

DRIVEWAYS WITHIN 200' SCALE: 1"=100'

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  
 LEONIA, NJ 07033

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 LEONIA

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 GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH THE SITE PLAN ORDINANCE.

BOROUGH ENGINEER DATE  
 CONSTRUCTION OFFICIAL DATE

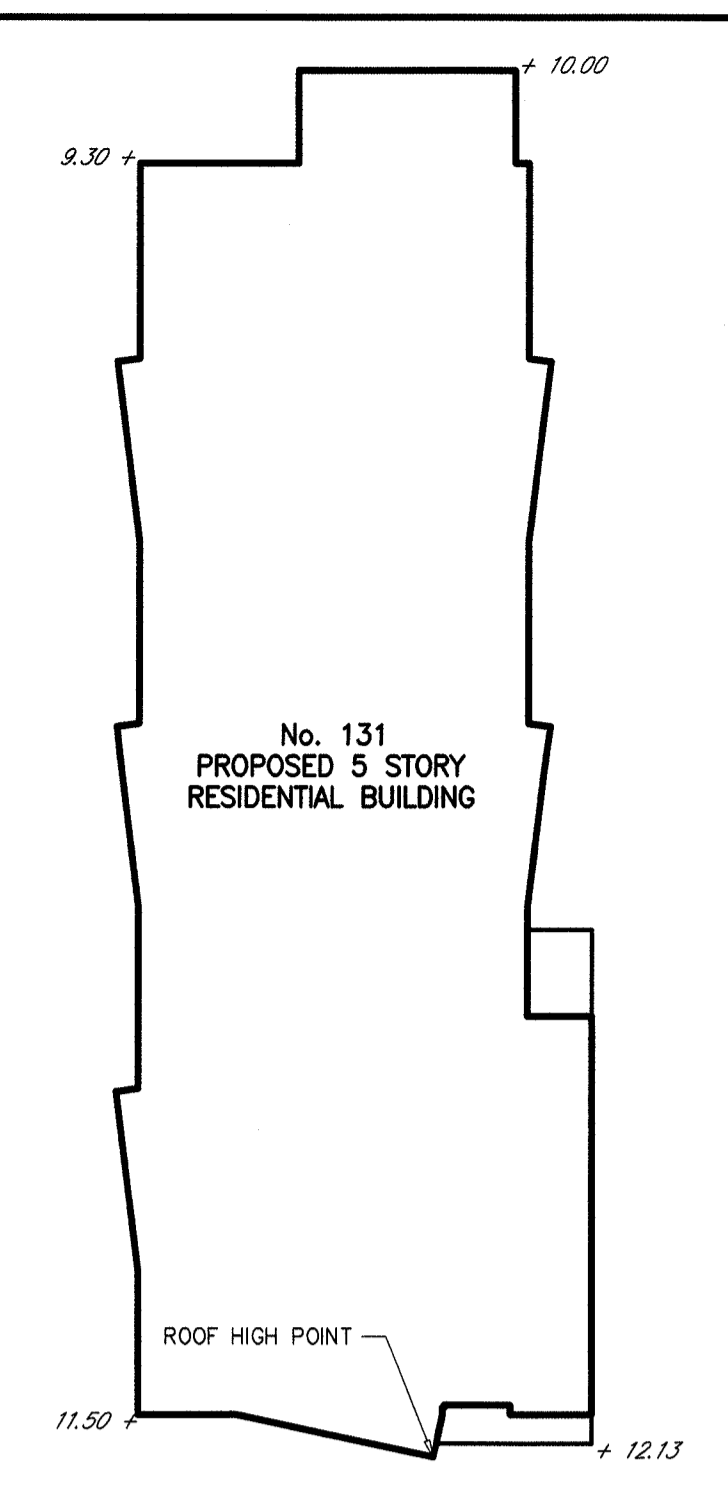
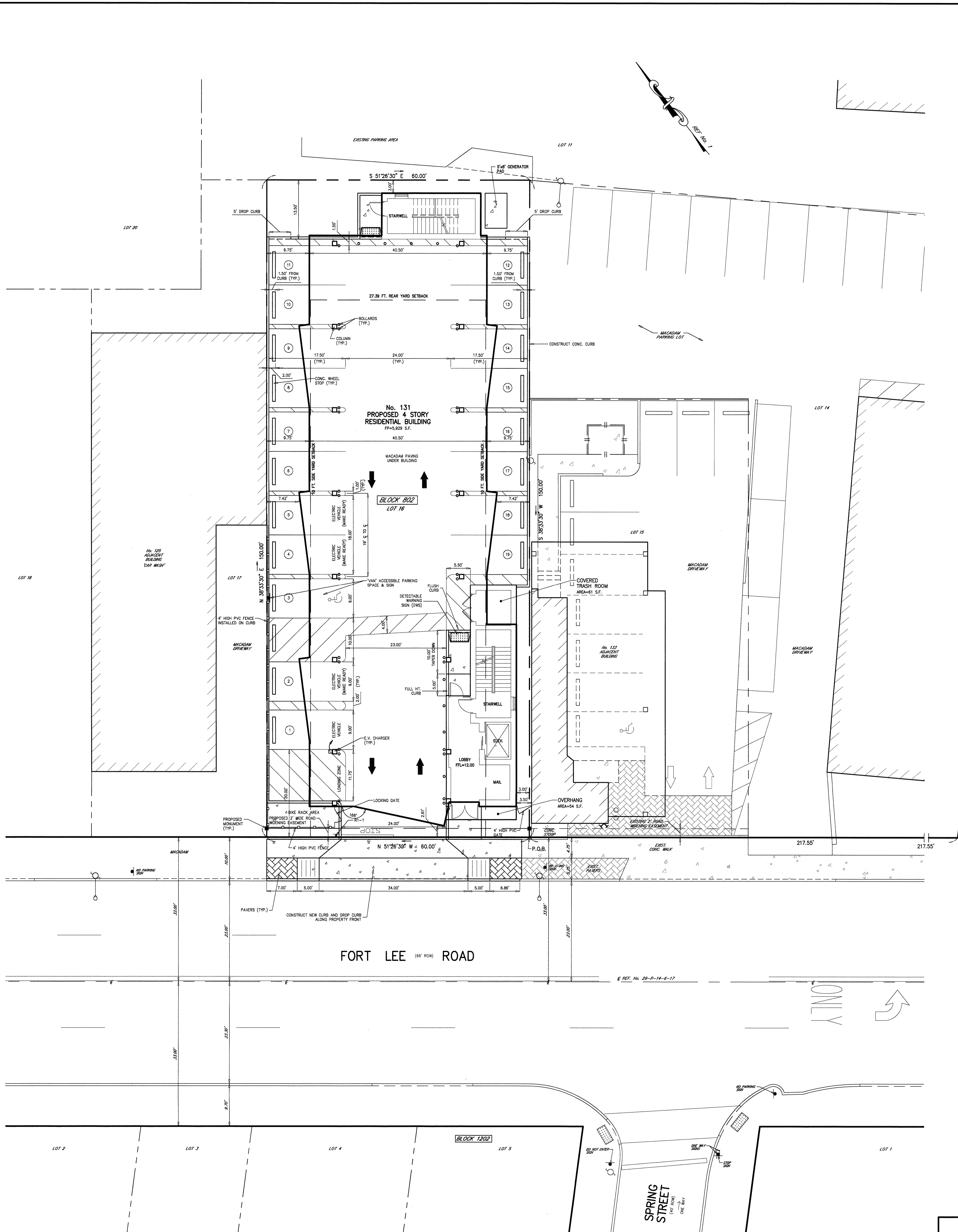
I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN INSTALLED IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.

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



**BLDG. HEIGHT SCHEMATIC**

**BLDG. HEIGHT CALC'S**

AVG. ORIGINAL GRADE = 10.73 EL.  
 HIGHEST POINT OF ROOF = 62.00 EL.  
 HEIGHT = 51.27 FT.

**PARKING NOTES**

MIN. AISLE WIDTH (90°) = 24 FT.  
 MIN. STALL AREA = 200 S.F.  
 MIN. STALL WIDTH = 10 FT.  
 MIN. PARKING SPACES = 24  
 MIN. SIDE YARD SETBACK = 8 FT.  
 MIN. REAR YARD SETBACK = 8 FT.  
 MIN. FRONT YARD SETBACK = 30 FT.

\* VARIANCE REQUIRED.

**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.  
 TOTAL FA = 18,694 S.F.

**BLDG. COVERAGE CALC'S**

FOOTPRINT = 5,929 S.F.  
 TRASH ROOM = 81 S.F.  
 OVERHANG = 54 S.F.  
 TOTAL BLDG. COVERAGE = 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.  
 BIKE RACK = 93 S.F.  
 TOTAL IMP. COVERAGE = 8,306 S.F./9,000 S.F. = 92.29%

**GREEN AREA CALC'S**

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

**BUILDING DATA**

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

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

1-BEDROOM 10 x 1.8 = 18.0 SPACES  
 2-BEDROOM 3 x 2.0 = 6.0 SPACES  
 3-BEDROOM 1 x 2.1 = 2.1 SPACES  
 TOTAL = 26.1 SPACES  
 EV CREDIT (MAX. 10%) = -1.8 SPACES  
 TOTAL REQUIRED = 24.2 SPACES  
 SAY = 24 SPACES  
 19 SPACES PROVIDED

**PARKING NOTES REGARDING E.V. SPACES**

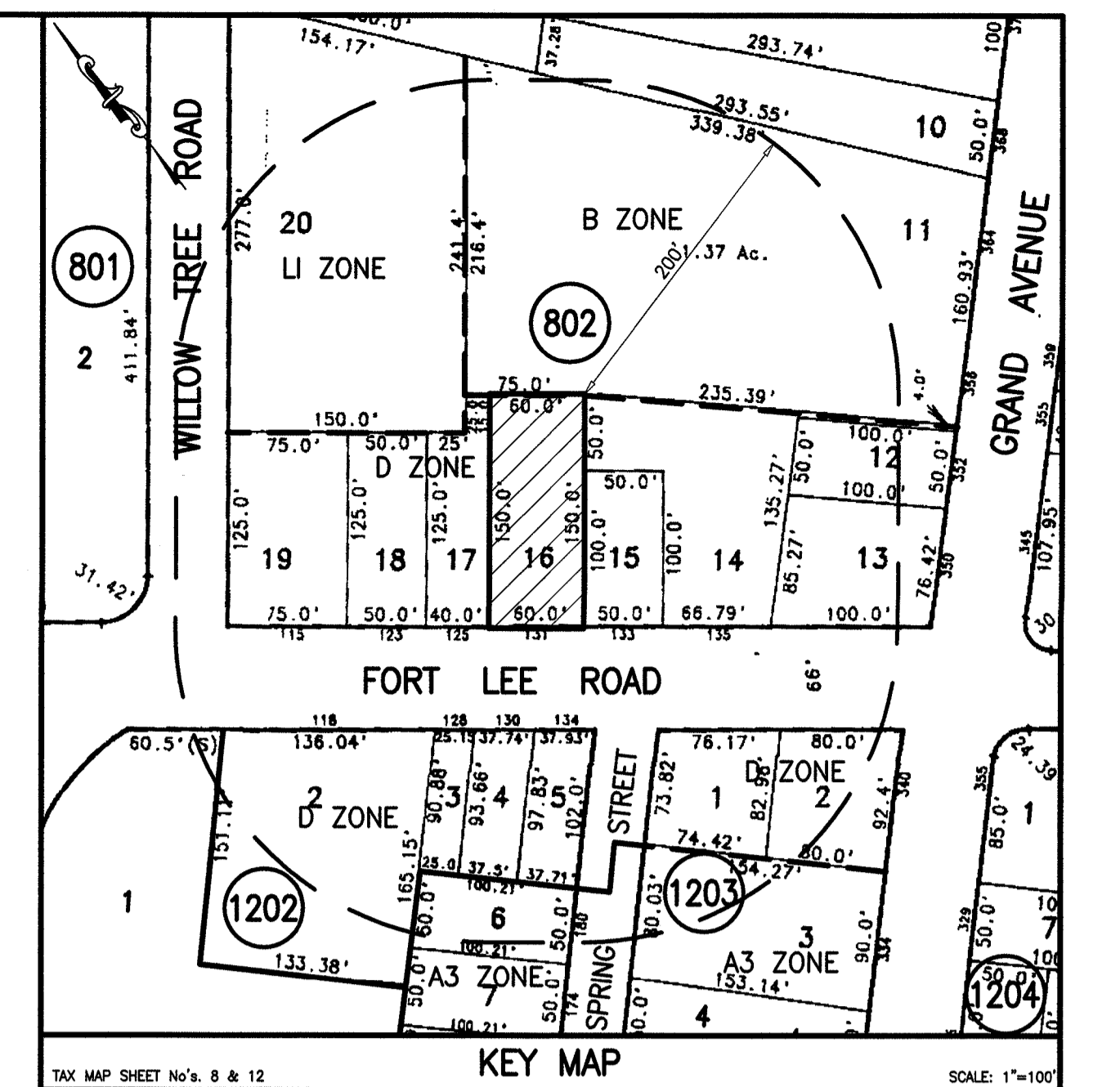
TOTAL PARKING SPACES PROVIDED: 19 SPACES  
 15% OF THE TOTAL PARKING REQUIRED SHALL BE "MAKE READY" SPACES.  
 19 SPACES x 15% = 2.8 SPACES = 3 SPACES REQUIRED.  
 OF THE 3 SPACES REQUIRED TO BE "MAKE READY" SPACES, 1/3 SHALL BE INSTALLED.  
 3 SPACES x 0.33 = 1 SPACE  
 REQUIRED: 1 EV INSTALLATION  
 2 MAKE READY INSTALLATIONS  
 PROPOSING: 3 EV INSTALLATIONS  
 2 MAKE READY INSTALLATIONS

**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 PREMISES BY P & M SURVEYING, DATED 1-3-02.  
 3) BOROUGH OF LEONIA TAX MAPS.



**ZONING NOTES**

ZONE: D-BUSINESS PROPOSED RESIDENTIAL BUILDING \*

REQUIREMENT	PROPOSED
MIN. LOT AREA	9,000.00 S.F.
MIN. LOT FRONTAGE	50 FT.
MIN. LOT DEPTH	100 FT.
MIN. FRONT YARD	0 FT.
MIN. SIDE YARD	10 FT.
MIN. REAR YARD	28.64 FT. (1)
MAX. BLDG. COVERAGE	N/R
MIN. DRIVEWAY WIDTH	3 STY. + 51/27 FT. * (2)
MIN. DIST. BLDG. TO C STREET	35 FT.
MIN. DRIVEWAY WIDTH	24.00 FT.
MIN. DIST. BLDG. TO C STREET	35 FT.
MIN. DRIVEWAY WIDTH	35.61 FT.

N/R = NO REQUIREMENT.  
 \* VARIANCE REQUIRED.  
 (1) REAR YARD CALC'S = 10 FT + 0.5\*(61.27-24) = 28.64 FT.  
 (2) HIGHEST POINT OF ROOF.

- GENERAL NOTES**
- TOTAL LOT AREA = 9,000.00 S.F. (0.207 ACRES).
  - ELEVATIONS BASED ON NAVD 88. ADD 1.0' TO CONVERT TO NGVD 29.
  - LOCATION OF UNDERGROUND UTILITIES BASED ON FIELD MARK OUT BY UTILITY COMPANIES.
  - ALL DAMAGED CURBS 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 = 8,306 S.F.  
 NET DECREASE = 571 S.F.
  - MIN ROOF LEADER SLOPES:  
 6" = 110R  
 4" = 220R
  - 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 HEMMER AT 336-6815) 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 DEPTH 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.
  - 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. PURSUANT TO TITLE 27:16-8, THE COUNTY OF BERGEN MAINTAINS ROADWAYS BETWEEN CURBINGS 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 PIECES (CAMPBELL FOUNDRY PATTERN No. 2618). ALL GOODS AND PRODUCTS TO BE USED SHALL BE AMERICAN MADE, WHEREVER AVAILABLE, CONSISTENT WITH STATE STATUTE 40A:11-1.8.
  - 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 DRIVEWAYS 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 ON-SITE EMPLOYEES PROPOSED.
  - REFUSE TO BE HANDLED BY PRIVATE HAULER.

NO.	REVISIONS	DATE	BY	CHKD
4	SELECTED 3RD STORY, REVISED HEIGHT & PARKING	10-28-22	Y.R.	M.J.H.
3	HEIGHT AND E.V. PARKING CALC'S	4-5-22	B.W.	M.J.H.
2	UPDATED BUILDING AND PARKING	11-5-22	B.W.	M.J.H.
1	PROPOSED LOT AREA IN GENERAL NOTES	11-5-21	B.W.	M.J.H.

**SITE PLAN**

LOT 16 PROPOSED RESIDENTIAL APARTMENTS BLOCK 802  
**No. 131 FORT LEE ROAD**  
 APPLICANT/OWNER: 131 FORT LEE ROAD LLC  
 BOROUGH OF LEONIA BERGEN COUNTY NEW JERSEY  
 131 FORT LEE ROAD  
 LEONIA, NJ 07033

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

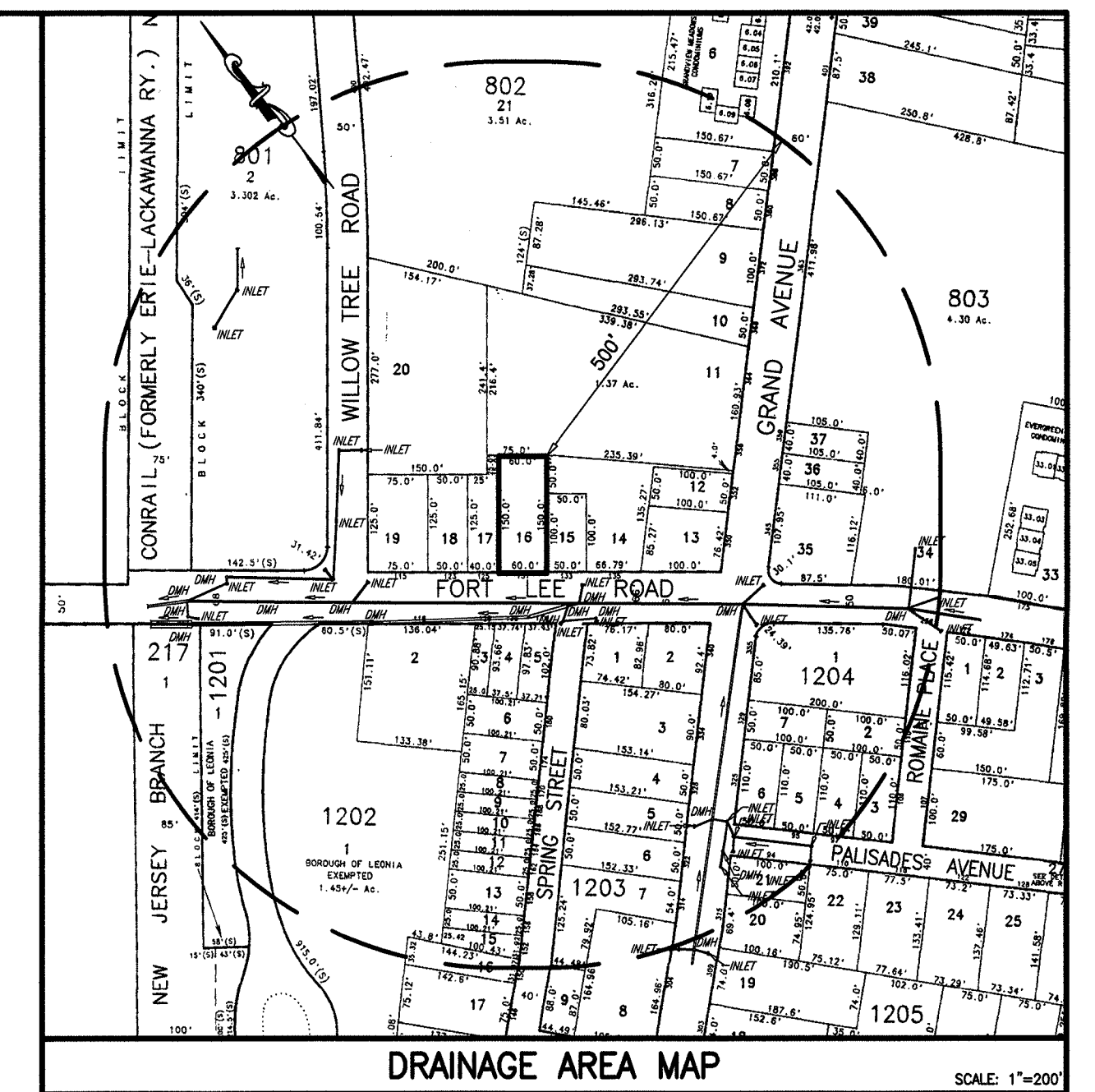
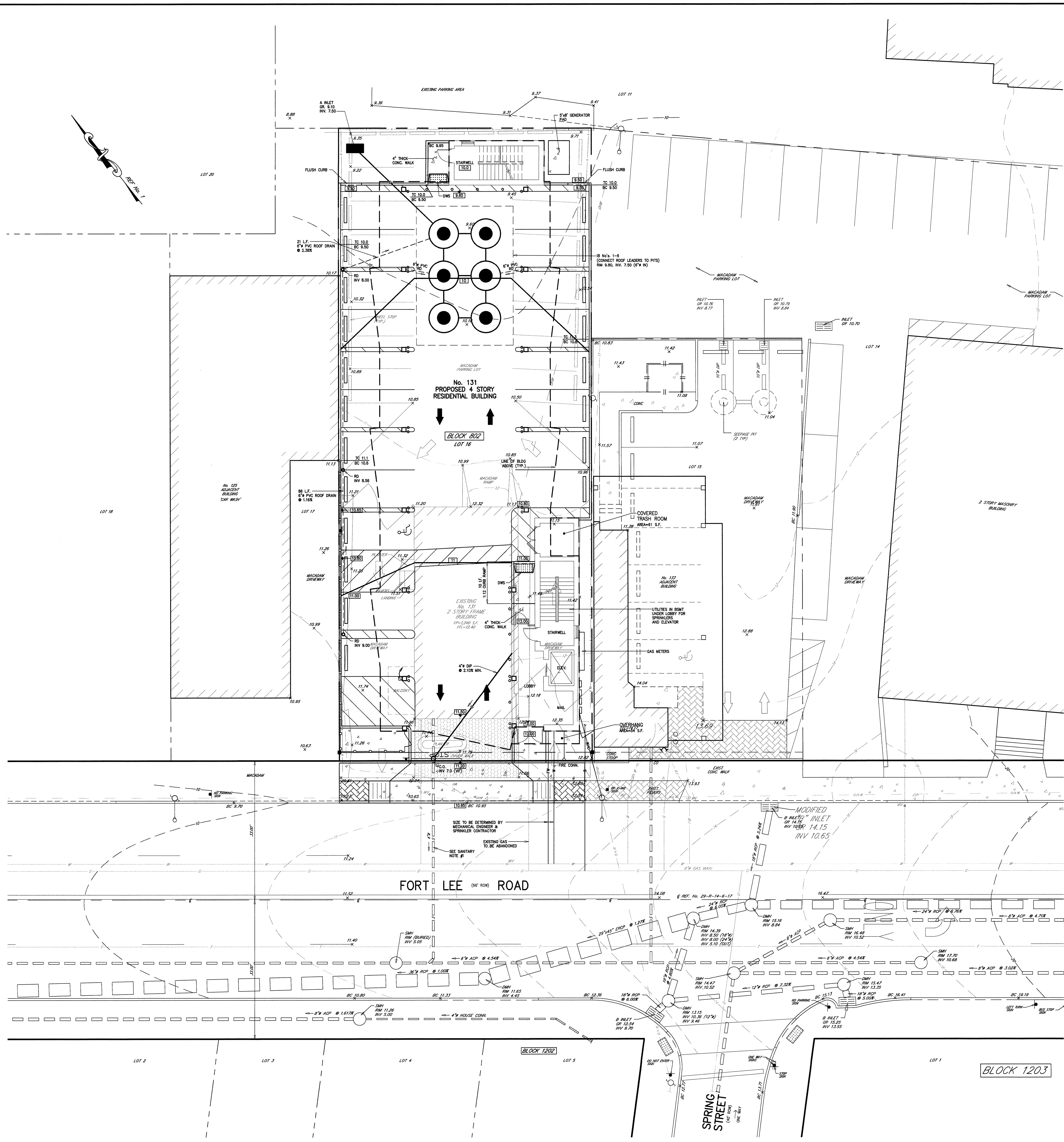
MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 29497

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

DATE: 5-14-21

SCALE: 1"=10'

3956-1



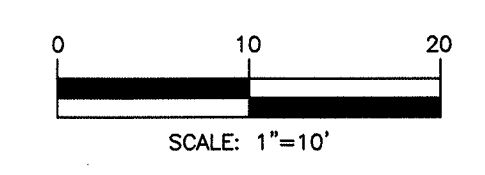
**WATER DEMAND CALC'S**  
(BSIS REQUIREMENTS FOR HIGH-RISE)

10 1-BR x 80	= 800 G.P.D.
3 2-BR x 100	= 300 G.P.D.
1 3-BR x 160	= 160 G.P.D.
<b>TOTAL</b>	<b>= 1,260 G.P.D.</b>

- 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 CLOSURE PIPE SHALL BE USED.
  - SANITARY SEWER CALCULATIONS:  
 PROPOSED 10 1-BR x 150 = 1,500 G.P.D.  
 PROPOSED 3 2-BR x 225 = 675 G.P.D.  
 PROPOSED 1 3-BR x 300 = 300 G.P.D.  
 PROJECTED AVERAGE DAILY FLOW = 2,475 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. 29497 N.J.P.P. NO. 5200

5-14-21

3	UPDATE WATER & SANITARY CALCULATIONS	10-28-22	Y.R.	M.J.H.
2	FIELD WATER DEMAND CALC'S; MODIFIED GRADING AND DRAINAGE	4-5-22	B.W.	M.J.H.
1	UPDATED BUILDING AND PARKING	1-5-22	B.W.	M.J.H.
NO.	REVISIONS	DATE	BY	CHKD

**GRADING, DRAINAGE & UTILITY PLAN**

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

DRAWN BY:	B.W.
CHECKED BY:	M.J.H.
SCALE:	1"=10'
DRAWING NO.	3956-2
REV.	3

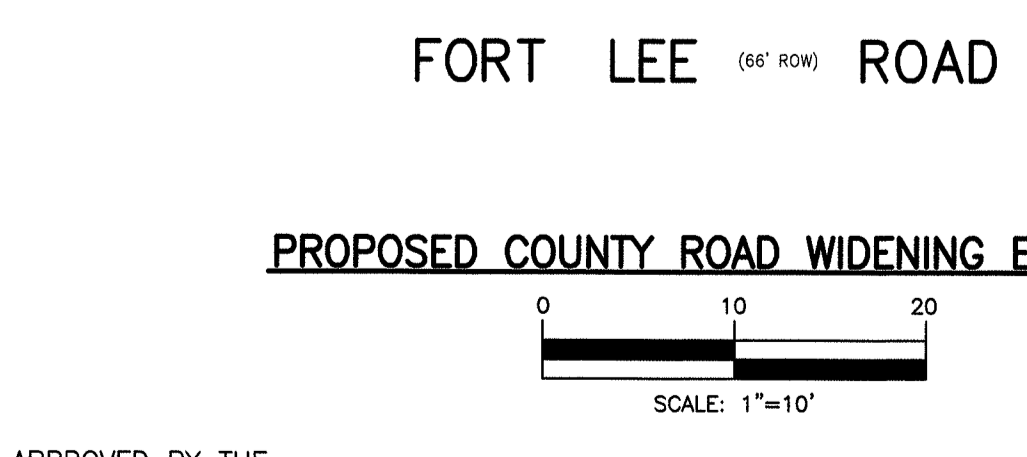
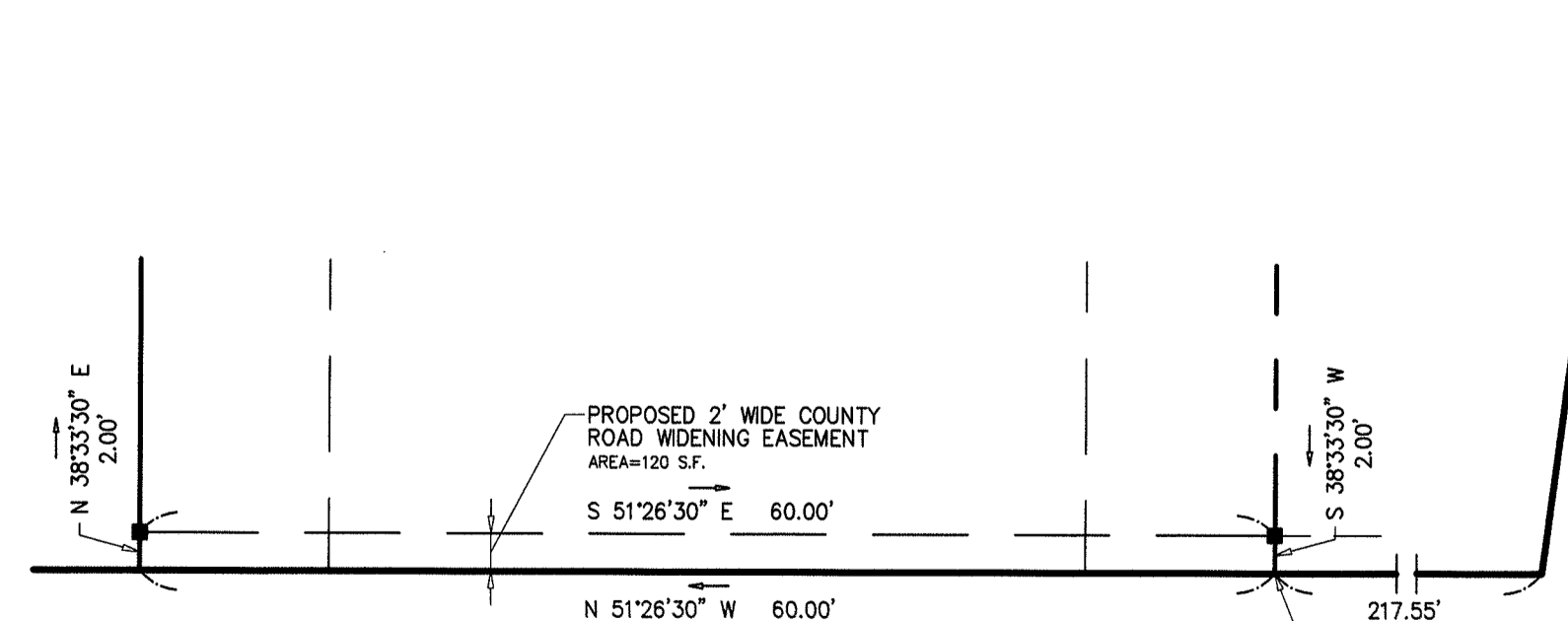
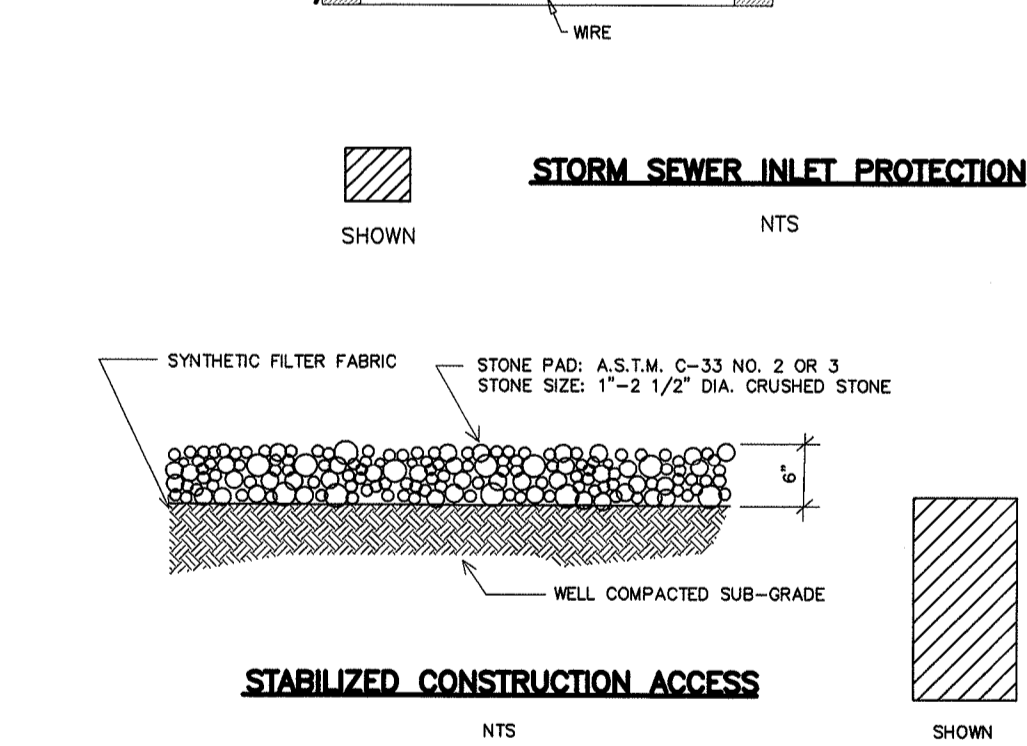
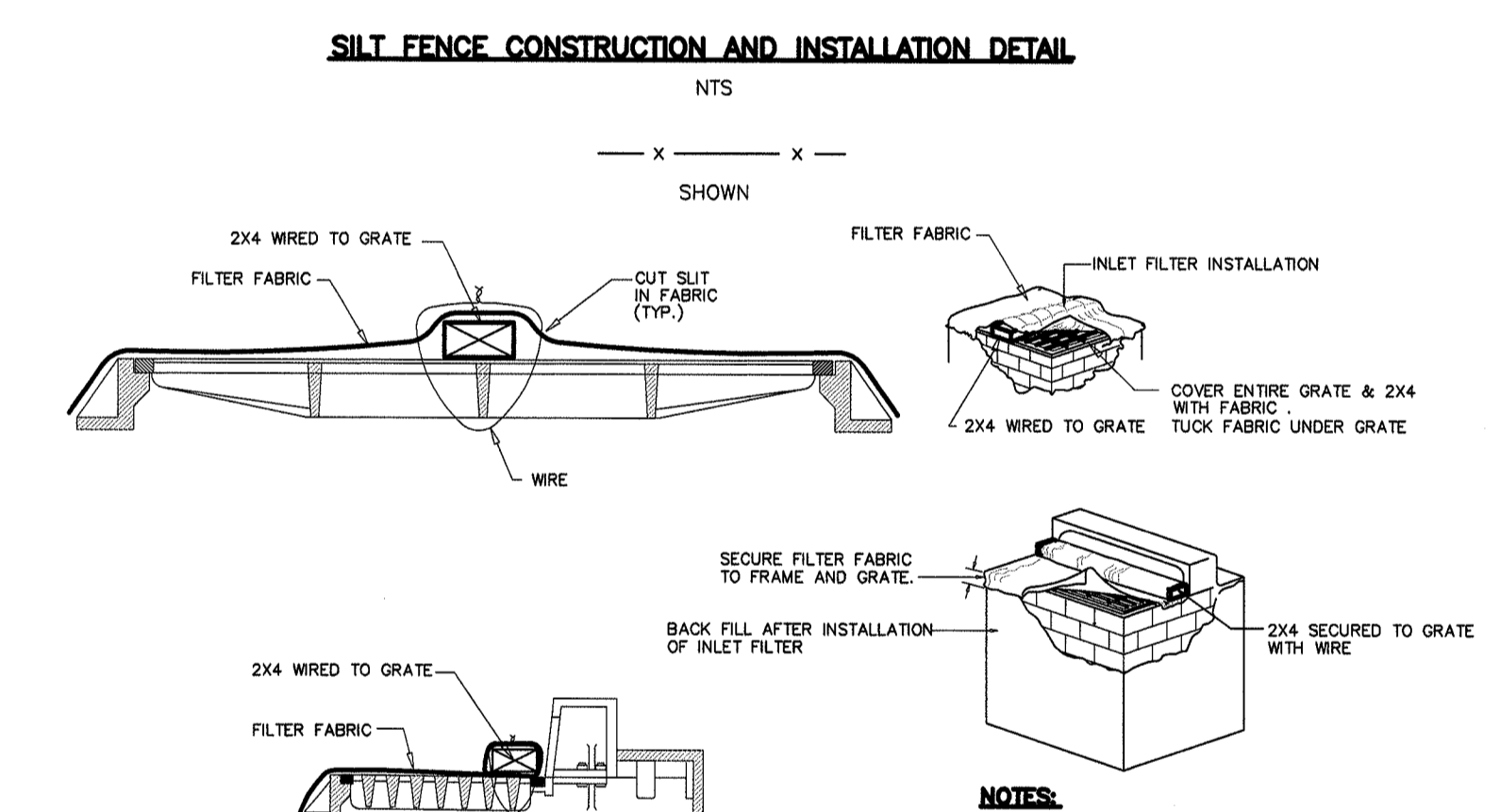
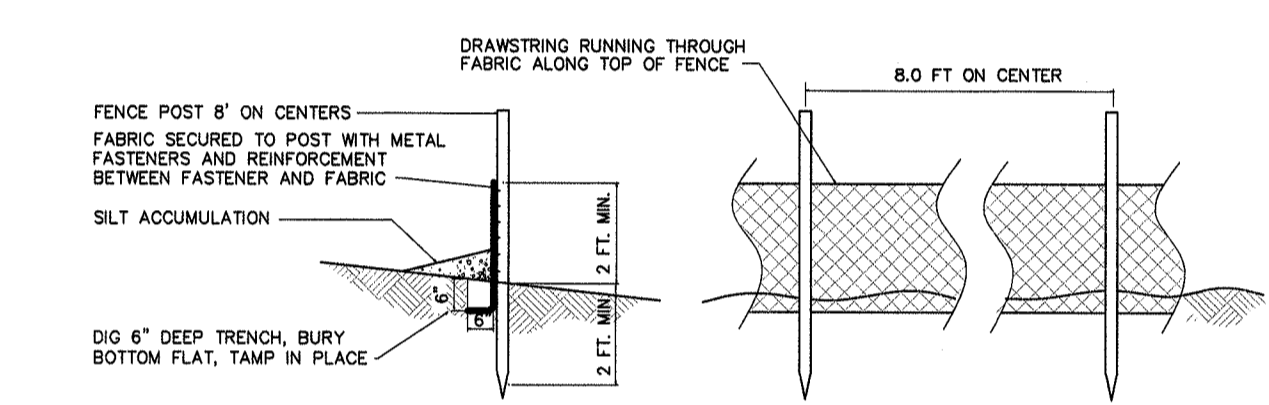
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**BERGEN COUNTY SOIL CONSERVATION DISTRICT  
SOIL EROSION AND SEDIMENT CONTROL NOTES**

- 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 achieved.
- Any disturbed area that will be left exposed for more than thirty (30) days and not subject to stabilization efforts shall immediately receive a temporary seeding and mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with untreated straw at a rate of 2 tons per acre enclosed 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 Seed/Soilings:**
  - Temporary Seeding and Mulching:**
    - Ground Limestone - Applied uniformly according to soil test recommendations.
    - Fertilizer - Apply 15 lbs./1,000 sq. ft. of 10-10-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil to a minimum of 4".
    - Seed - granular grasses 100 lbs./acre (2.3 lbs./1,000 sq. ft.) or other approved species listed between March 1 and May 15 or between August 15 and October 1.
    - Straw - Untreated straw or hay at a rate of 70 to 90 lbs./1,000 sq. ft. applied to achieve 92% 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:**
    - Seed - A uniform application to an average depth of 2", minimum of 4" firm in place is required.
    - Ground Limestone - Applied uniformly according to soil test recommendations.
    - Fertilizer - Apply 11 lbs./1,000 sq. ft. of 10-10-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil to a minimum of 4".
    - Straw - 70 to 90 lbs./1,000 sq. ft. of untreated straw or hay (10 lbs./1,000 sq. ft.) or other approved species listed between March 1 and October 1.
    - Straw seeding method (optional).
    - Mulch - Untreated straw or hay at a rate of 70 to 90 lbs./1,000 sq. ft. applied to achieve 92% 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 the Stormwater runoff is diverted to soil erosion and sediment control practices.
- Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
- Staples are not to be located within 50' of a foundation, steps, roadway or drainage facility. The base of all staples shall be contained by a proper sediment barrier or an alternative method.
- A crushed stone, vehicle wheel-scouring blanket will be installed whenever a construction access road intersects any graded roadway. Said blanket will be composed of 1" - 2" crushed stone, 8" 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" crushed stone or subbase prior to individual lot construction.
- All soil worked, dropped, applied or tracked outside the limit of disturbance or onto public right-of-way, will be removed immediately. Paved roadways must be 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.
- Overland 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, sodium chloride or other approved method in accordance with Section 16-1 of the NJ Standards.
- Steps to remove other construction are to be protected with a suitable fence installed at the drip line or beyond in accordance with Section 14 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 or other activities on the site.
- Any relation 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 SOIL 700 Kinderhook Road, Suite 106, Oradell, NJ 07646, Tel: 201-261-4407, Fax: 201-261-7023.
- 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 reserves the right to re-inspect the site to verify the accuracy of all reports of compliance. The site work must be completed, including temporary/intermittent installation of all exposed areas, prior to the issuance of a report of compliance to the District.

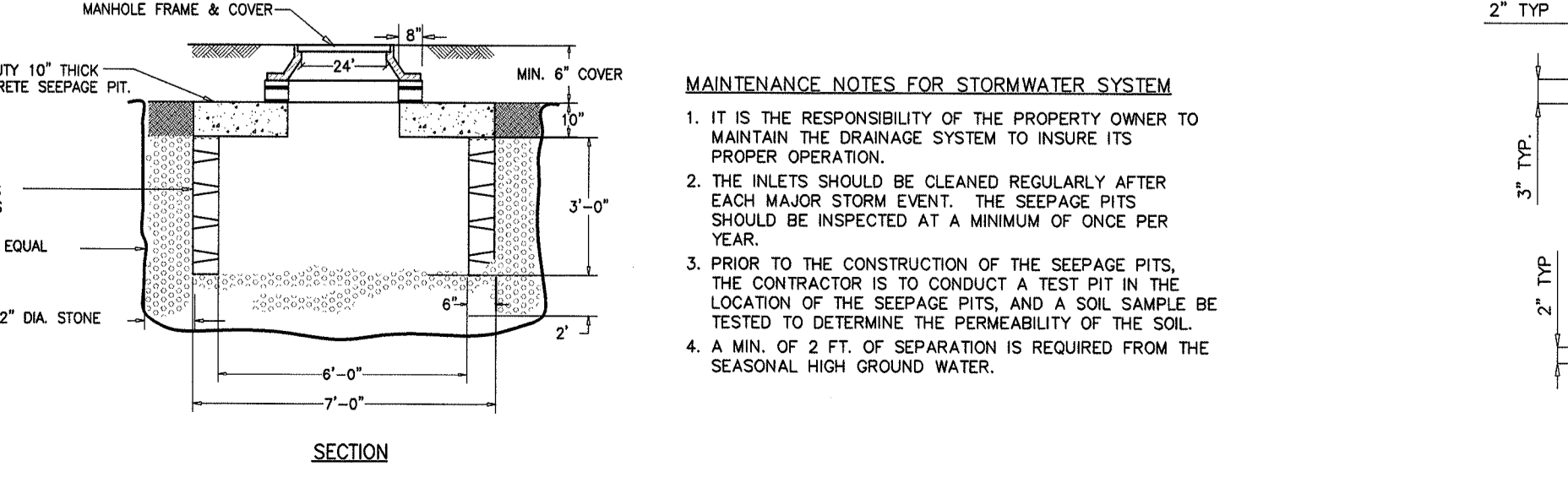
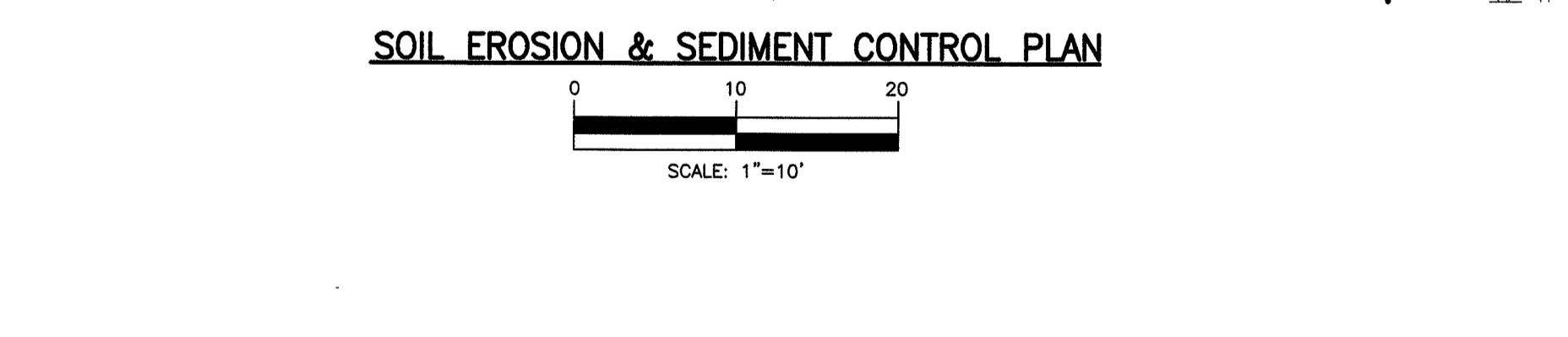
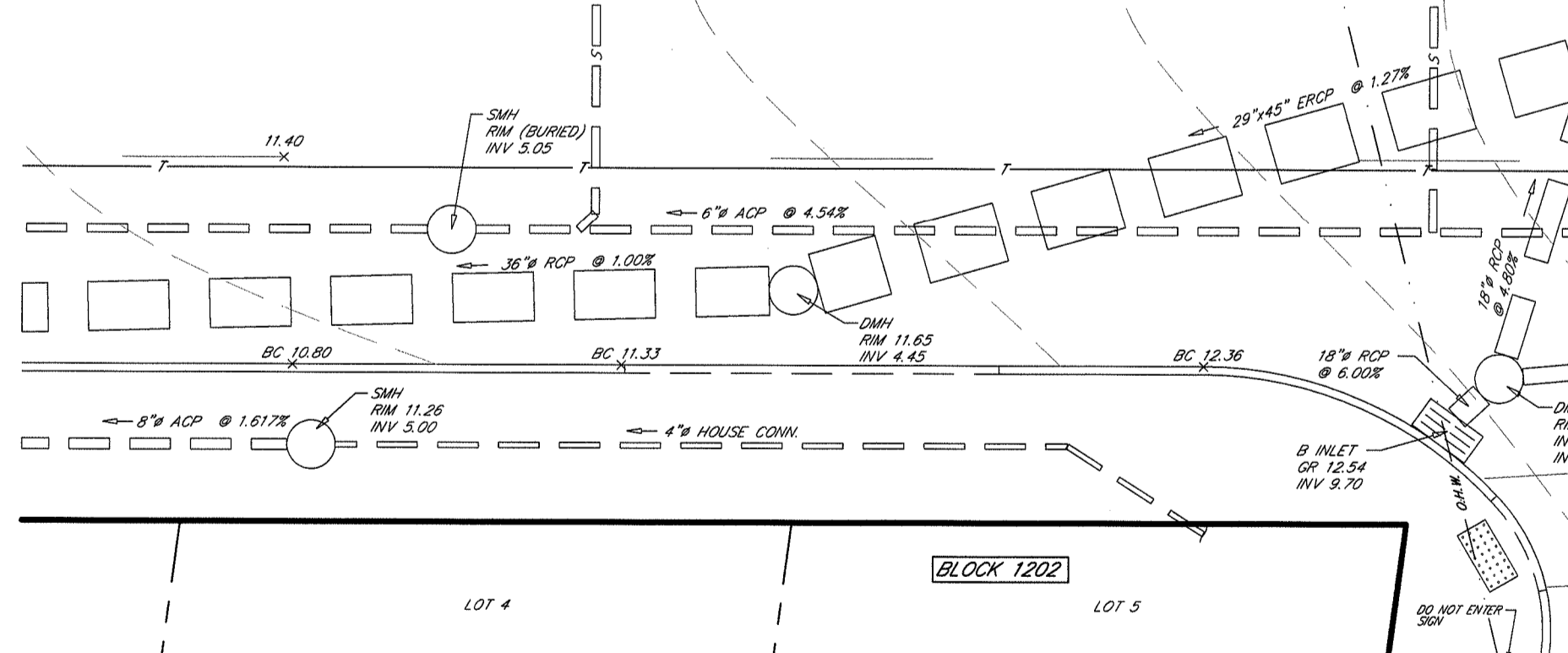
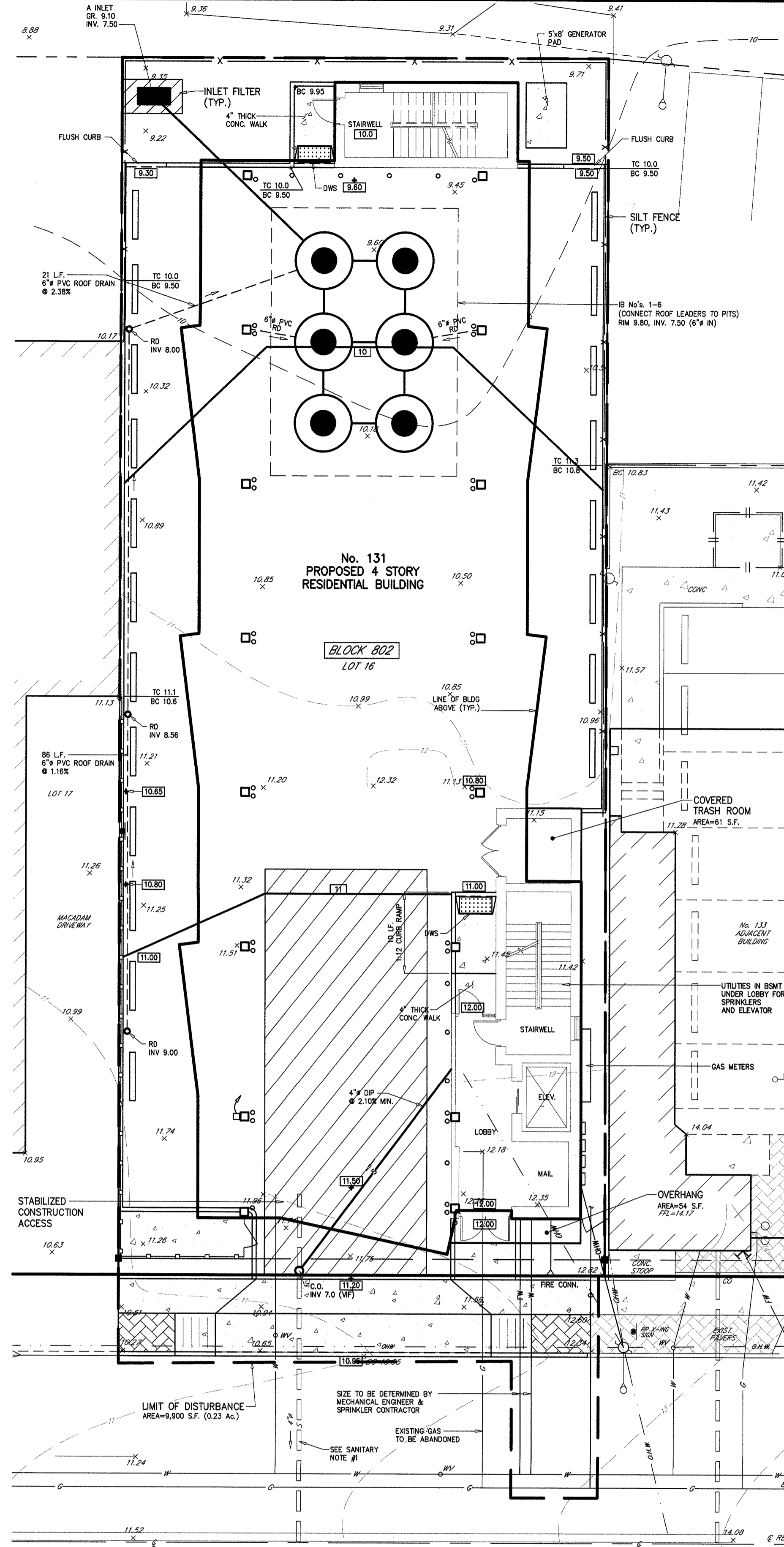
**SEQUENCE OF CONSTRUCTION**

- INSTALL 2" WIDE COUNTY ROAD WIDENING EASEMENT.
- INSTALL SILT FENCE ALONG PROPERTY SUBJECT TO SOIL EROSION ACCORDING TO PLAN.
- INSTALL INLET FILTER PROTECTION WHERE APPLICABLE.
- DEMOLISH EXISTING DRIVEWAY.
- REMOVE TOPSOIL AND STOODS.
- PROVIDE MOIST GRADING FOR SITE.
- EXCAVATE FOR NEW BUILDING, DRIVEWAY, AND UTILITIES.
- CONSTRUCT NEW BUILDING, PROVIDE PAVEMENT BASK.
- GRADE ON DRIVEWAY.
- PROVIDE FINAL GRADING, TOPSOIL REPLACEMENT, AND LANDSCAPING.
- PROVIDE FINAL PAVING.
- REMOVE SOIL EROSION CONTROL DEVICES AS DIRECTED BY LOCAL SERVICE.



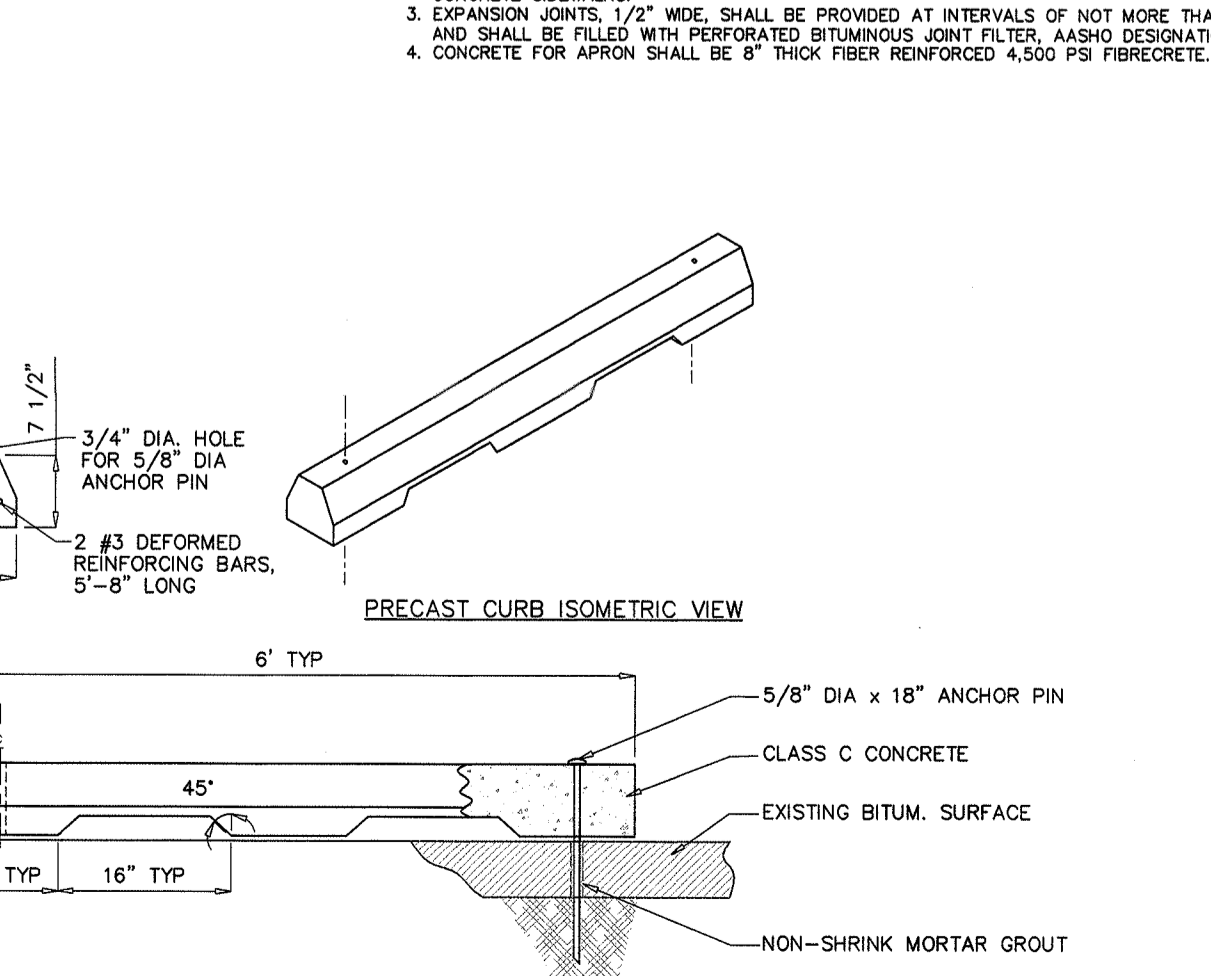
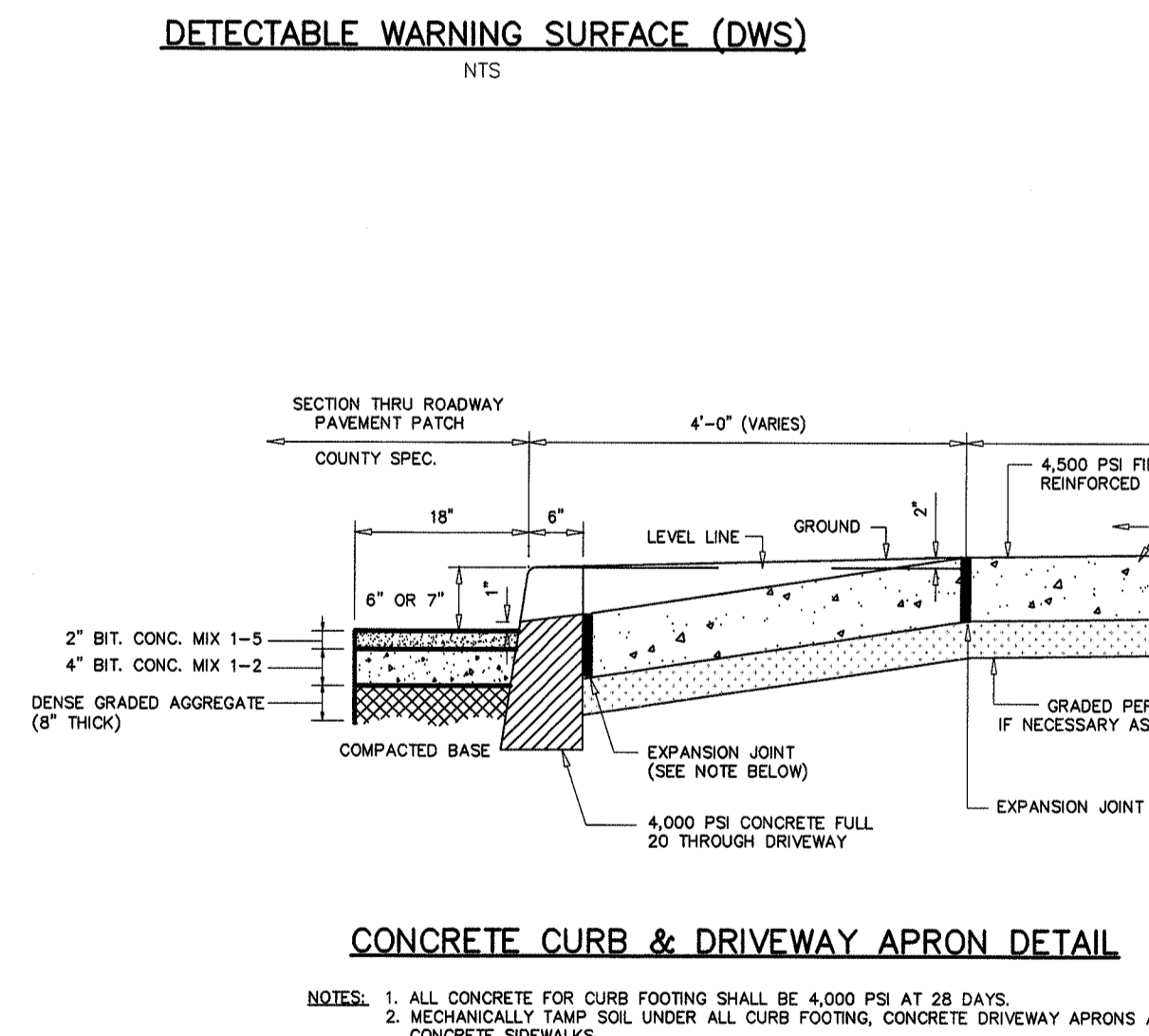
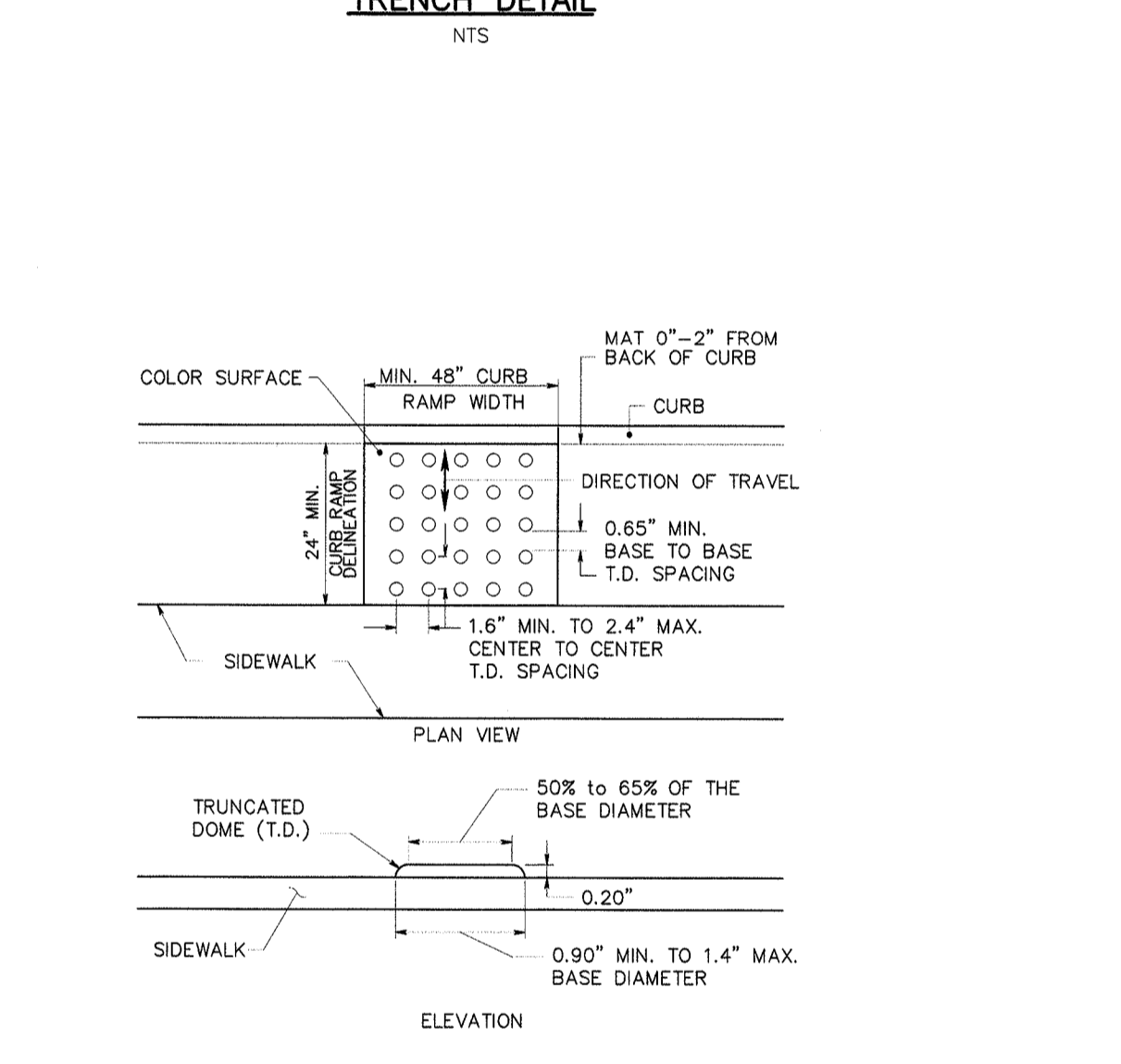
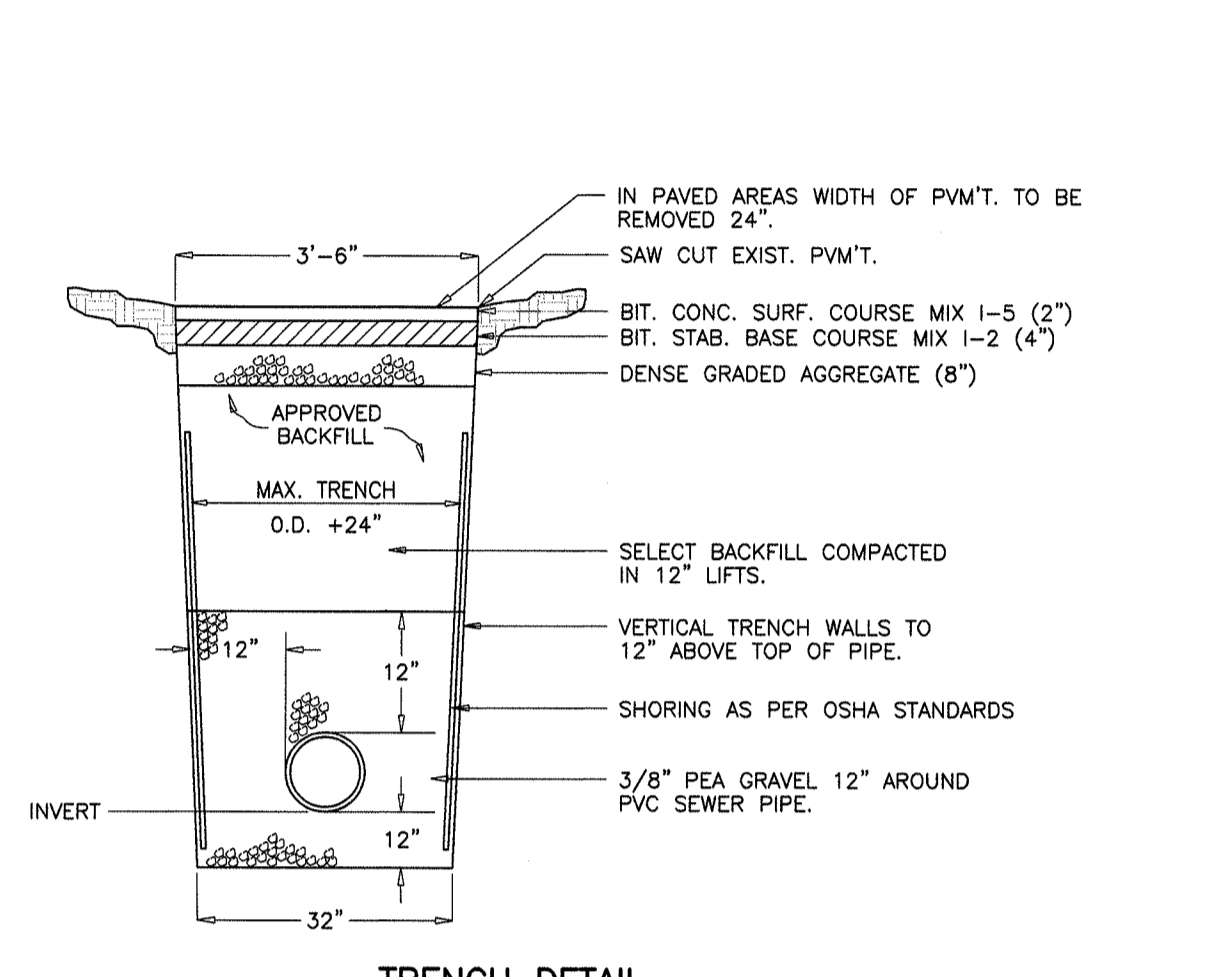
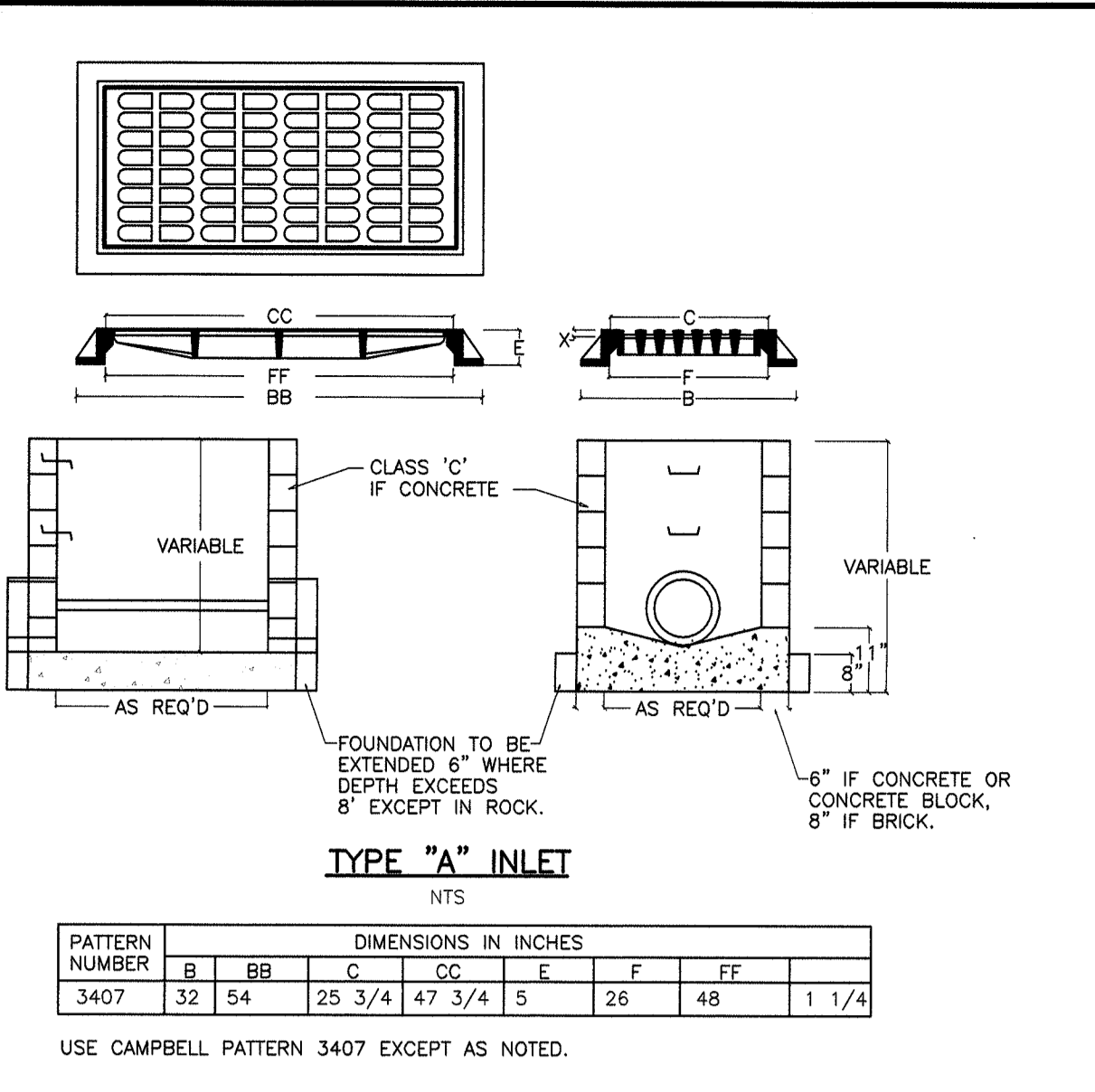
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ATTESTED TO BY: DATE:



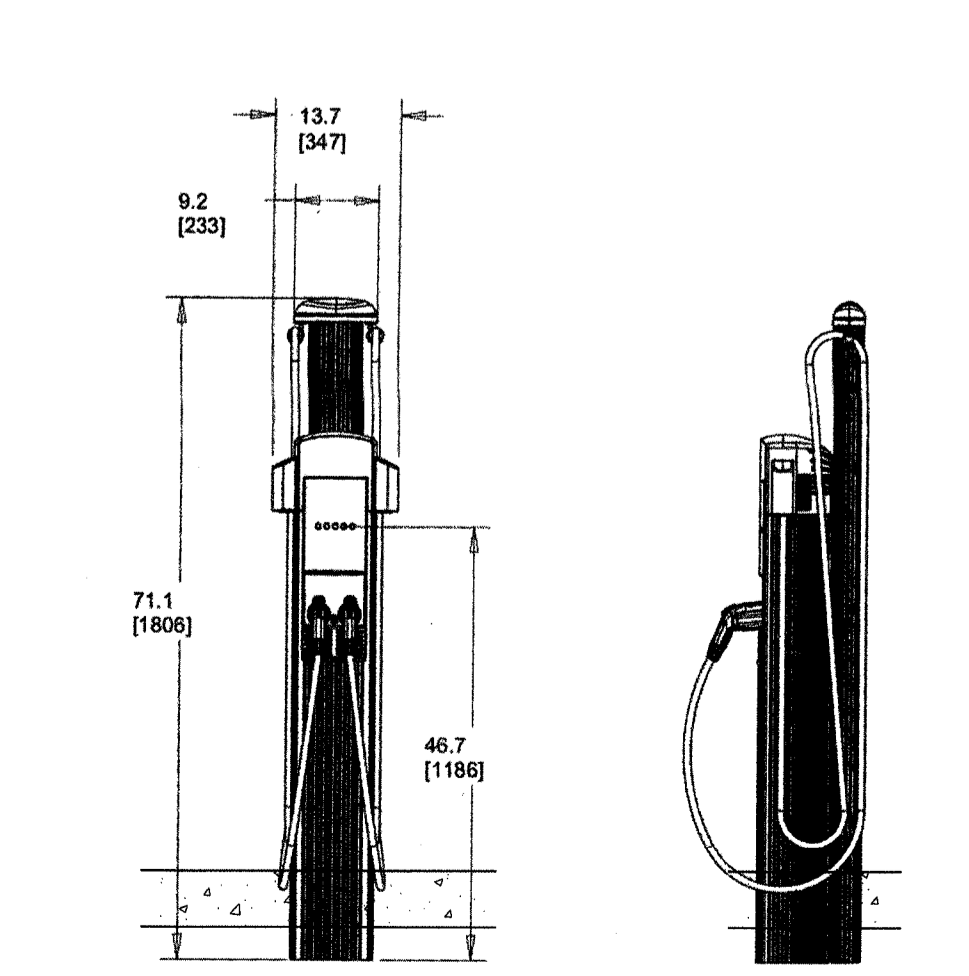
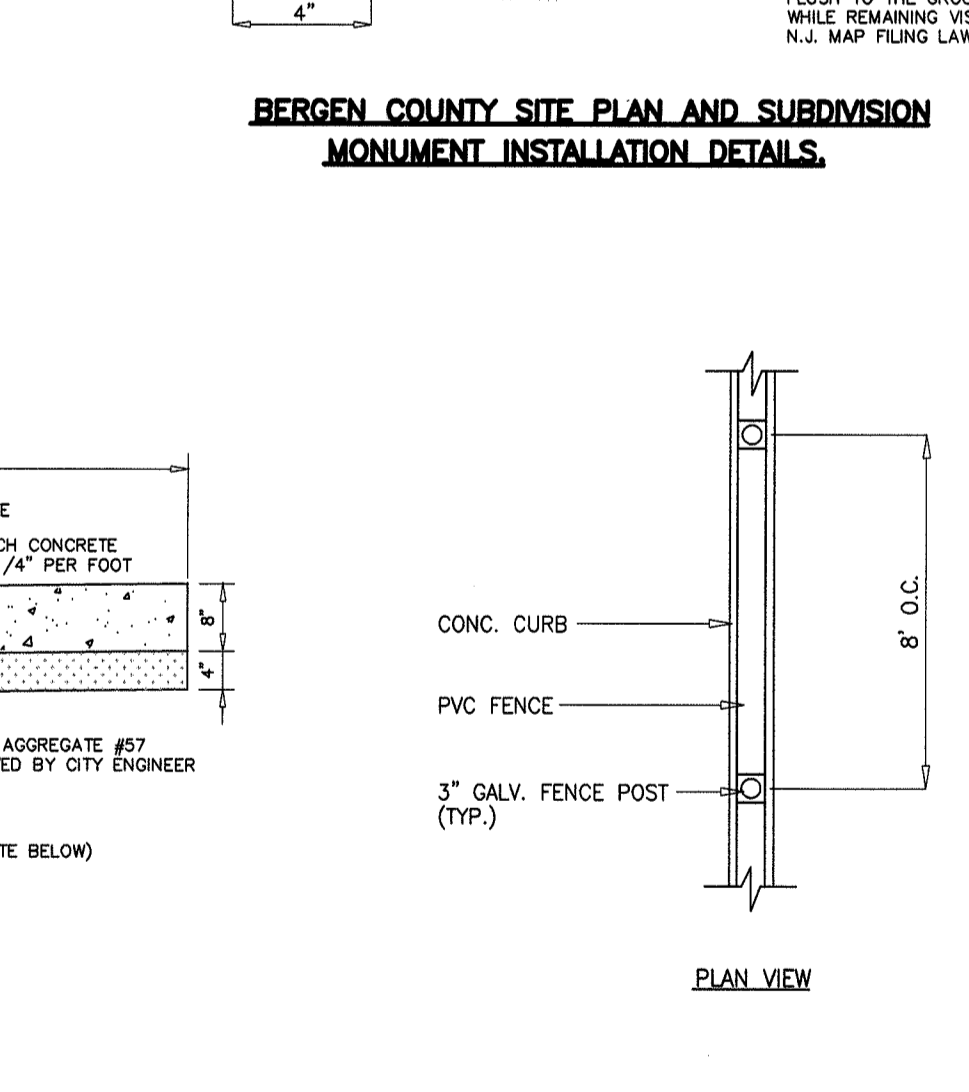
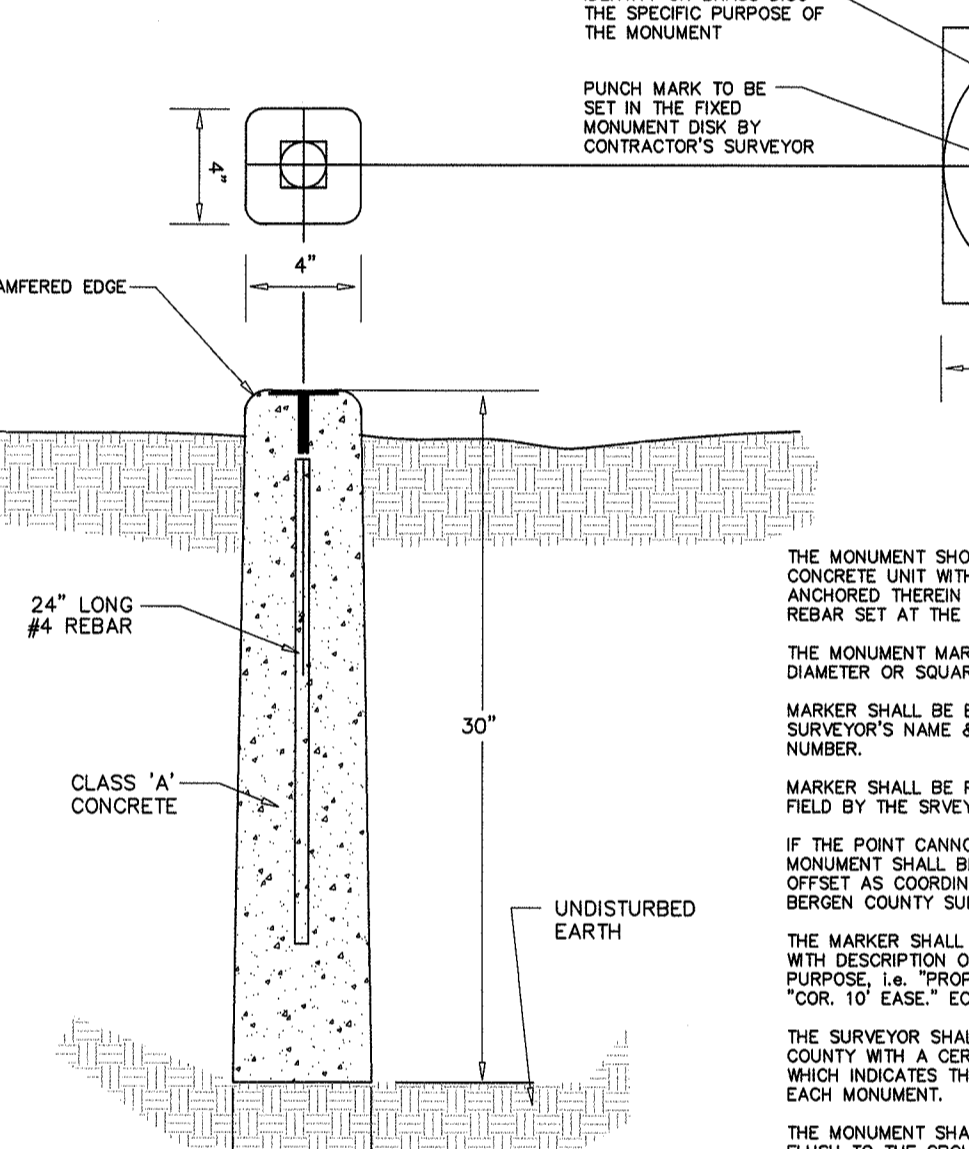
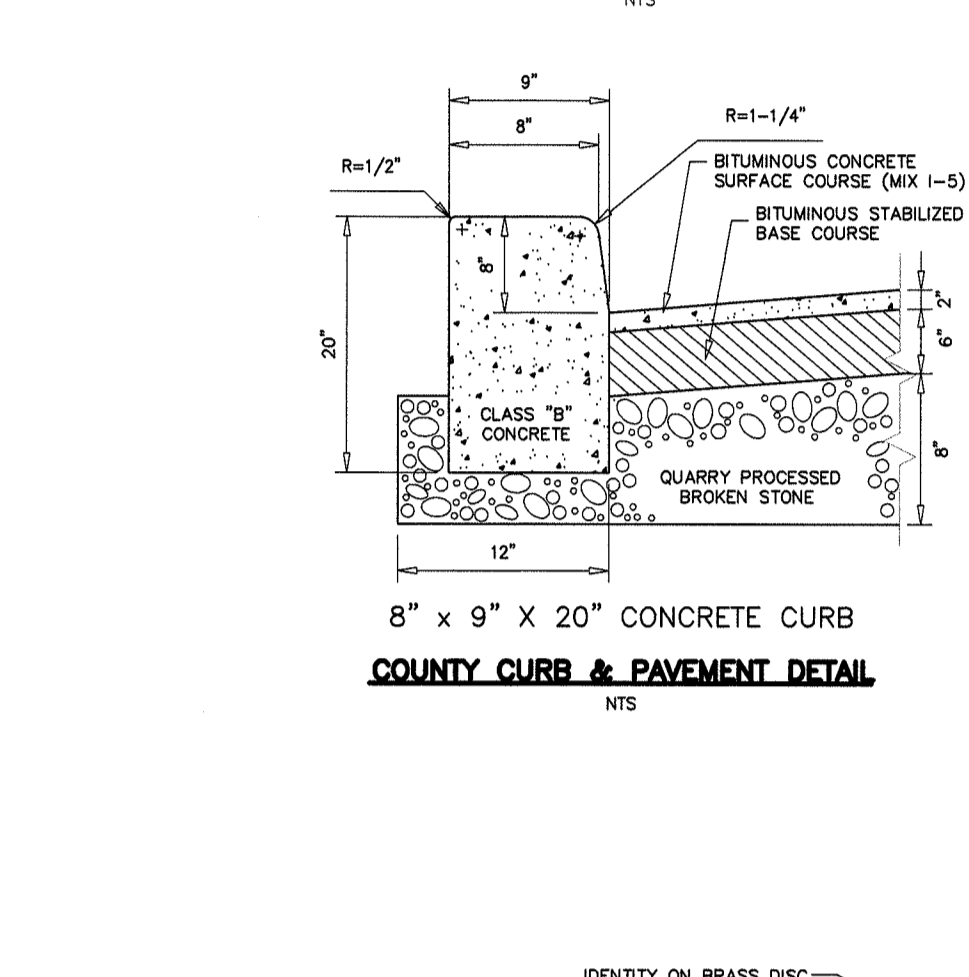
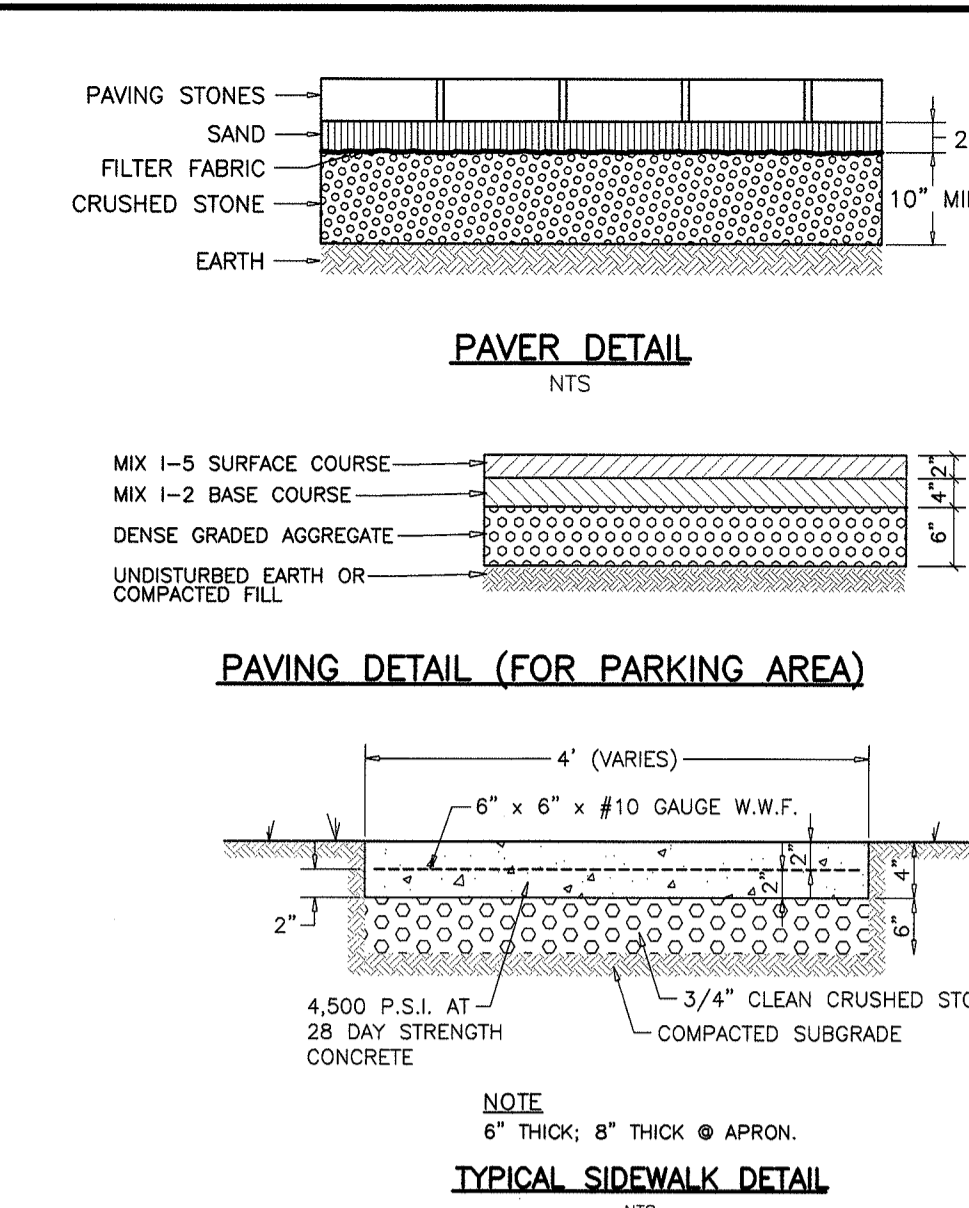
MAINTENANCE NOTES FOR STORMWATER SYSTEM

- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE DRAINAGE SYSTEM TO INSURE ITS PROPER OPERATION.
- THE INLETS SHOULD BE CLEANED REGULARLY AFTER EACH MAJOR STORM EVENT. THE SEEPAGE PITS SHOULD BE INSPECTED AT A MINIMUM OF ONCE PER YEAR.
- PRIOR TO THE CONSTRUCTION OF THE SEEPAGE PITS, THE CONTRACTOR IS TO CONDUCT A TEST PIT IN THE LOCATION OF THE SEEPAGE PITS, AND A SOIL SAMPLE BE TESTED TO DETERMINE THE PERMEABILITY OF THE SOIL.
- A MIN. OF 2 FT. OF SEPARATION IS REQUIRED FROM THE SEASONAL HIGH GROUND WATER.



MAINTENANCE NOTES FOR STORMWATER SYSTEM

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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. 3200

5-14-21

**BERGEN COUNTY DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT**  
JOINT REPORT ADDENDUM

In accordance with N.J.S.A. 40A:11-18 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.

**Sub Specifications:**  
Curb shall be Bergen County standard 8" x 20" 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:

- Subgrade 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 19M64 in 2-3" lifts then
- Two (2") inches of superpave hot mix asphalt surface course 12.5M64.

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 Henner @ 201-336-6815) AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AFFECTING COUNTY ROAD 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 13 & 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 requests 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.

**Handicap Sign:**  
R1-1 30" x 30" PAVEMENT MARKING

**STOP Sign:**  
R1-1 30" x 30"

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

LOT 16 PROPOSED RESIDENTIAL APARTMENTS BLOCK 802  
BOROUGH OF LEONIA BERGEN COUNTY NEW JERSEY  
APPLICANT/OWNER: 131 FORT LEE ROAD LLC  
131 FORT LEE ROAD  
LEONIA, NJ 07805

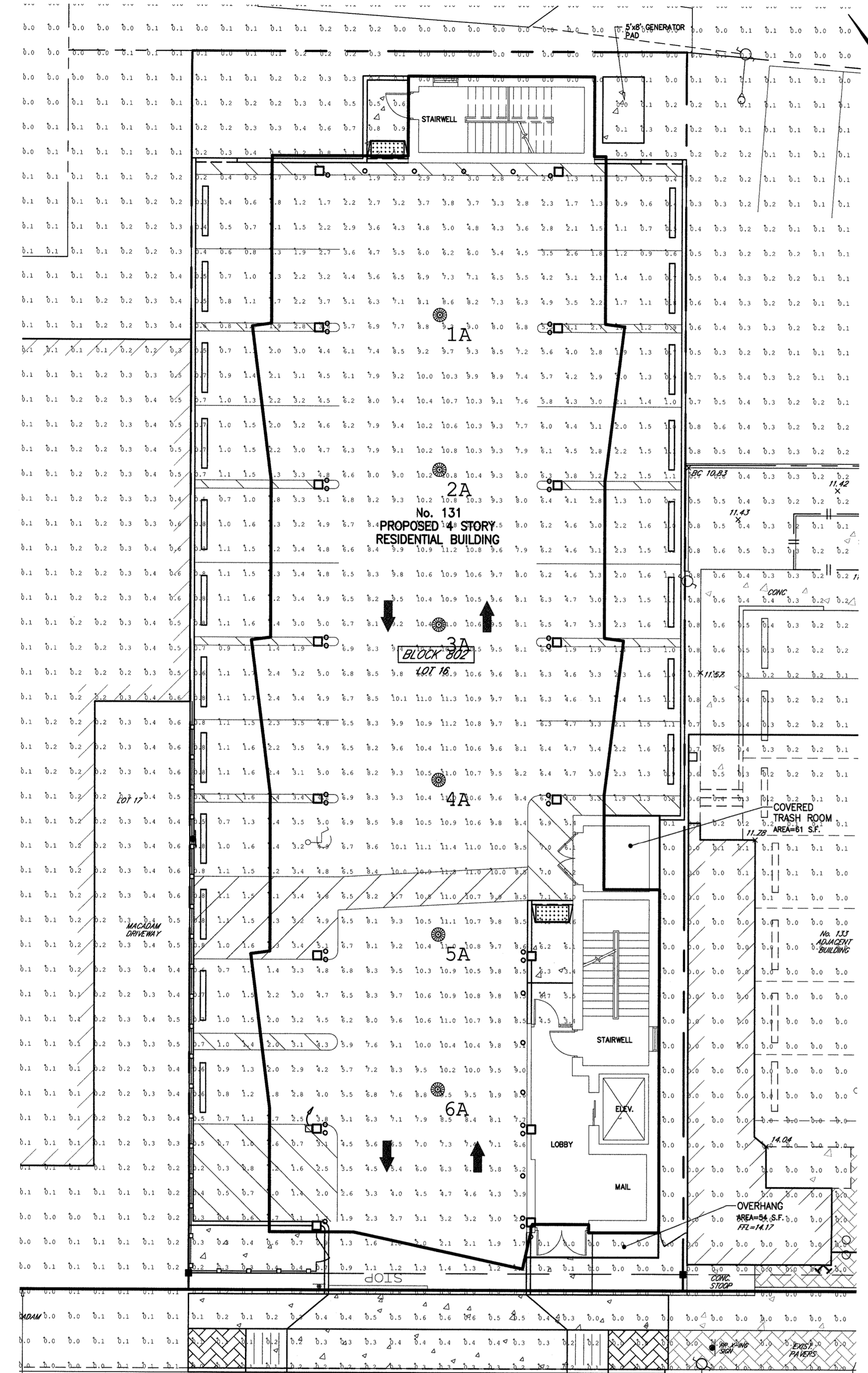
**REVISIONS**

NO.	REVISIONS	DATE	BY	CHKD
3	ADDED DWS DETAILS	10-26-20	T.R.	M.J.H.
2	ADDED EX-CORNER PVC FENCE, A INLET AND 18' DETAILS	4-2-22	B.W.	M.J.H.
1	UPDATED BUILDING AND PARKING	1-3-22	B.W.	M.J.H.

**DRAWN BY:** B.W.  
**CHKD BY:** M.J.H.  
**SCALE:** 1"=10'  
**DRAWING NO.:** 3956-3  
**REV.:** 3

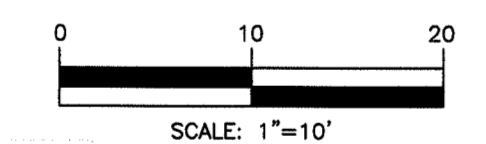
**HUBSCHMAN ENGINEERING, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
201-384-5666

© COPYRIGHT 2022 HUBSCHMAN ENGINEERING, P.A.



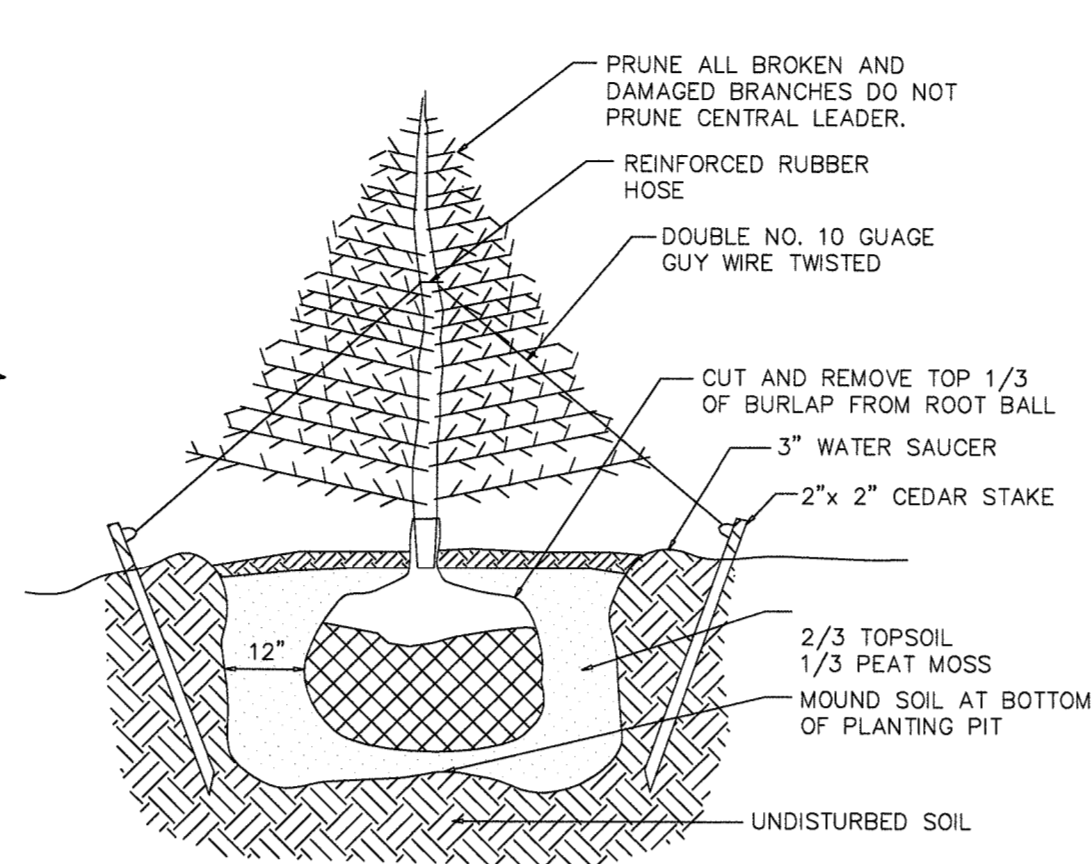
FORT LEE (66' ROW)

LIGHTING PLAN

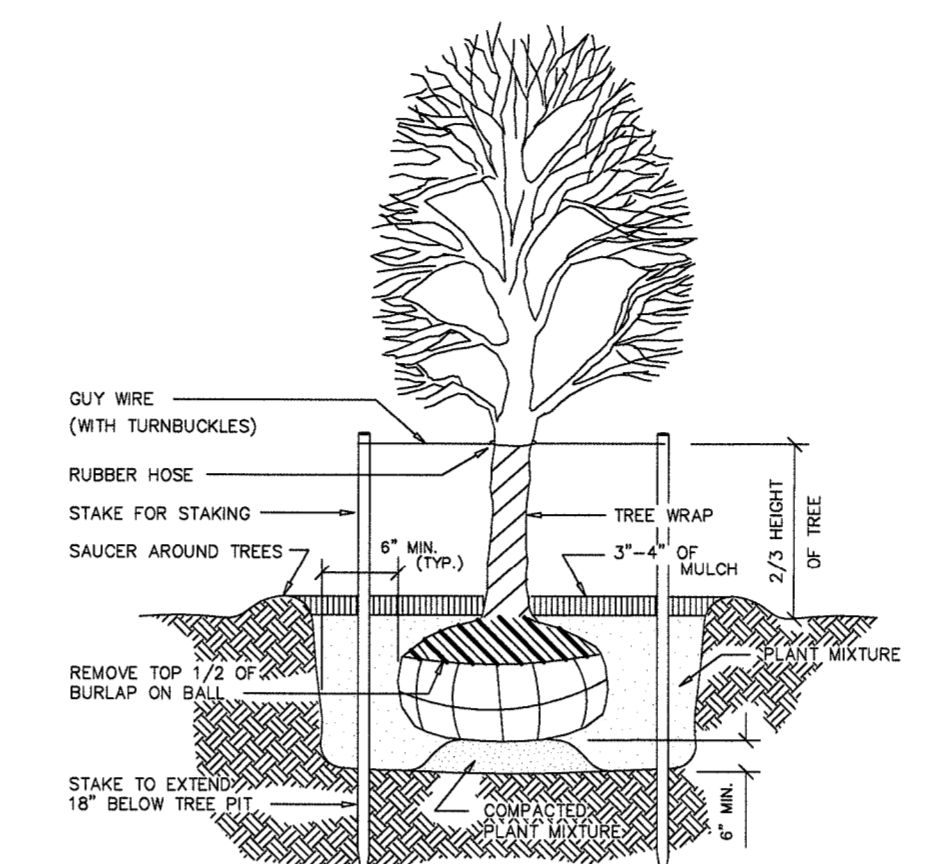


LIGHTING NOTES

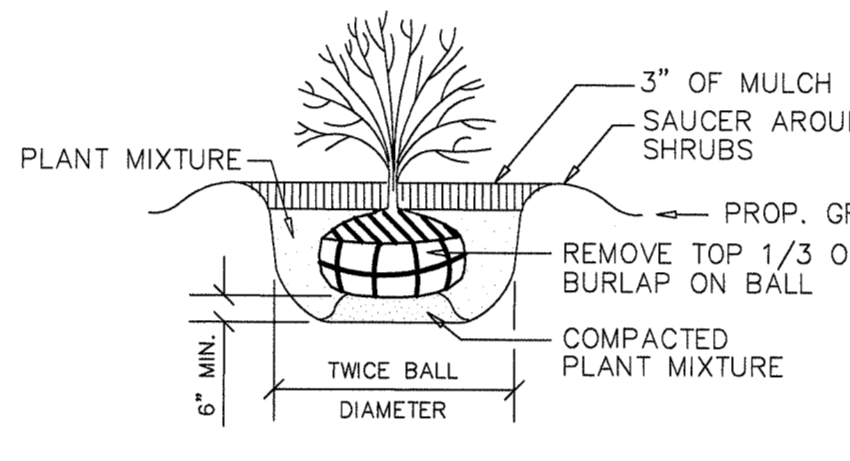
- 1) LIGHTING TO BE OPERATED FROM DUSK UNTIL DAWN.
- 2) LIGHTING DESIGN SHOWN HAS AN AVERAGE FOOTCANDLE OF 1.80.



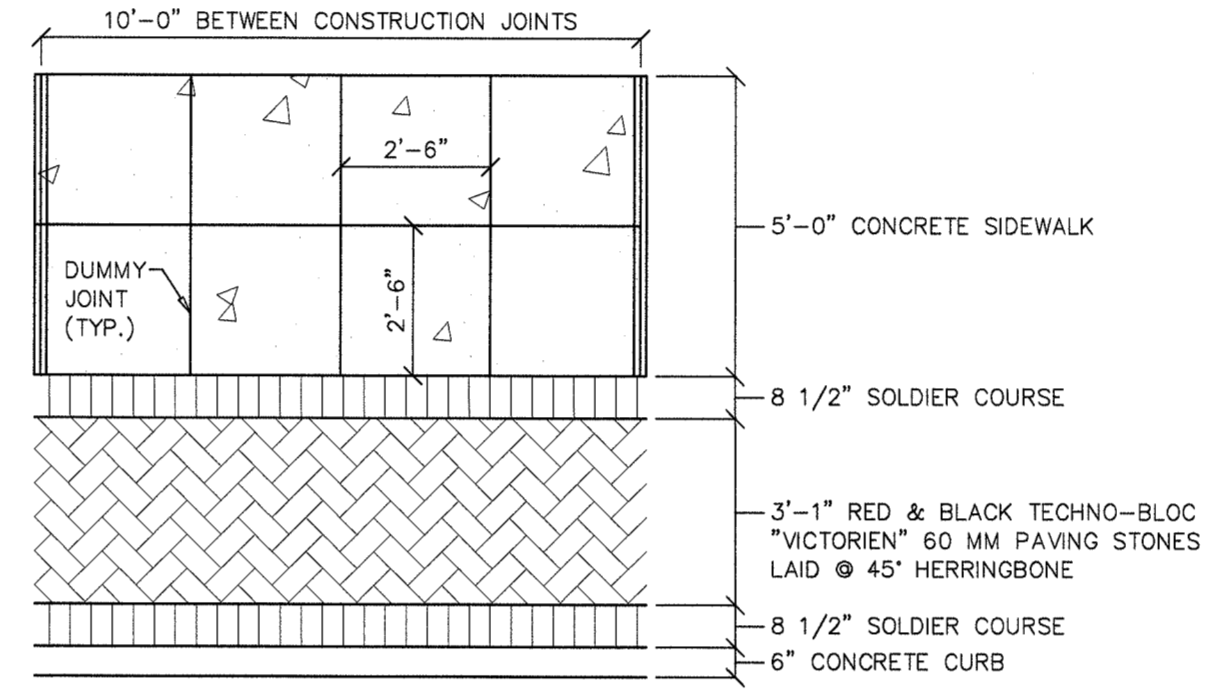
EVERGREEN TREE PLANTING DETAIL  
N.T.S.



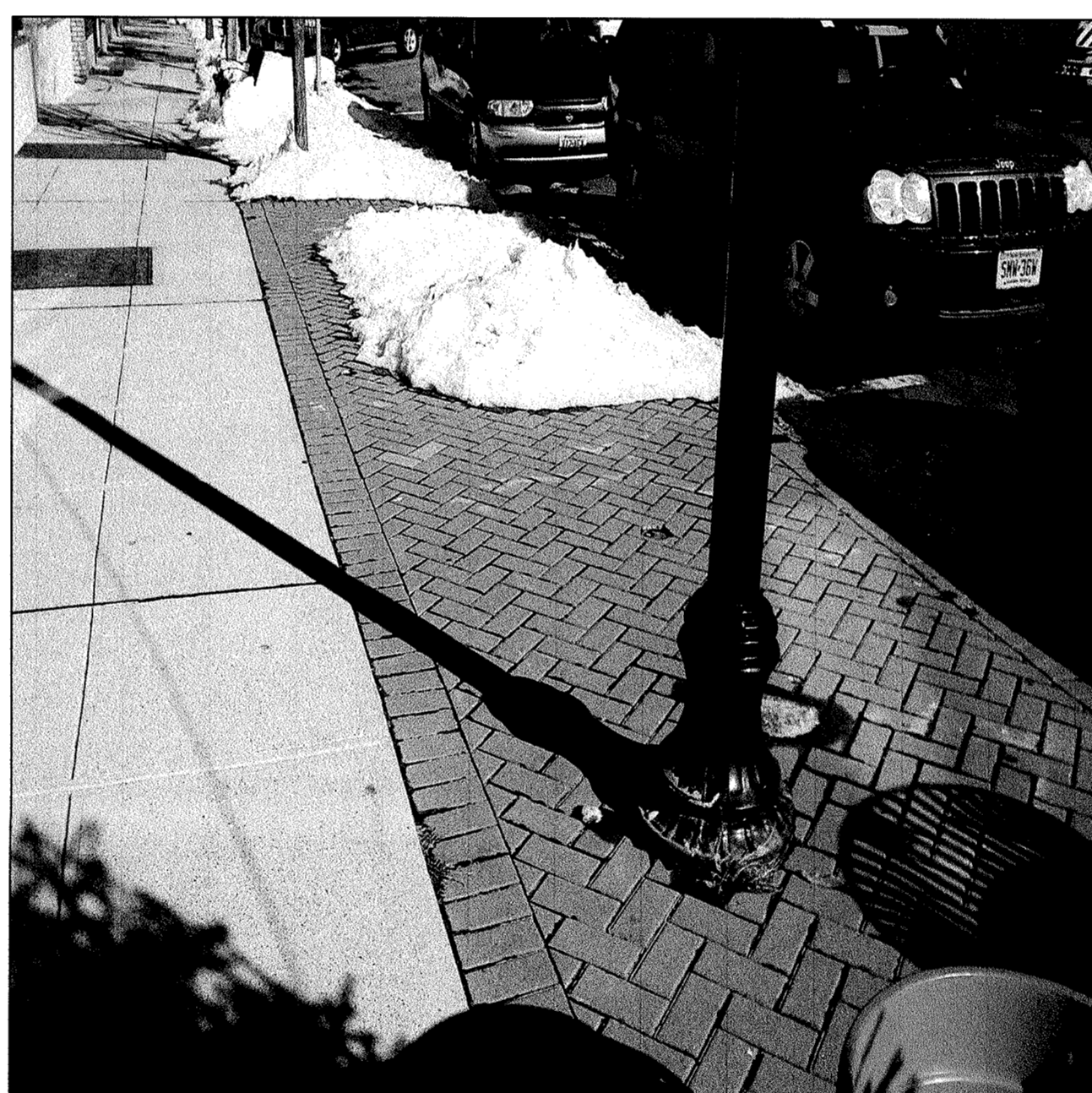
PLANTING DETAIL  
TYPICAL TREE GUYING AND STAKING  
N.T.S.



SHRUB PLANTING DETAIL  
N.T.S.

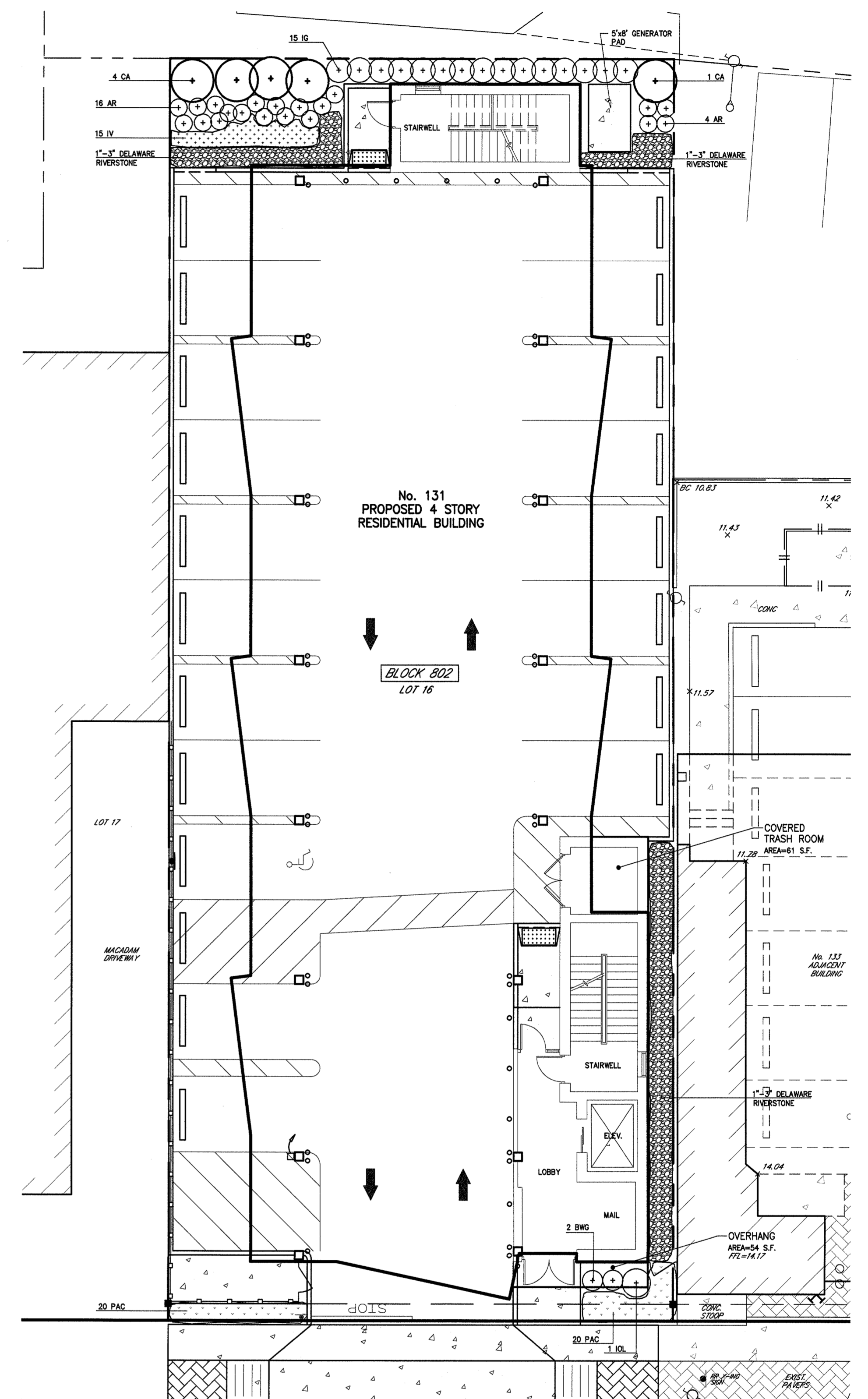


STREETSCAPE DETAIL  
N.T.S.



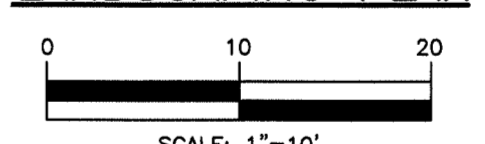
STREETSCAPE DESIGN PHOTO  
N.T.S.

PLANT SCHEDULE

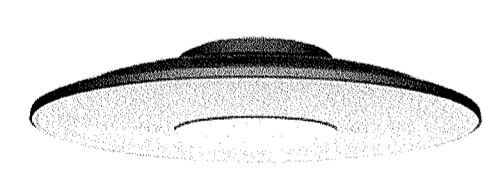


FORT LEE (66' ROW)

LANDSCAPING PLAN



IVGT5-50L740ZU



Project:	Type:
Prepared By:	Date:
Driver Info	LED Info
Type: Constant Current	Watts: 45W
120V	Color Temp: 4000K (Neutral)
20W	Color Accuracy: 95 CRI
340V	L70 lifespan: 100,000 Hours
277V	Lumens: 5360lm
Input Watts: 46.7W	Efficiency: 130 lm/W

Tag	Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
A	(Symbol)	6	IVGT5-50L740ZU	Single	5415	1.000	Ceiling Mount	44.9295	44.93	269.577

Calculation Summary	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PISpLr	PISpCb	Meter Type
Site Illuminance	Fc	0.98	11.4	0.0	N/A	N/A	N/A	Readings Taken At 0' 0" AFG	3	3	Horizontal
Parking Lot Illuminance	Fc	4.82	11.4	0.2	24.10	57.00		Readings Taken At 0' 0" AFG			

LumNo	Label	Mounting Height
1	IVGT5-50L740ZU	9
2	IVGT5-50L740ZU	9
3	IVGT5-50L740ZU	9
4	IVGT5-50L740ZU	9
5	IVGT5-50L740ZU	9
6	IVGT5-50L740ZU	9

Key	Botanical Name	Common Name	Qty.	Size
<b>Trees</b>				
IOL	Ilex x 'Oak Leaf'	Oak Leaf Holly	1	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	2	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
<b>Grasses/Sedges/Rushes</b>				
PAC	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	40	1g

- LANDSCAPE SPECIFICATIONS AND PLANTING NOTES
1. 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.
  2. Protect all existing vegetation to remain from damage during construction.
  3. Use extreme caution to protect utilities.
  4. 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.
  5. The Contractor shall verify all grades, dimensions, and existing conditions and report any discrepancies to the Architect.
  6. Locations of new plants shall be staked by the contractor and approved by the architect before proceeding with the work.
  7. All beds and tree saucers shall receive 2 inches minimum of shredded hardwood mulch, dark in color.
  8. Contractor shall guarantee all plant material for one year from time of Landscape Architects final written approval.
  9. Earth Backfill shall be free from rubbish, debris, sod, roots, or artificial material.
  10. Backfill for planting shall be three parts topsoil, one part sand and one part peat moss.
  11. Contractor is responsible for watering until installation is complete.
  12. Contractor to repair all lawn areas damaged from construction and planting operations.
  13. All landscaped areas to be provided with an automatic irrigation system.

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 29487  
N.J.P.P. NO. 3200  
5-14-21  
DATE

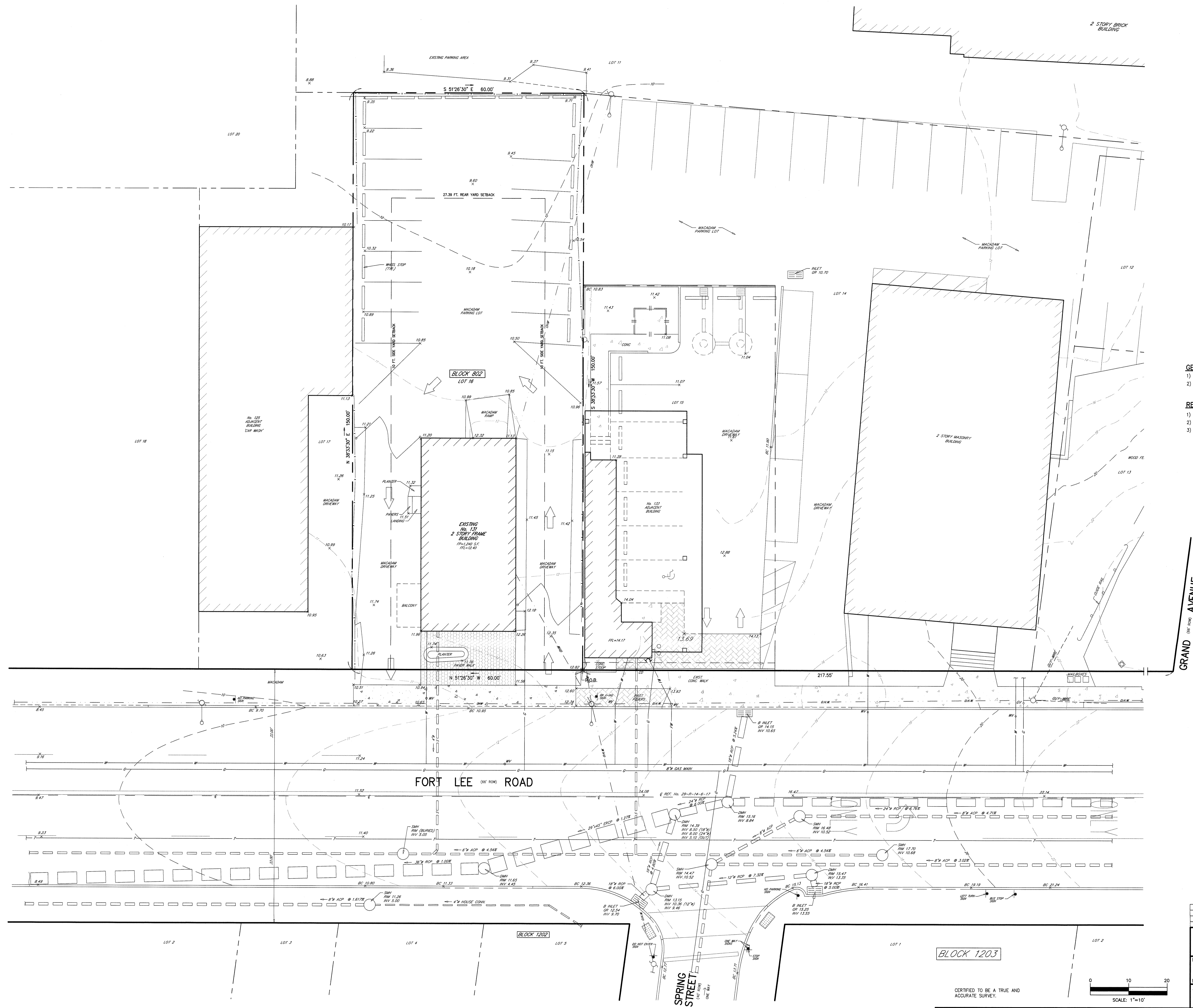
3 DELETED 5TH STORY, REVISED HEIGHT & LIGHTING		10-28-22	Y.A.	M.J.H.
2 MODIFIED LIGHTING AND LANDSCAPING		4-5-22	B.W.	M.J.H.
1 UPDATED BUILDING AND PARKING		1-5-22	B.W.	M.J.H.
NO.	REVISIONS	DATE	BY	CHKD

**LIGHTING & LANDSCAPING 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

**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: AS SHOWN  
DRAWING NO. 3956-4  
4 of 5



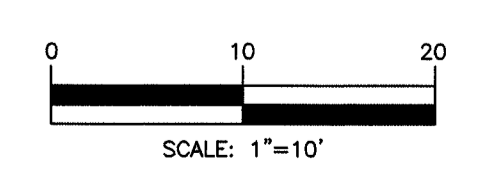
**GENERAL NOTES**  
 1) TOTAL LOT AREA = 9,000.00 S.F. (0.207 ACRES.)  
 2) ELEVATIONS BASED ON NAVD 88. ADD 1.0' TO NAVD 29.

**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  
(SEE PLAN)

BLOCK 1203



CERTIFIED TO BE A TRUE AND ACCURATE SURVEY.

ROBERT J. MUELLER  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. NO. 37209

MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 28487

1		MODIFIED LOT AREA IN GENERAL NOTES		11-3-21	B.W.	M.J.H.
NO.		REVISIONS		DATE	BY	CHKD.
<b>LOCATION &amp; TOPOGRAPHIC SURVEY</b>						
LOT 16		PROPOSED RESIDENTIAL APARTMENTS			BLOCK 1203	
		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 07033						
DRAWN BY:		B.W.				
CHECKED BY:		M.J.H.				
SCALE:		1"=10'				
DRAWING NO.		3956-5		REV.		
ENGINEERS - PLANNERS - SURVEYORS		263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621		5 of 5		
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