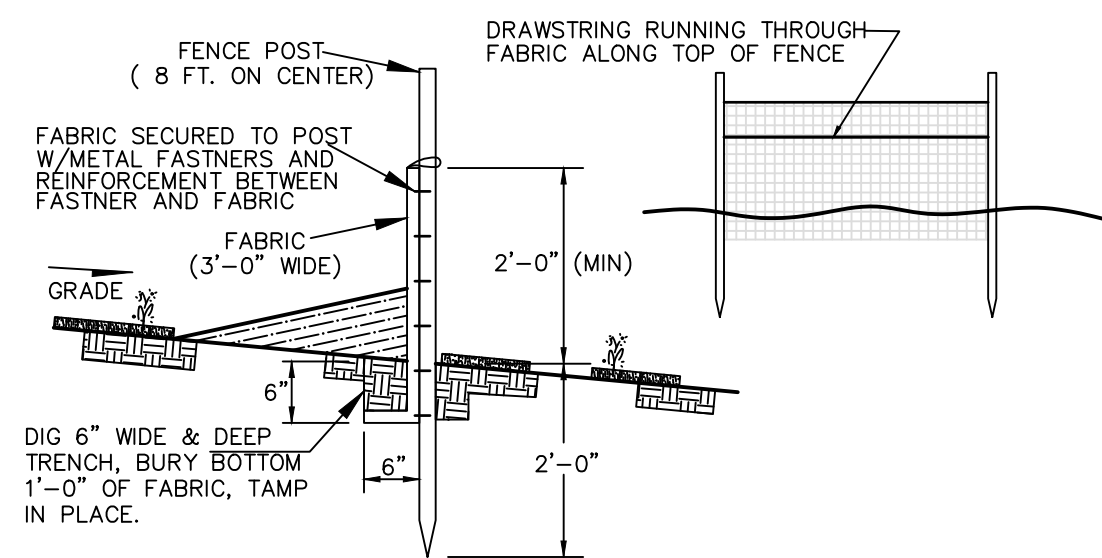
MARK S. MARTINS  
 Professional Engineer & Land Surveyor  
 New Jersey License No. 35,858

SCALE: 1" = 10' DRAWN: SF CHECKED: MM  
 DATE: 9/10/15 FILE NO. 14-1883

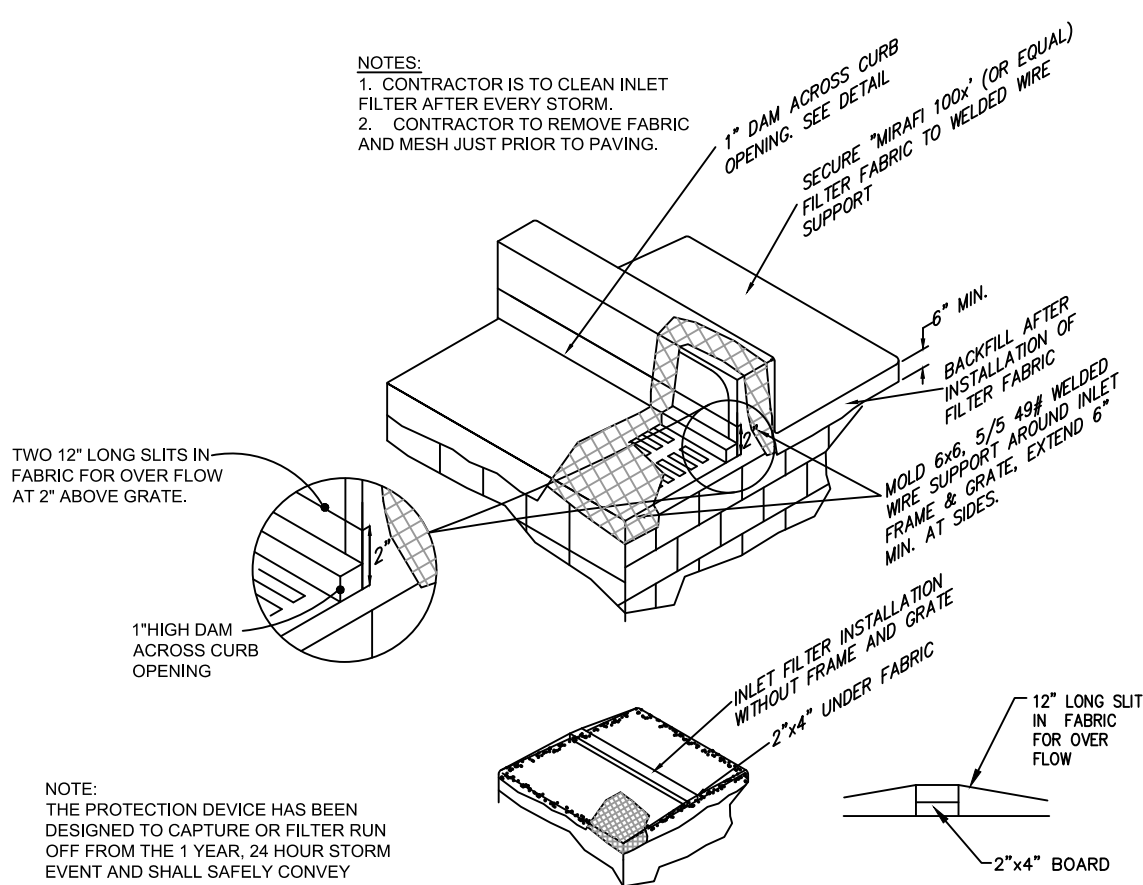
**SHEET 5 OF 7**



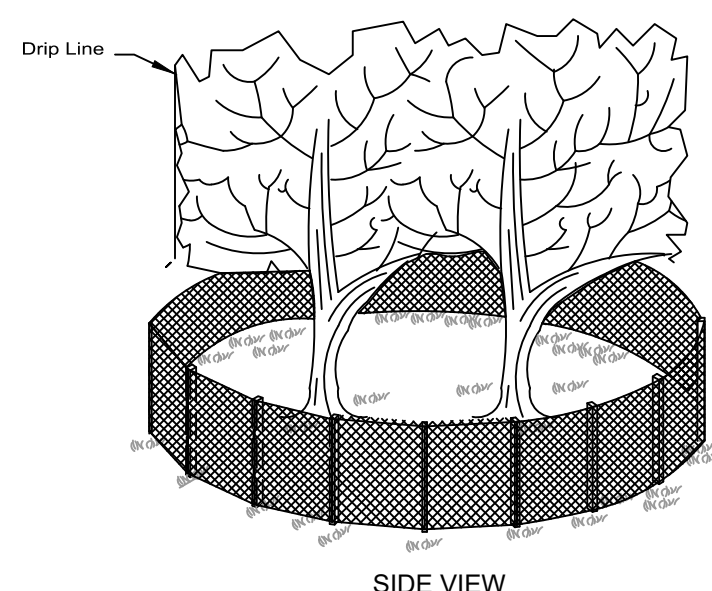
STABILIZED CONSTRUCTION ENTRANCE



SILT FENCE DETAIL

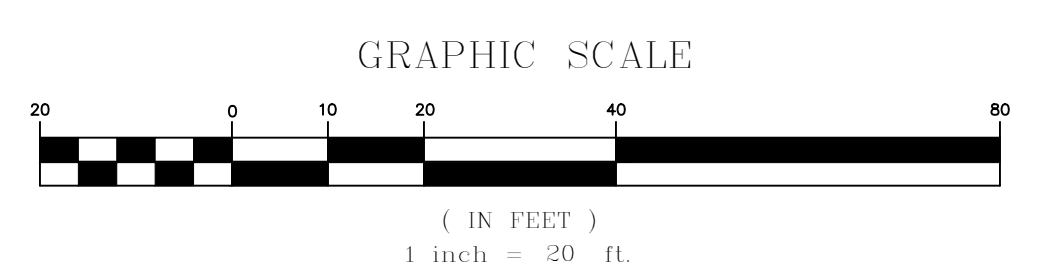
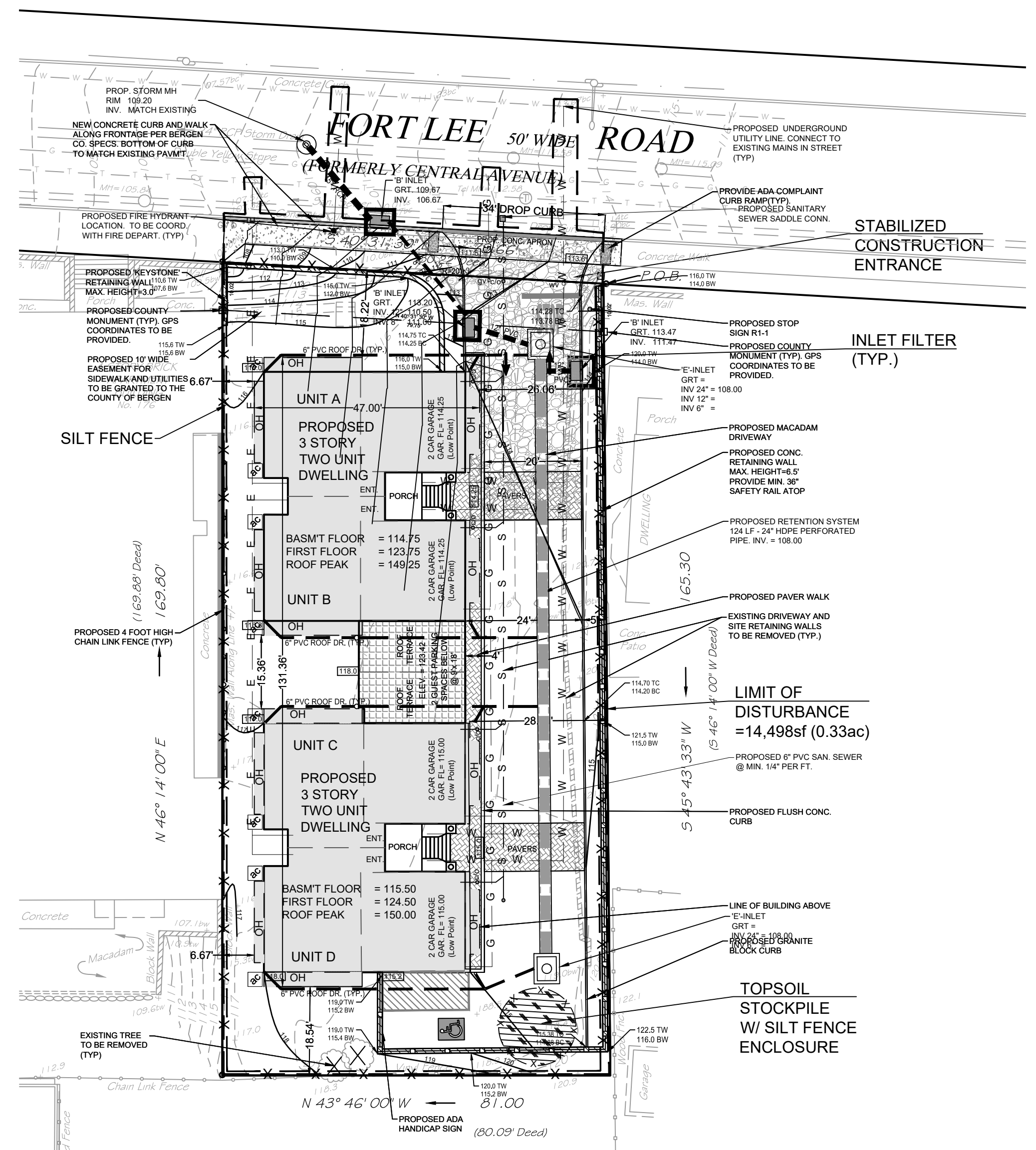


'B' INLET FILTER DETAIL



- NOTES:
1. THE FENCE SHALL BE LOCATED AT THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 10 FEET TO THE TRUNK OF ANY TREE.
  2. THE FENCE SHALL BE OF PORTABLE CHAIN LINK CONSTRUCTION.

TREE PROTECTION DETAIL



SOIL EROSION AND SEDIMENT CONTROL NOTES

1. 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.
2. 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 salt hay or equivalent and bound in accordance with the NJ Standards (i.e. peg and twine, mulch netting, or liquid mulch binder).
3. 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.
4. **Stabilization Specifications:**
  - A. Temporary Seeding and Mulching:
    - Ground Limestone - Applied uniformly according to soil test recommendations.
    - Fertilizer - Apply 11lbs./1,000 sf 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\"/>
  - B. Permanent Seeding and Mulching:
    - Topsoil - Uniform application to a depth of 5\"/>
5. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
6. Soil erosion and sediment control measures will be inspected and maintained on regular basis, including after every storm event.
7. 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.
8. A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Solid blanket will be composed of 1\"/>

SOIL EROSION CONSTRUCTION SEQUENCE:

1. DEMOLISH EXISTING BUILDING AND STRUCTURES. REMOVE EXISTING PAVEMENT AND CURBS - 1st WEEK.
2. INSTALL CONSTRUCTION ENTRANCE, SILT FENCES, STRIP TOPSOIL - 1st - 3rd DAY
3. CONSTRUCT PROPOSED STORM DRAINAGE SYSTEM. INSTALL INLET FILTERS - 2nd WEEK
4. EXCAVATE AND ROUGH GRADE SITE. TEMPORARY SEED/MULCH DISTURBED AREAS 3rd - 4th WEEK.
5. CONSTRUCT PROPOSED BUILDING AND RETAINING WALLS - 4th WEEK - 52nd WEEK
6. BACKFILL FOUNDATION - 6th WEEK.
7. CONSTRUCT PROPOSED CURBING - 48th WEEK.
8. PAVE PARKING AREAS AND DRIVEWAYS - 50th WEEK.
9. FINAL GRADING, PLANTING, SEEDING, REMOVAL OF SOIL EROSION PROTECTION MEASURES UPON PERMITTED STABILIZATION OF PREVIOUSLY EXPOSED AREAS - 52nd WEEK.

CIVIL ENGINEERING LAND SURVEYING

**MARK MARTINS ENGINEERING, LLC**  
55 WALNUT STREET SUITE 201 NORWOOD, NJ 07648  
TEL 201-391-3222 FAX 201-219-2210

**SOIL EROSION CONTROL PLAN**

**180 FORT LEE ROAD  
LOT 4 & BLOCK 1205**

Situated in the  
Borough of Leonia  
Bergen County, NJ

**MARK S. MARTINS**  
Professional Engineer & Land Surveyor  
New Jersey License No. 35,858

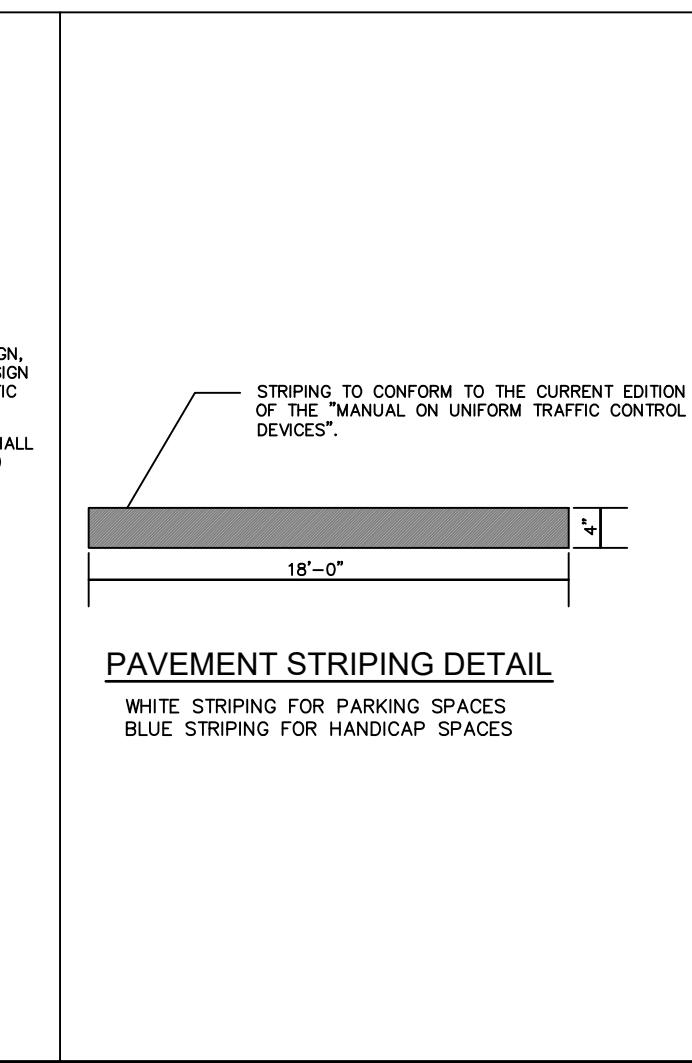
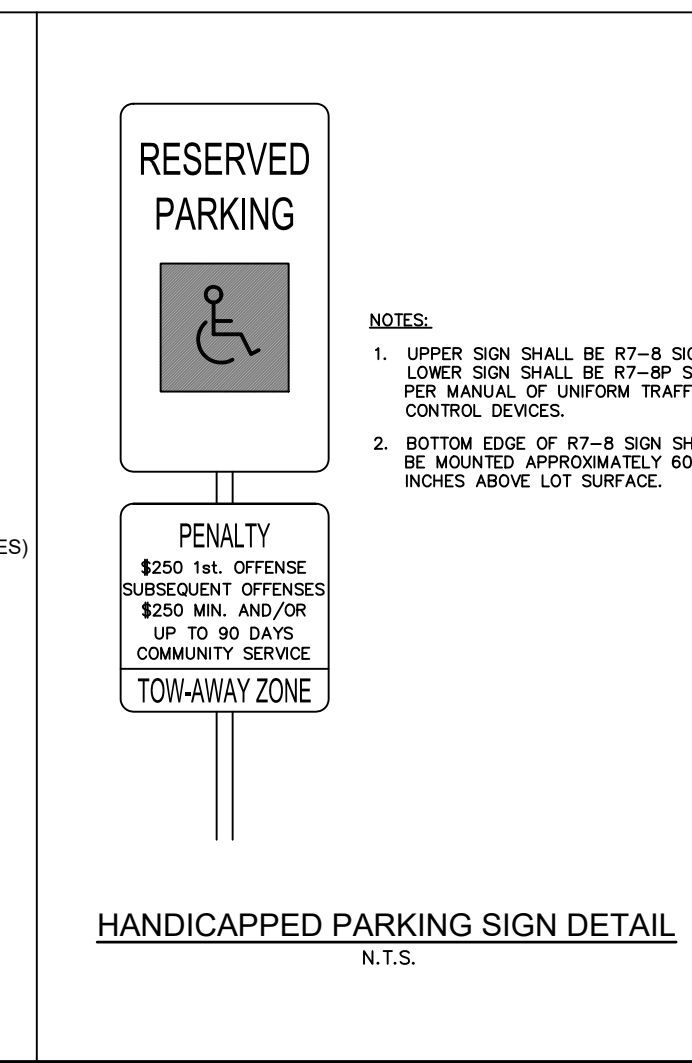
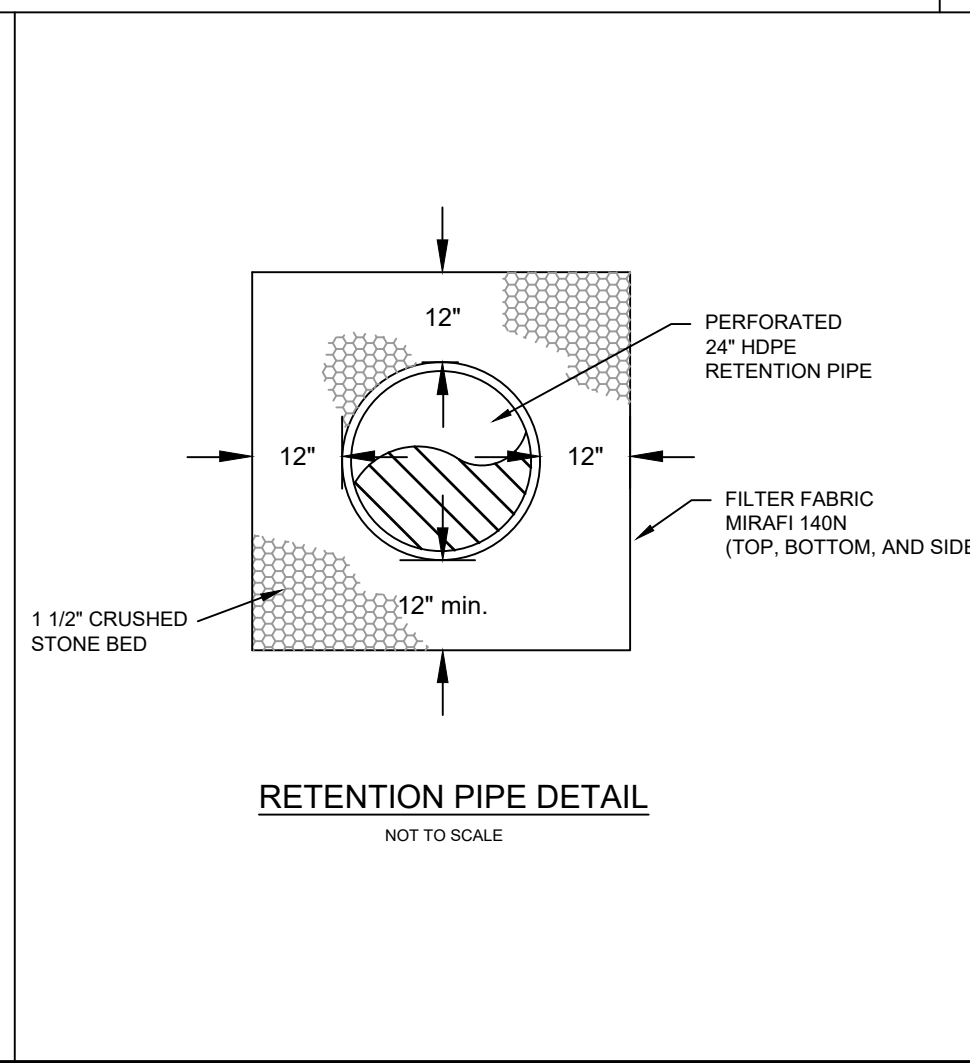
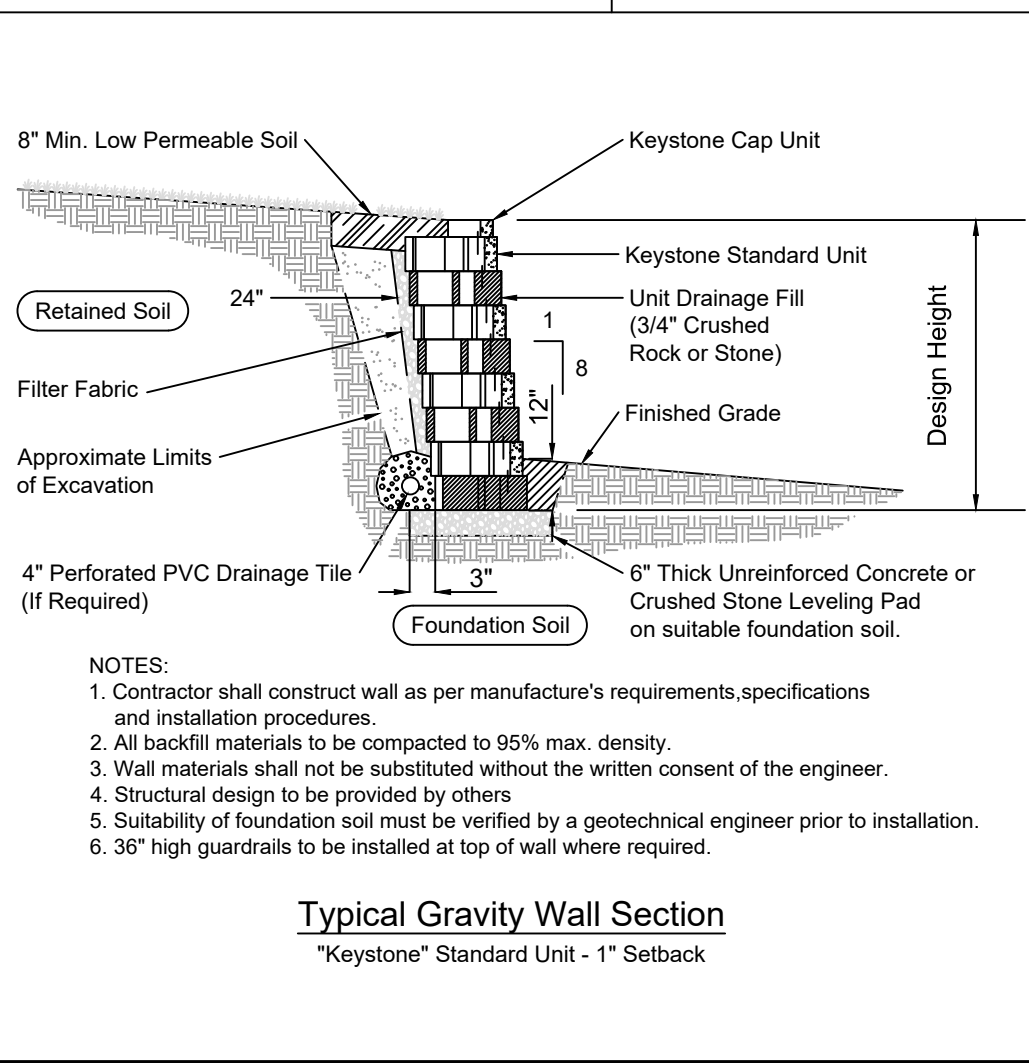
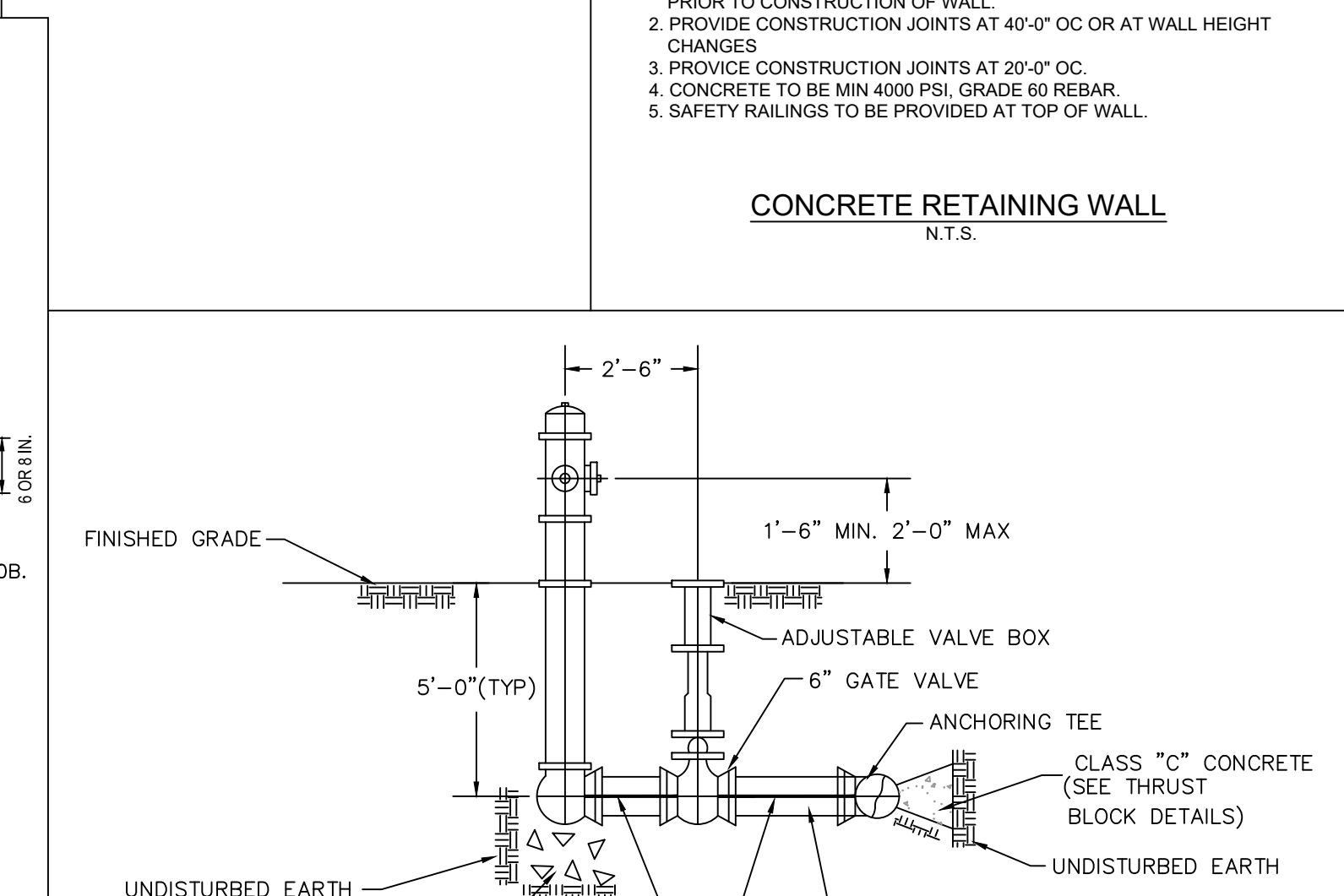
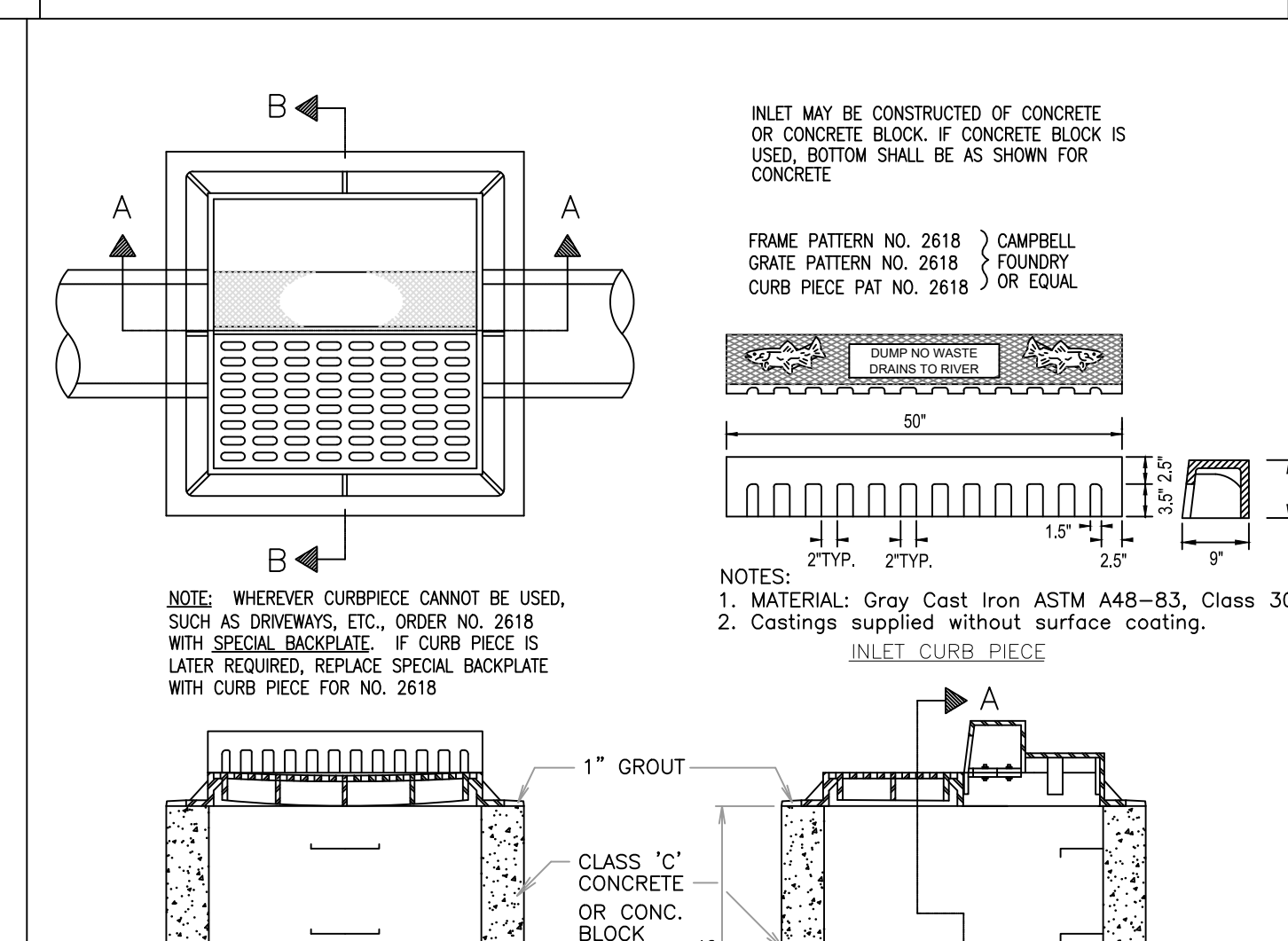
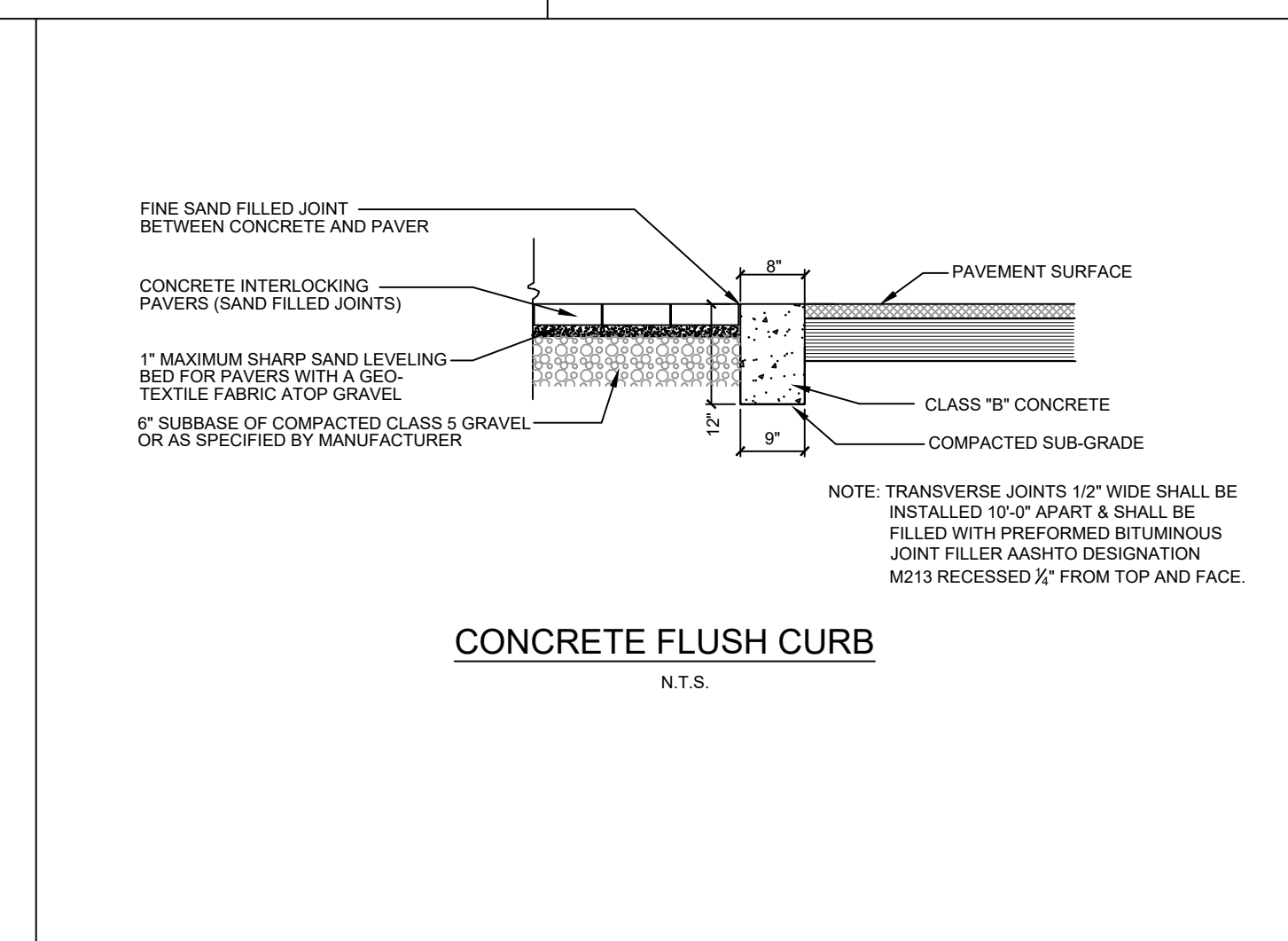
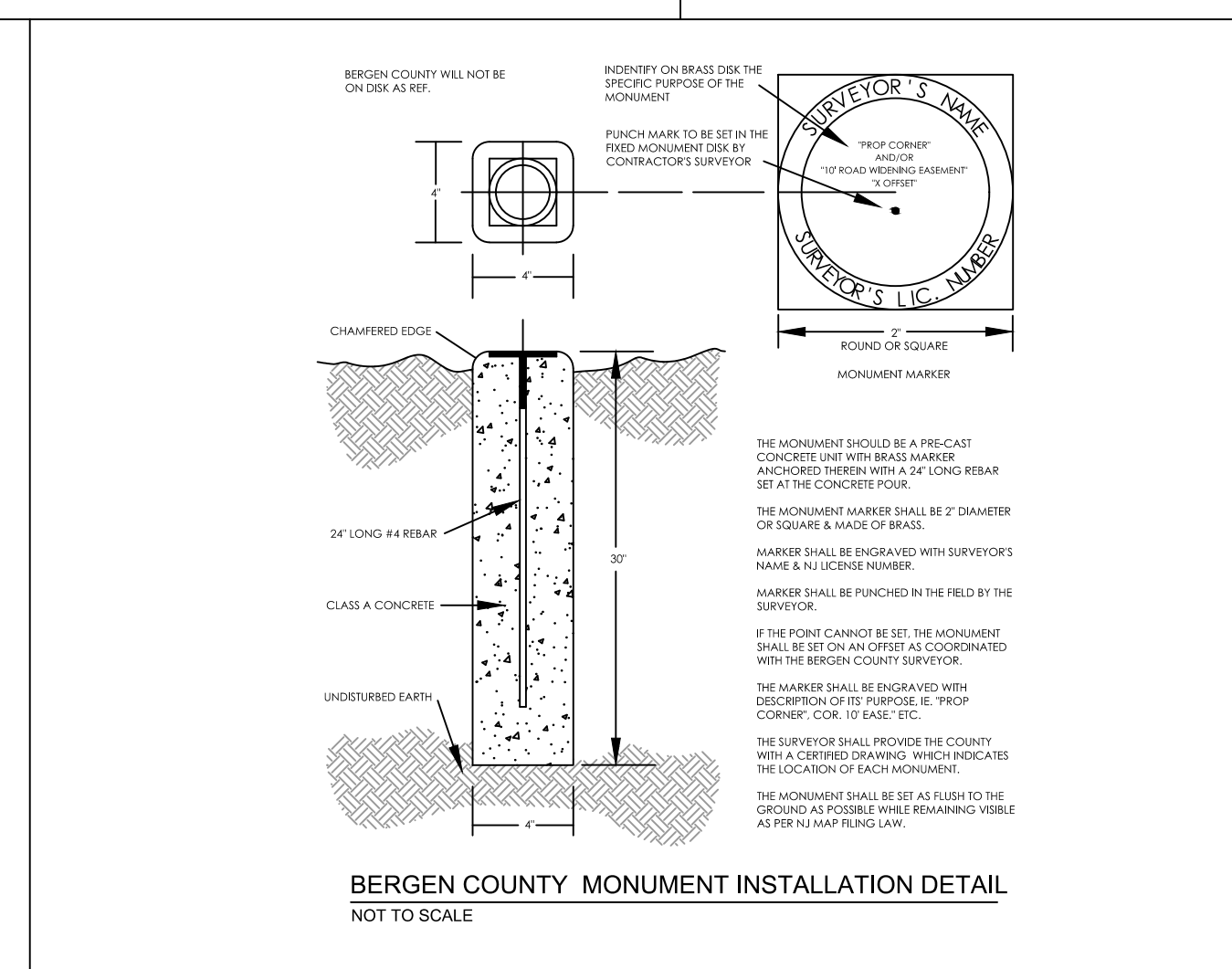
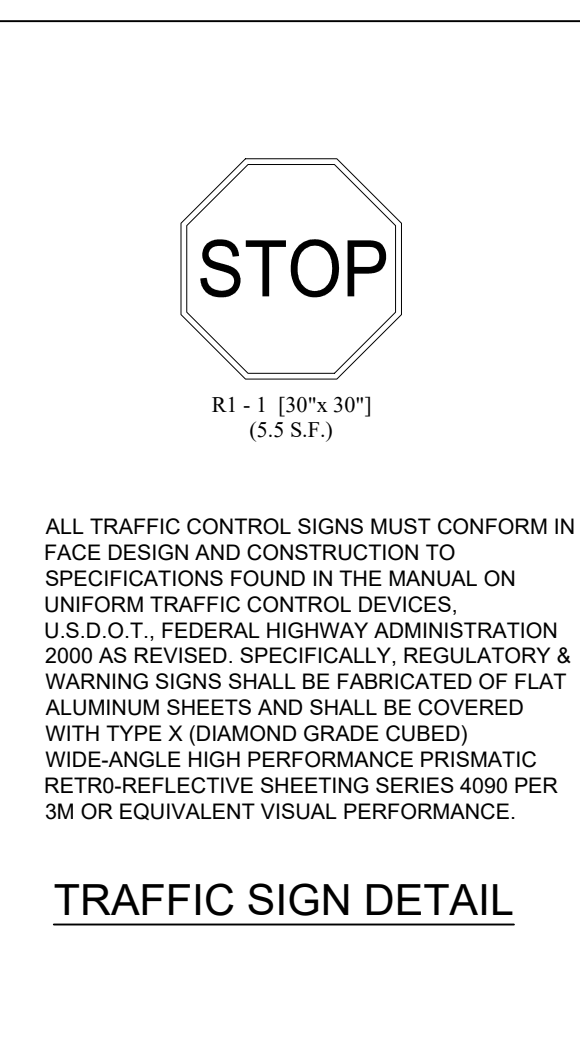
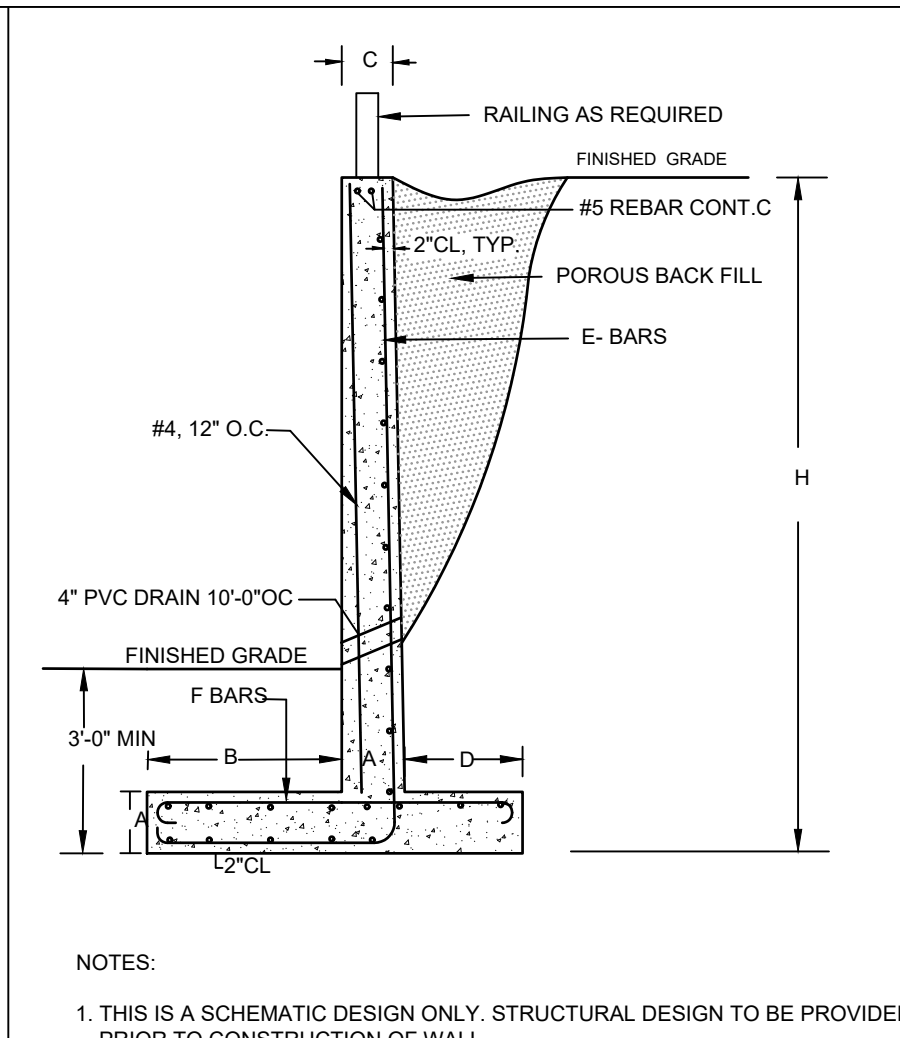
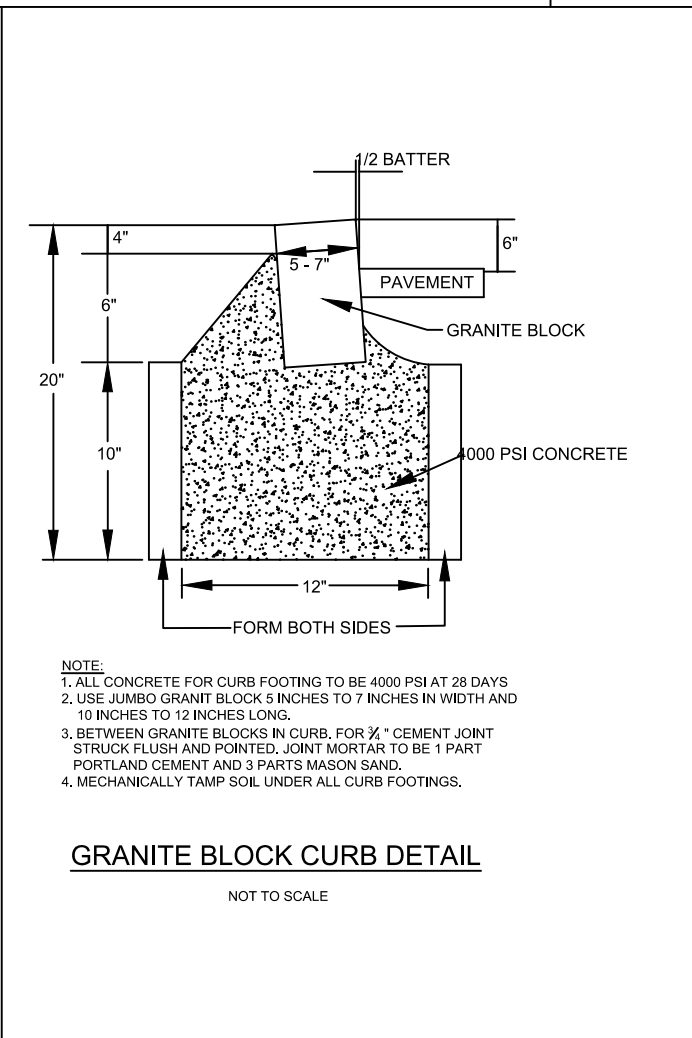
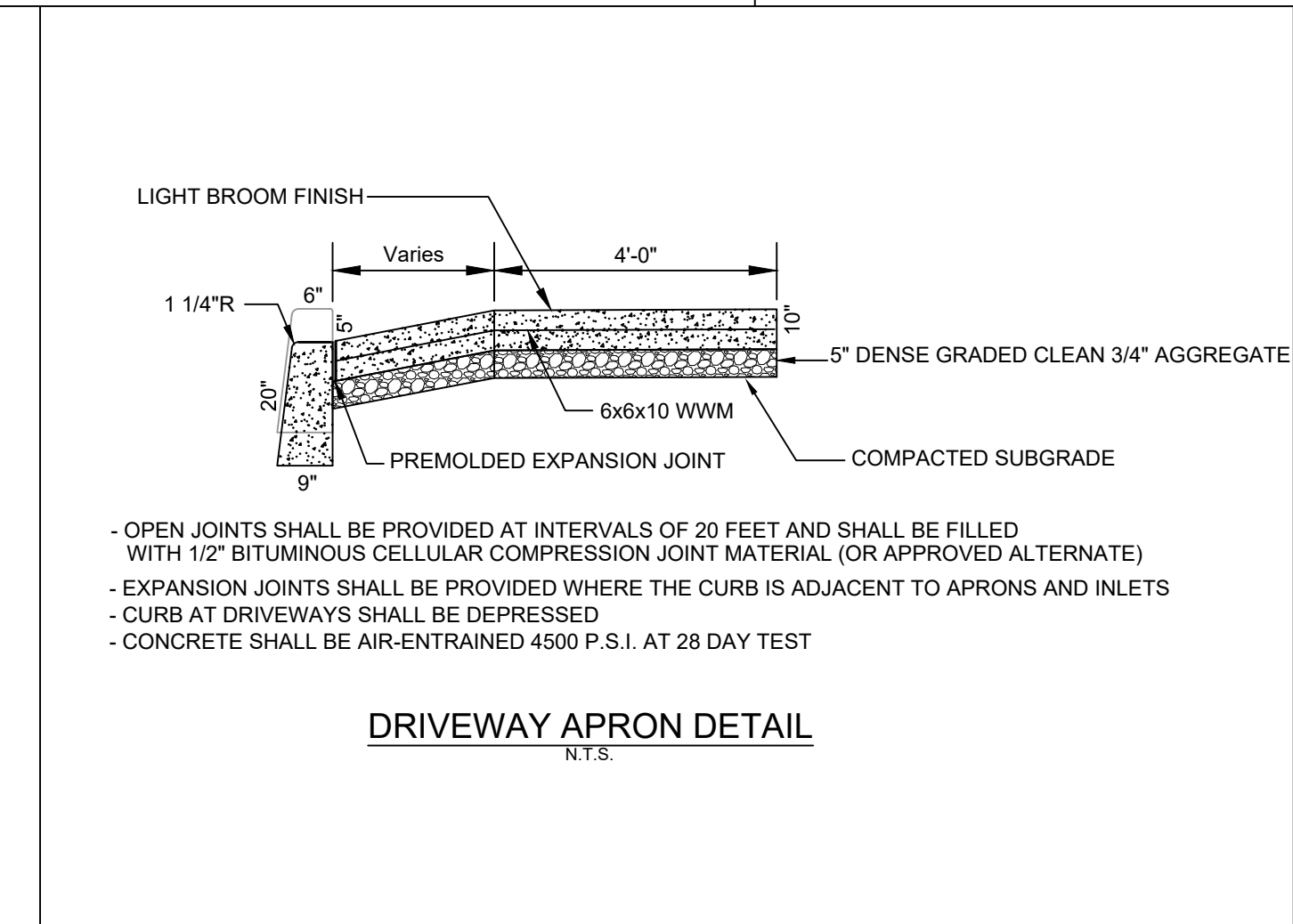
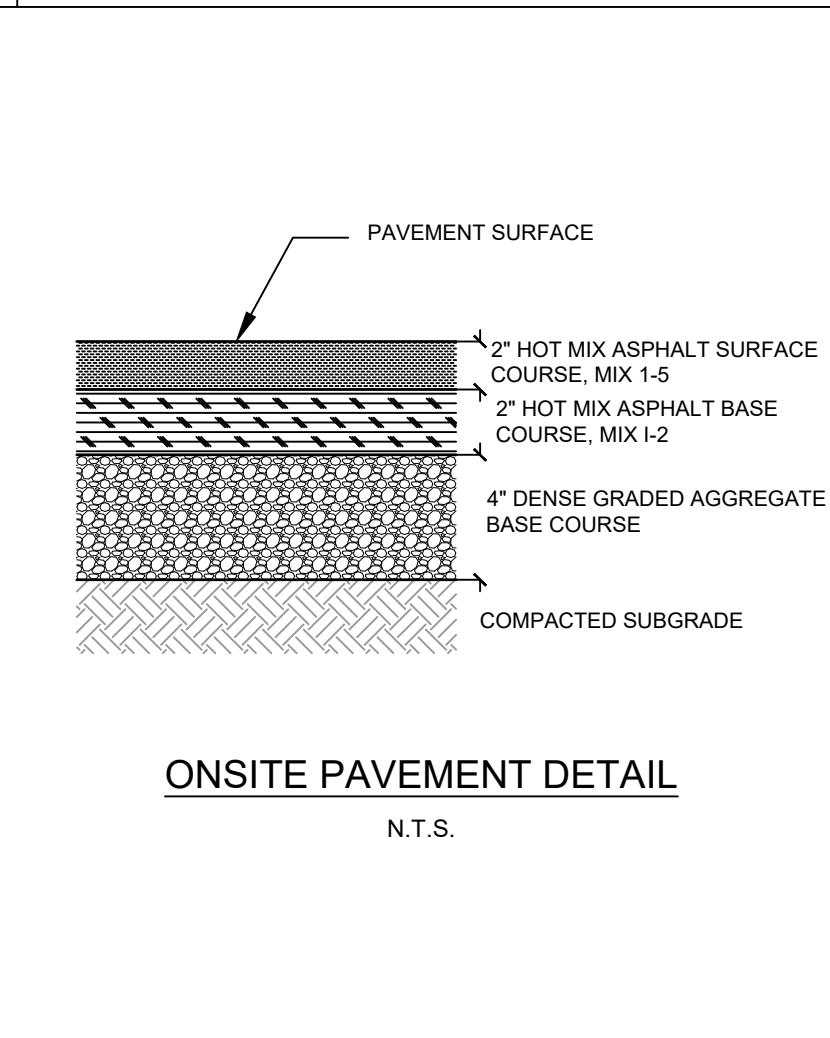
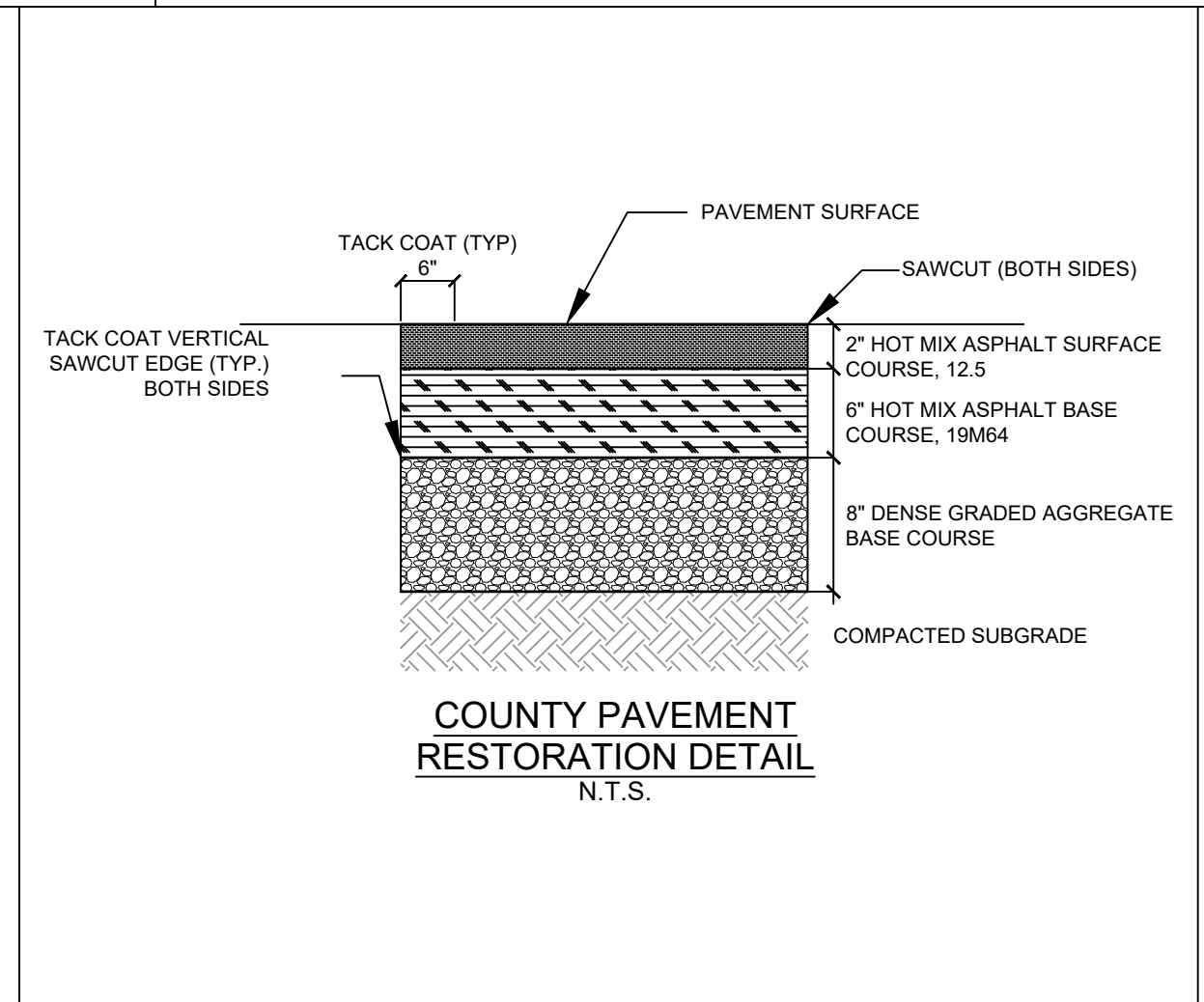
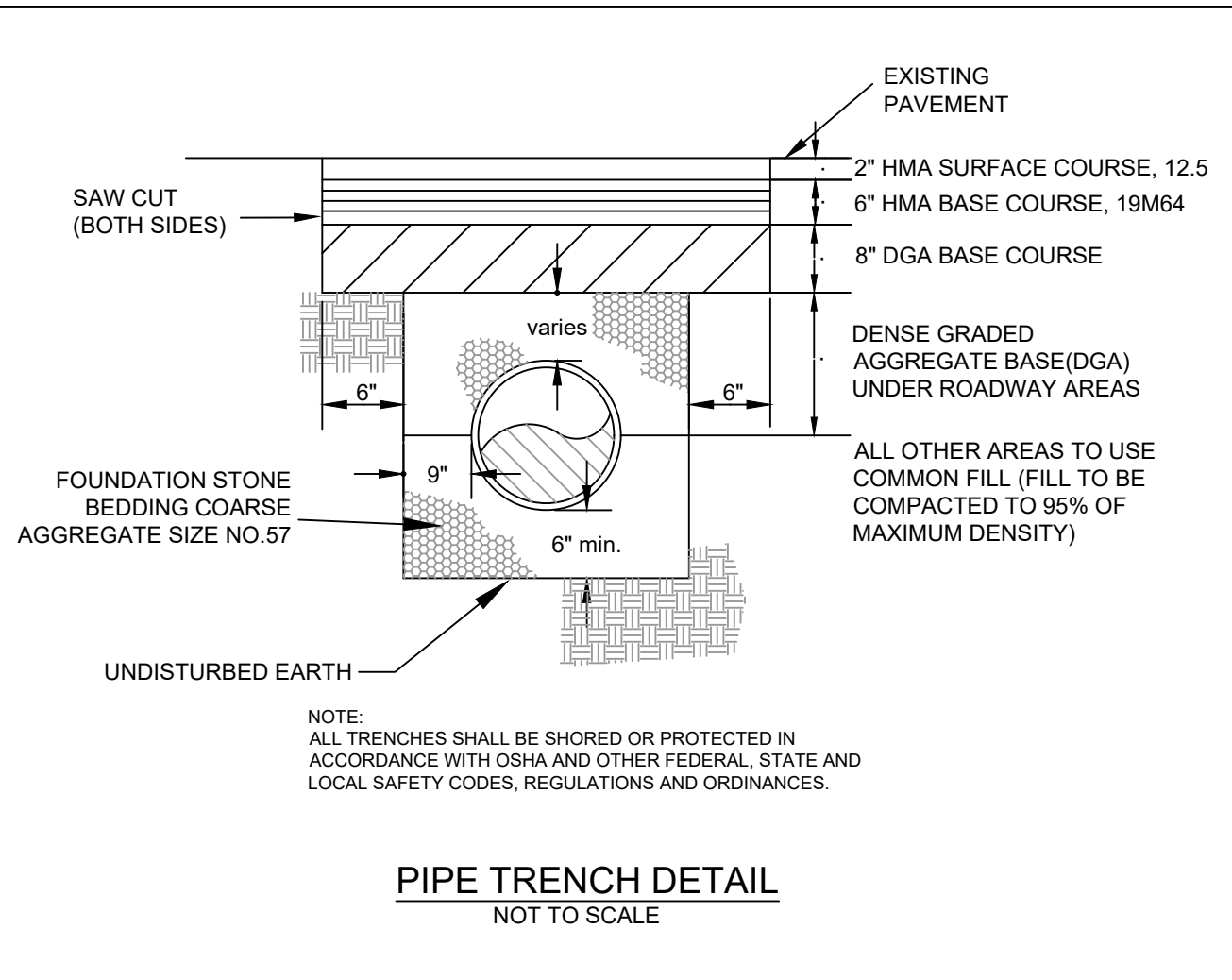
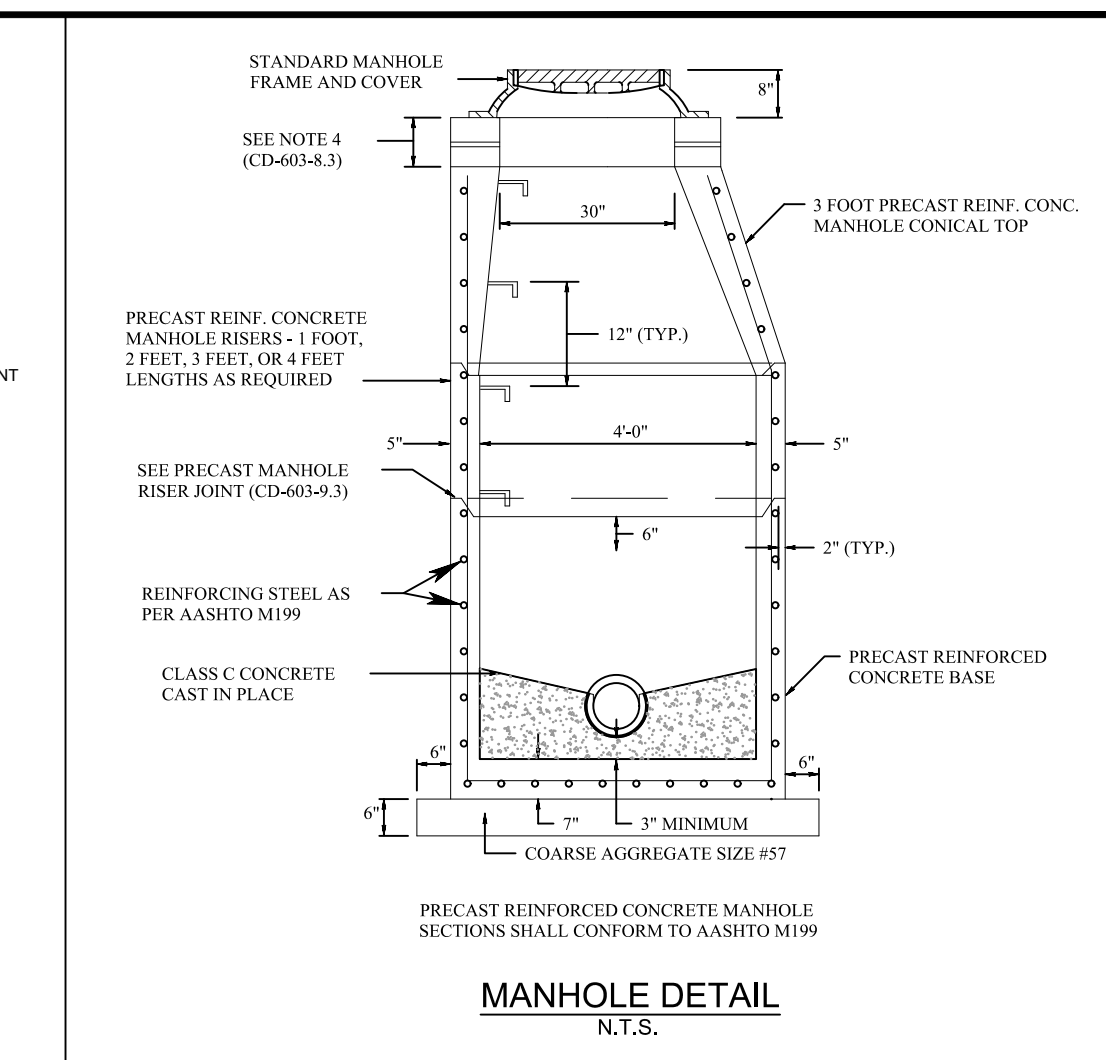
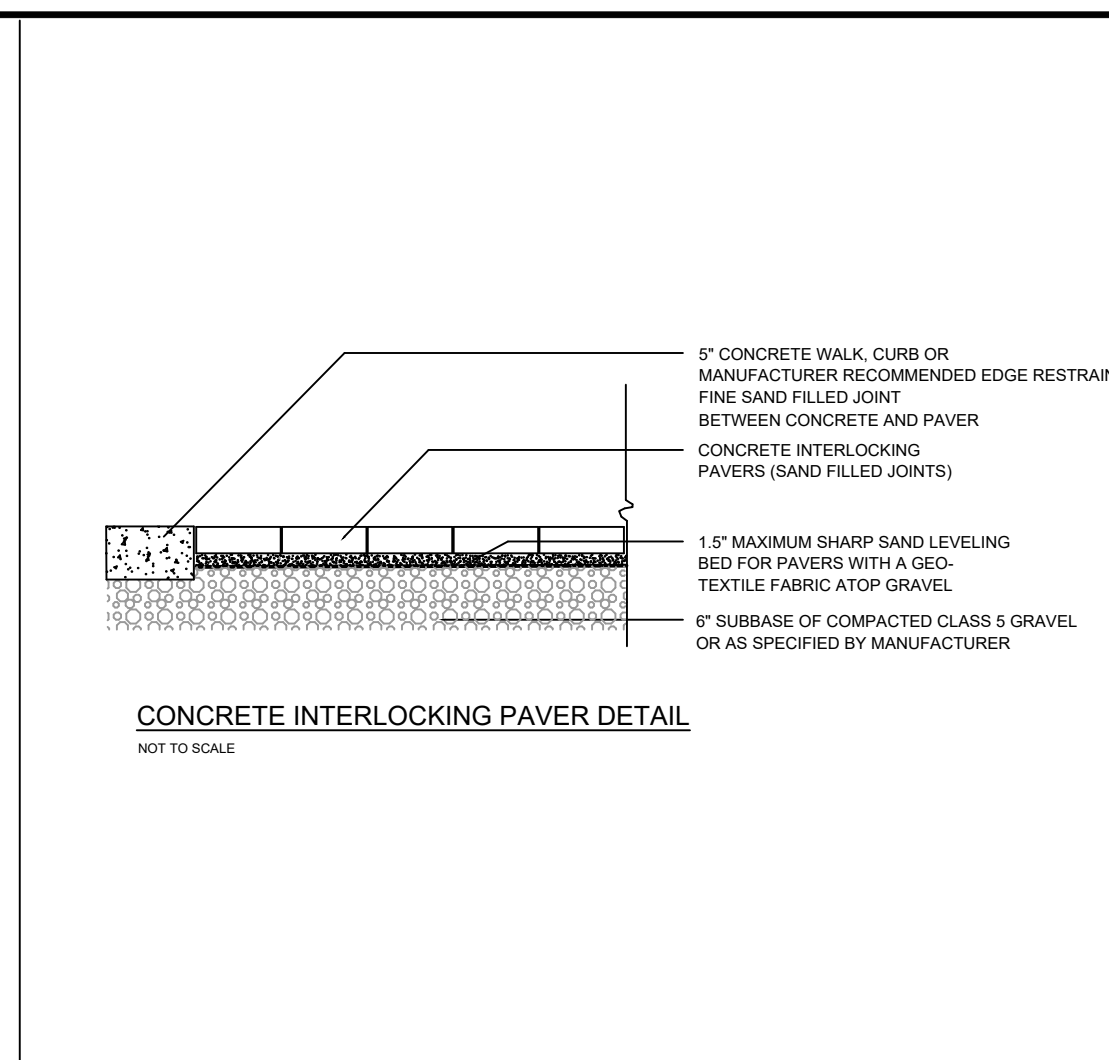
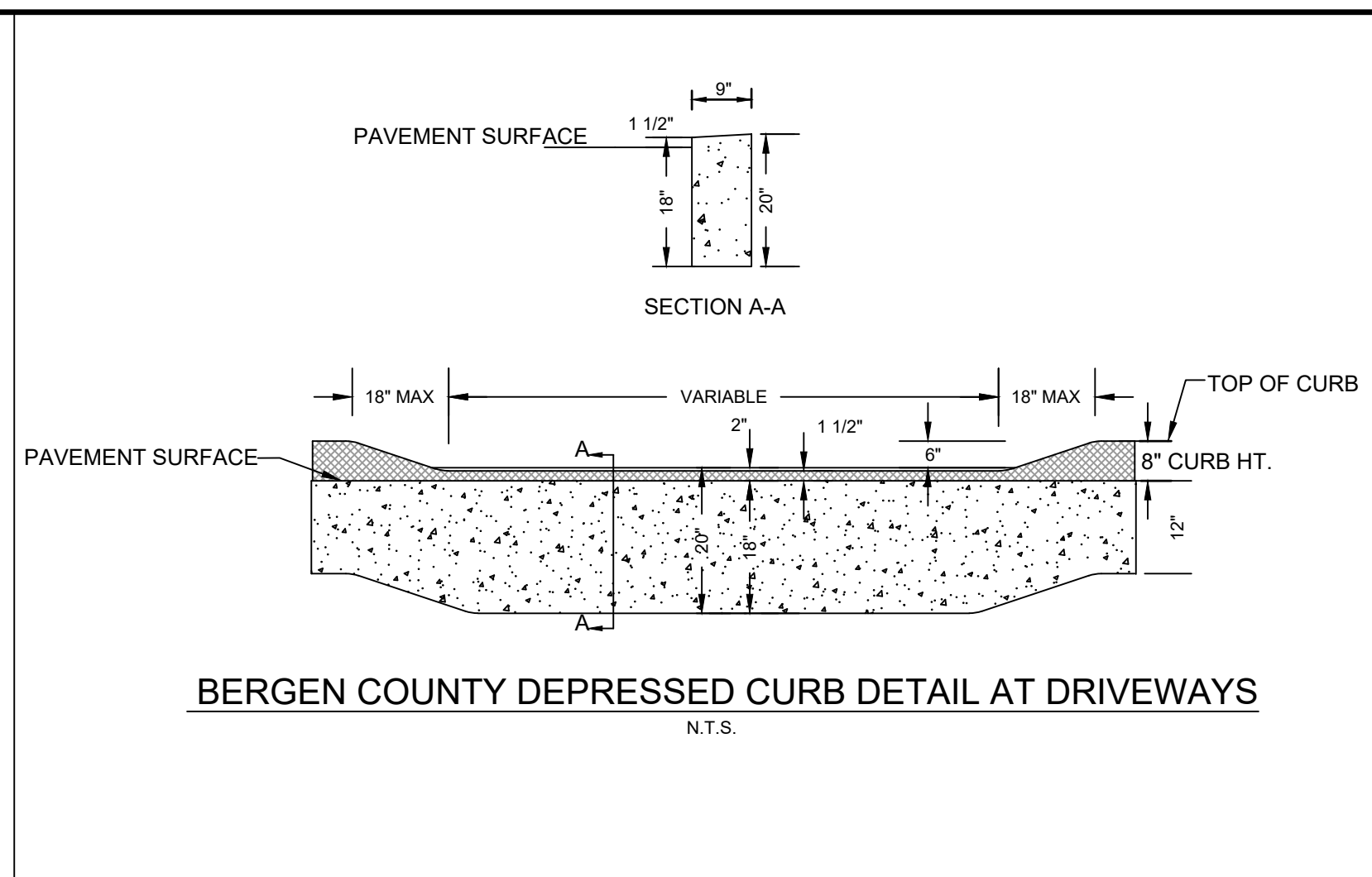
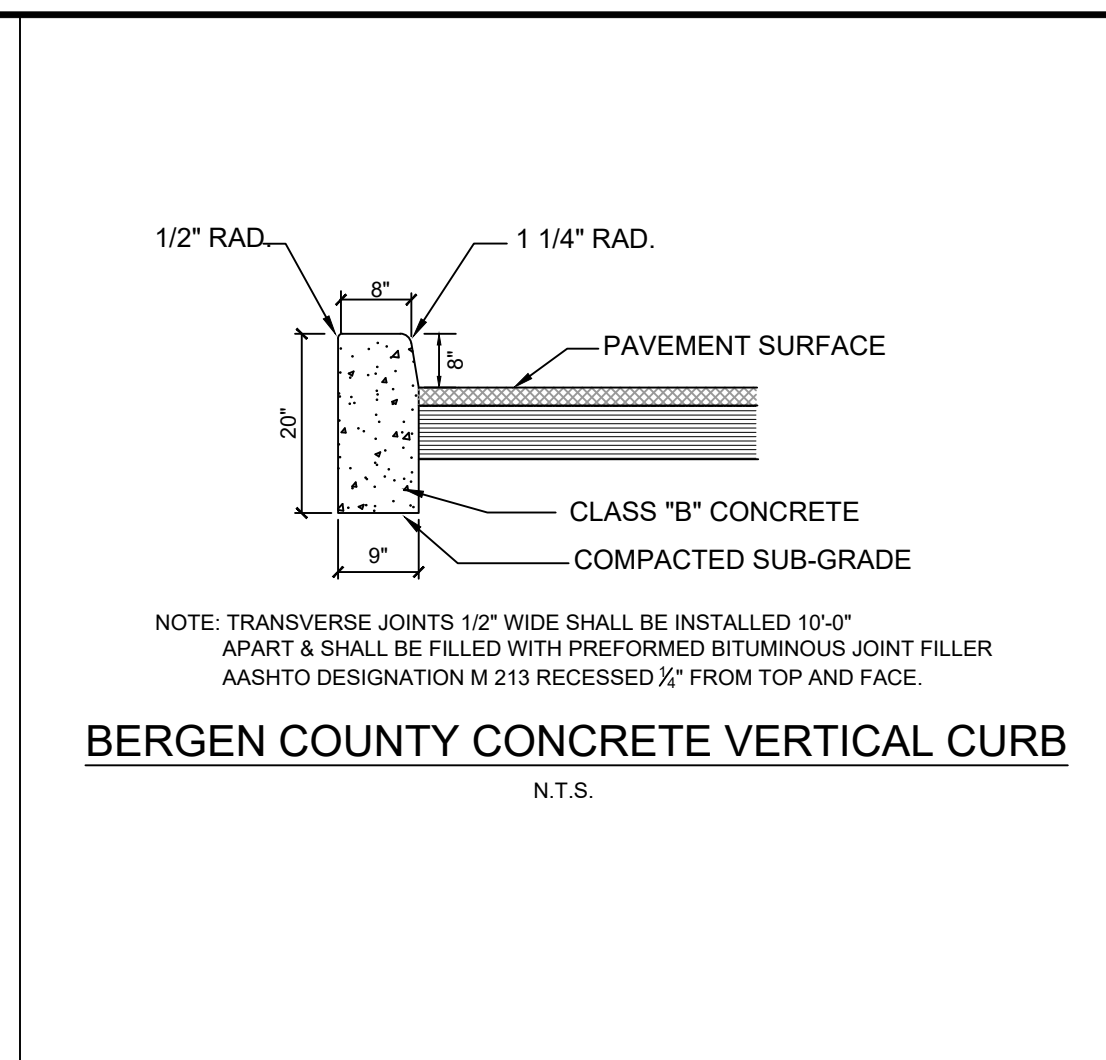
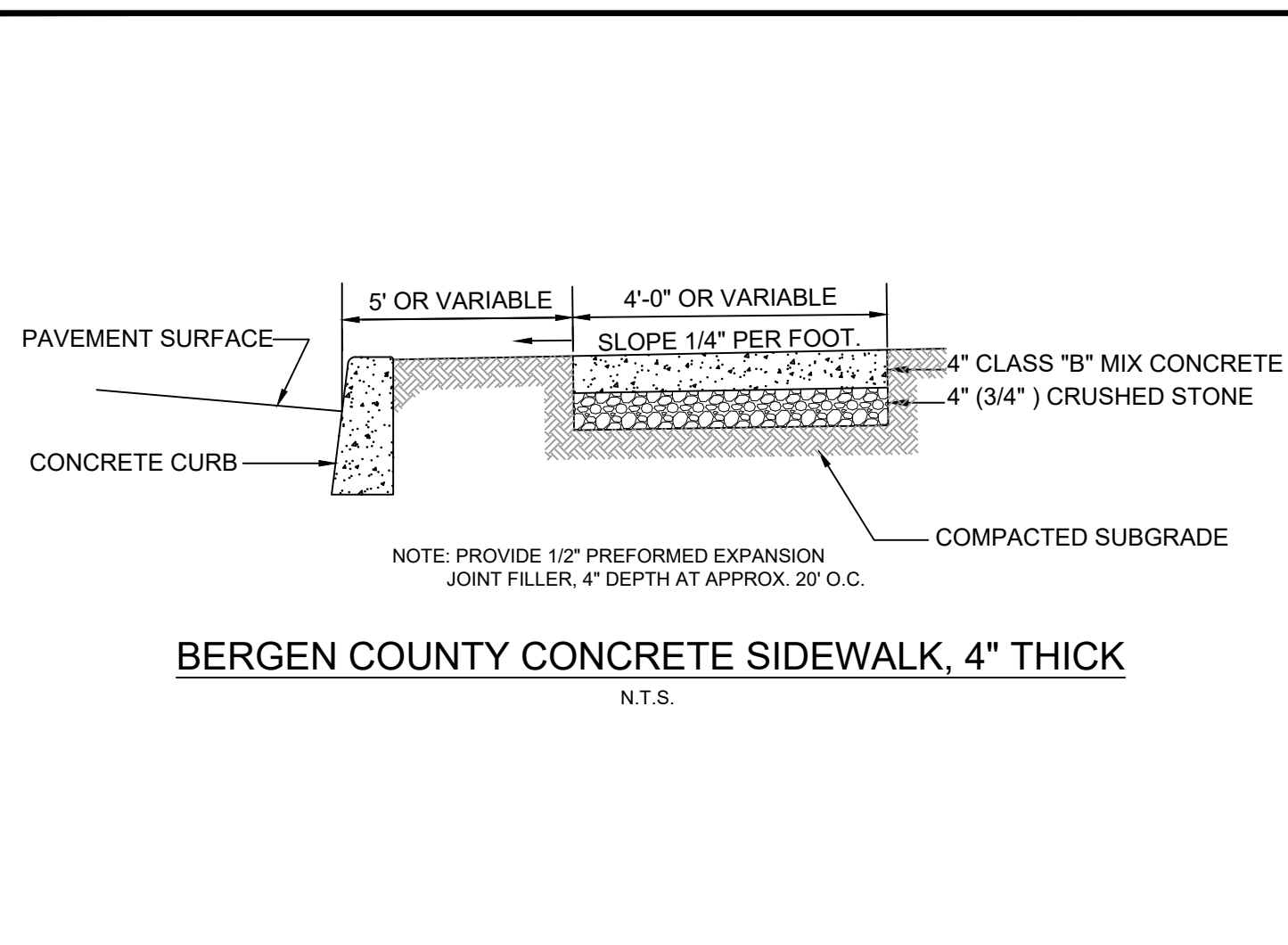
Member Mark Martins Engineering, LLC

SCALE: 1" = 20' DRAWN: SF CHECKED: MM

DATE: 9/10/15 FILE NO. 14-1883

**SHEET 6 OF 7**

NO.	DATE	DESCRIPTION	BY
4	9/20/15	REV'D FOR RE-SUBMISSION	SF
1	7/5/16	REV'D FOR COUNTY PLANNING	SF
2	3/5/16	REVISING PER BOARD APPROVAL	SF
3	10/15/15	REVISING PER BOARD APPROVAL	SF
NO.	DATE	DESCRIPTION	BY



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New Jersey License No. 35,858

Member Mark Martins Engineering, LLC

**CONSTRUCTION DETAILS**

**180 FORT LEE ROAD  
LOT 4 & BLOCK 1205**

Situated in the  
Borough of Leonia  
Bergen County, NJ

SCALE: N/A DRAWN: SF CHECKED: MM SHEET 7 OF 7

DATE: 9/10/15 FILE NO: 14-1883

NO.	DATE	DESCRIPTION	BY
1	9/20/23	REV'D FOR RT-SUBMISSION	SF
2	1/5/18	REV'D PER COUNTY PLANNING	SF
3	3/5/16	REVISIONS PER BOARD APPROVAL	SF
4	10/15/15	REVISIONS PER BOARD ENGINEER	SF
NO.	DATE	DESCRIPTION	BY