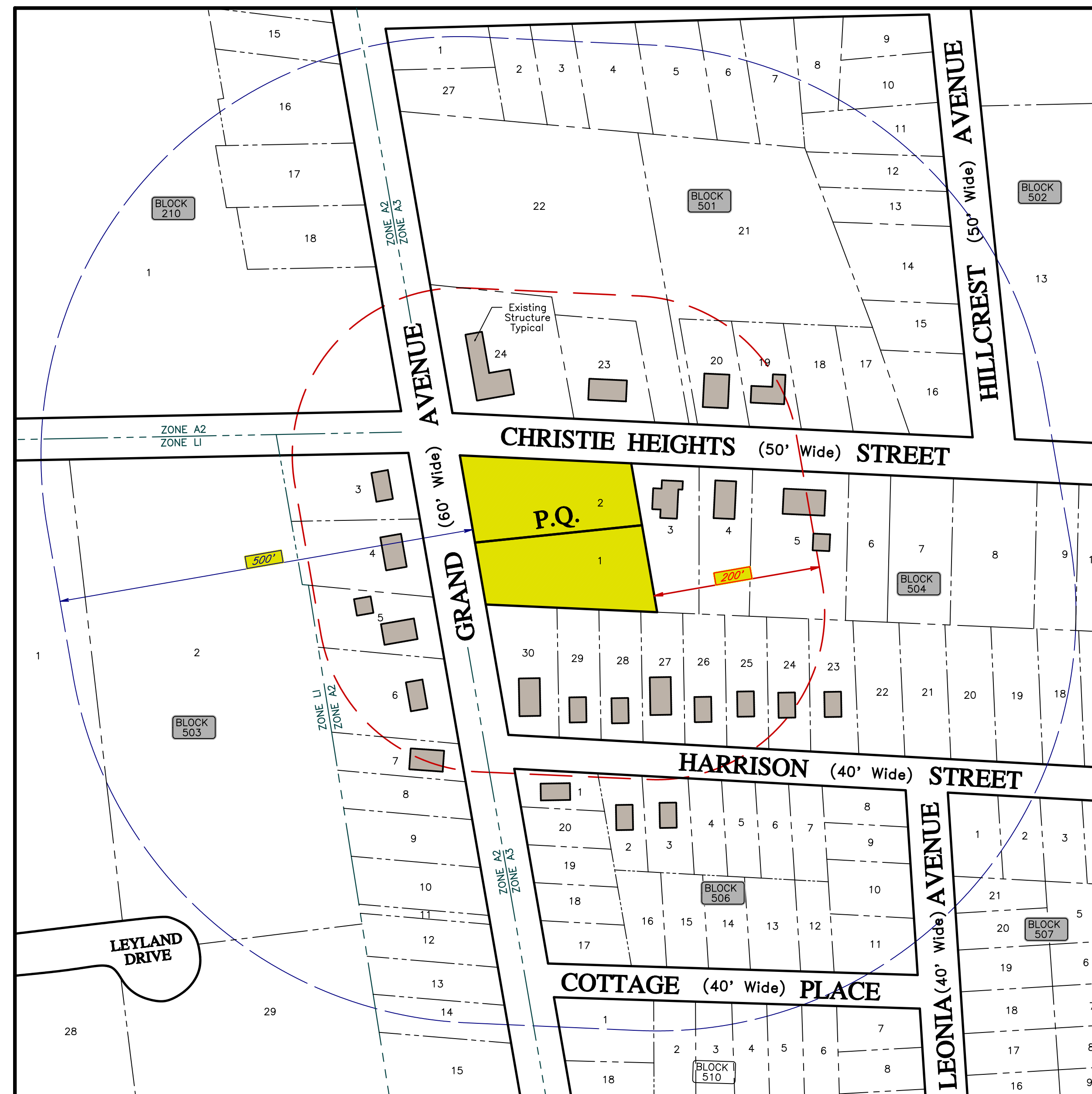


SUBDIVISION PLAT FOR HIGH JUMP REALTY, LLC BOROUGH OF LEONIA BERGEN COUNTY – NEW JERSEY

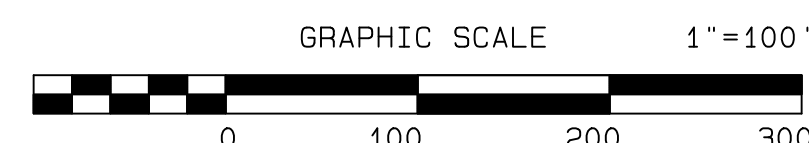
PROPERTY OWNERS LIST

BLOCK	LOT	QUALIFIER	OWNER
210	1		NUDEP
501	19		OH, SOO YOUNG
501	20		OU, JOHN YONGHO
501	21		TSIGOUNIS, SIMONE TR
501	22		LEVINSON, CARYN
501	23		EVEN-EZRA, AMIR
501	24	C175A	ARCEBIDO, CECILE
501	24	C175B	JEJENICH, JOHN
501	24	C179A	SEO, SEUNG HWAN
501	24	C179B	SHIN, JUN SEUNG & HAE SUK
501	24	C5233B	SMA ADVANCE VENTURE GRP
501	24	C525A	KIM, DUCKIL
501	24	C525B	SON, WOOK HYUN & EUN HEE
501	24	C529A	LEE, HEAWON SON
501	24	C529B	KOYAMA, TOMOKO
501	24	C533A	JEOUNG, MARGARET K
501	24		ARCEBIDO, CECILE
503	3		NEHME, GABY G & ANNE
503	4		HILGEMAN, JOHN R
503	5		SIDIROPOLPOLOS, K & C
503	6		KIM, CHUNG & C, CHUNG JOHN
503	7		BRUSCO, GIACINTO & G E
504	3		CHAI, ILHEE
504	4		LEWIS, ROY
504	5		VECA, THOMAS & NORA
504	23		DOLCE, KEVIN
504	24		JAYSUK, KIM & LEE, HILA
504	25		NOLEN, CHARLES & ROSA
504	26		COSTANTINO, N & A
504	27		KIM, YOUNG & YOUNG, KIWON
504	28		MAZZAMURRO, M & R
504	29		AYNEJIAN, GREGORY
504	30		YOM, YONG SUK
506	1		CIRILLO, ANTHONY & ELIZABETH
506	2		CIRILLO, FRANK & LISA
506	3		SALZIG, JOHN & DOLORES
506	4		OXENHIRT, EDWARD & E



AREA MAP

SCALE: 1"=100'



SHEET LEGEND	
Sheet No.	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE LAYOUT
4	GRADING & UTILITIES PLAN
5	SOIL EROSION & SEDIMENT CONTROL PLAN
6	DETAILS

Approved at a meeting of the Borough of Leonia Planning Board
held on the _____ day of _____ in the year _____.

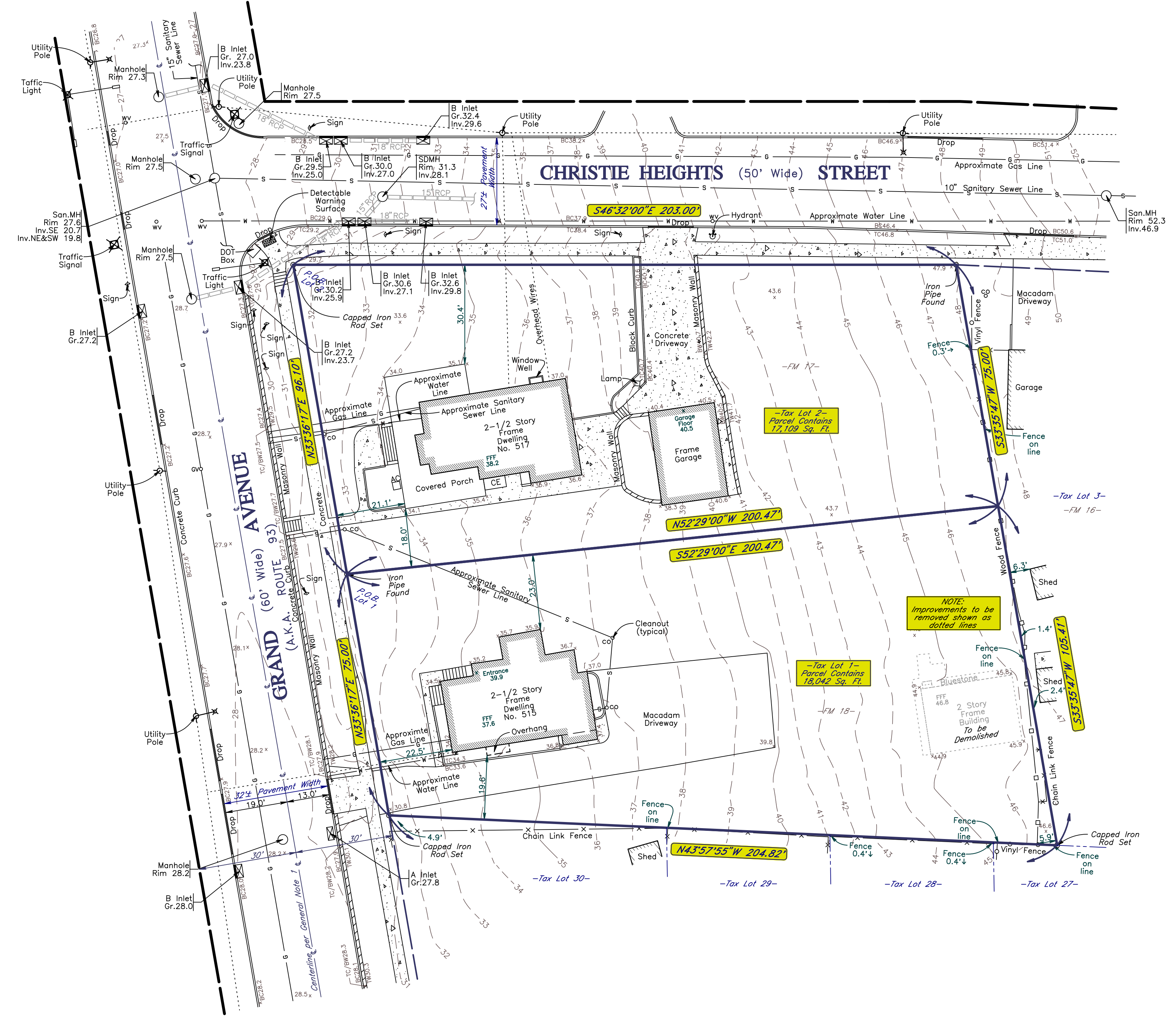
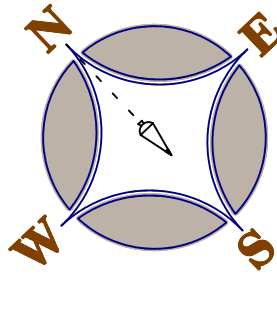
Chairman _____

Secretary _____

Approved by the Borough Engineer on the _____
day of _____ in the year _____.

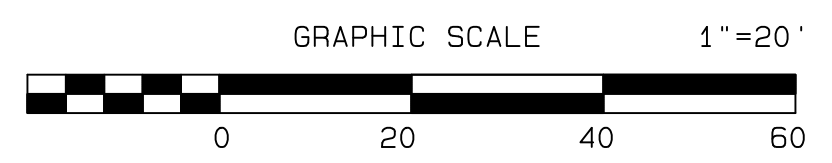
Engineer _____ N.J. License No. _____

08/24/23	BF		Revised per Borough Review Letter
DATE	DRAWN BY	CHK'D. BY	REVISION
SUBDIVISION PLAT FOR HIGH JUMP REALTY, LLC Borough of Leonia, N.J. County of Bergen Scale: 1"=100' July 10, 2023			
REFERENCES: LOTS 1 & 2, BLOCK 504 TAX MAP SHEET 5 ZONE A-3		Owner & Applicant: High Jump Realty, LLC 520 Westfield Avenue, Suite 302 Elizabeth, N.J. 07208	
RIGG ASSOCIATES, P.A. 1000 Maple Avenue, Glen Rock, N.J. 07432 Tel. (201) 443-0053 Fax (201) 445-6526 www.RiggAssociates.com		COVER SHEET	
Bruce D. Rigg – Professional Engineer & Land Surveyor N.J. Reg. No. GB22720 – Prof. Planner N.J. No. 2523 Copies of this map not having the embossed seal of the Professional Land Surveyor shall not be valid			
DRAWN BY: BF	CHECKED BY: BDR	PROJECT NO. 29586	1/6



GENERAL NOTES:

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- 2) The subject property is located in Zone A-3 and contains 35,151 S.F. or 0.81 acres.
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- 5) Design professionals shown hereon may not be observing construction or installation. Conformance with design specifications is the responsibility of the owner and/or applicant.
- 6) All Utilities shown on this plan have been located and confirmed by field inspection and location where possible. There may be additional utilities or different underground locations that are not available to the preparer of this plan. Care should be taken during project design and construction to verify the locations through all available measures, including the New Jersey One Call System (811) to preserve the utilities where they exist or plan for their relocation, if necessary.
- 7) There has been no environmental evaluation, including but not limited to the presence or absence of freshwater wetlands or their associated transition areas, floodways or flood hazard area limits, provided or completed as part of the preparation of this plan.
- 8) Elevations based on N.A.V.D. 1988.
- 9) The posted speed limit for Grand Avenue is 30 MPH.
- 10) All proposed utilities shall be installed in accordance with all applicable local, county and state requirements.
- 11) Stormwater management system design shall be reconfirmed by the engineer who prepares the individual plot plans. These shall be in accordance with NJAC 7:8, the Borough of Leonia's stormwater management regulations.

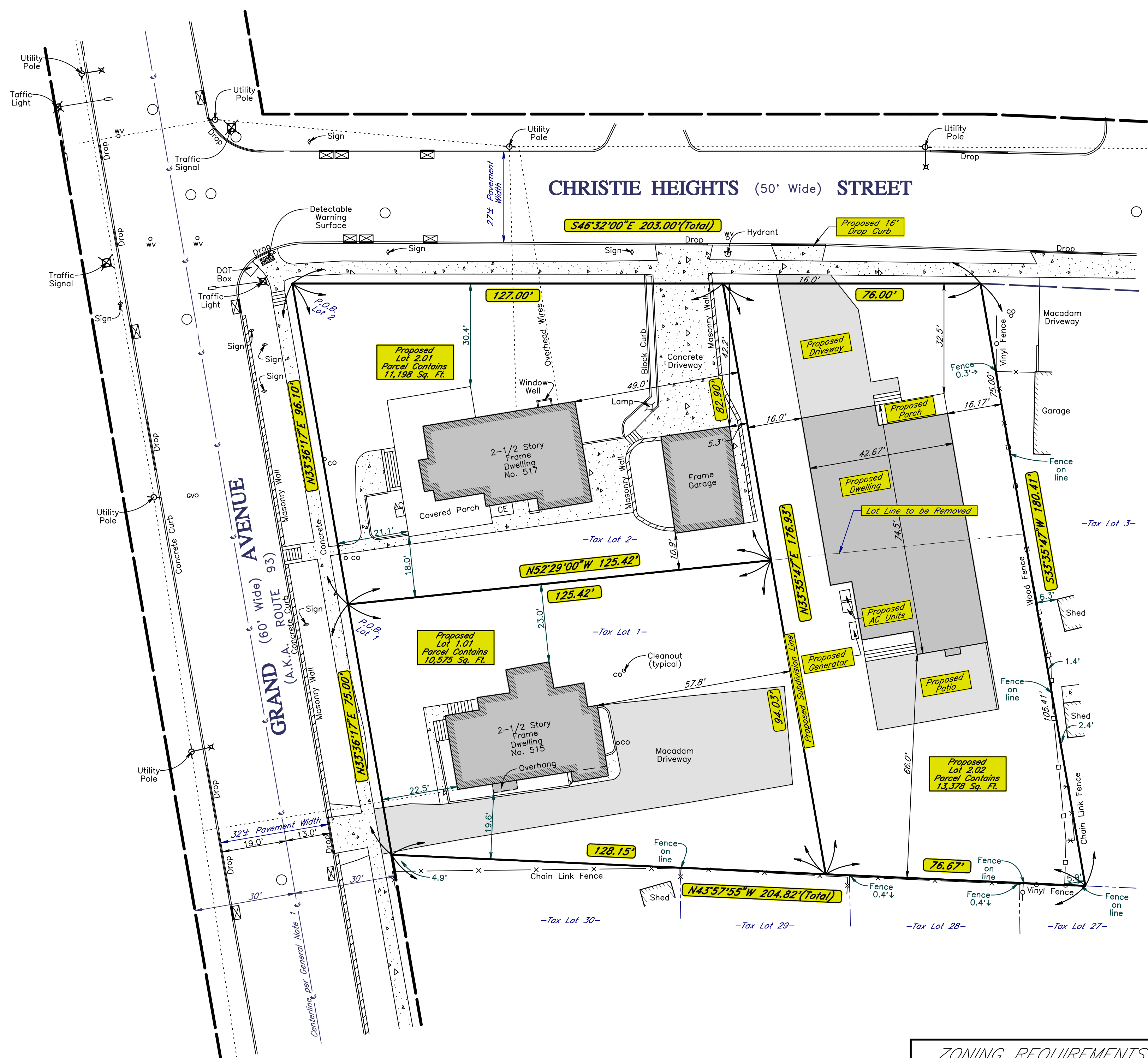
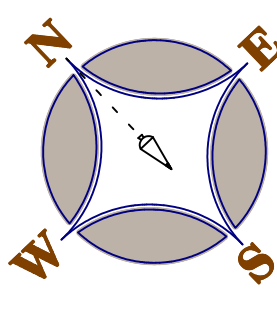


08/24/23	BF		Revised per Borough Review Letter
DATE	DRAWN BY	CHK'D. BY	REVISION

**SUBDIVISION PLAT FOR
HIGH JUMP REALTY, LLC**
Borough of Leonia, N.J. County of Bergen
Scale: 1"=20'
July 10, 2023

LOTS 1 & 2, BLOCK 504 TAX MAP SHEET 5 ZONE A-3	Owner & Applicant: High Jump Realty, LLC 520 Westfield Avenue, Suite 302 Elizabeth, N.J. 07208
--	---

RIGG ASSOCIATES, P.A. 1000 Maple Avenue, Glen Rock, N.J. 07452 Tel. (201) 445-0057 Fax (201) 445-6526 www.RiggAssociates.com	EXISTING CONDITIONS & DEMOLITION PLAN



AVERAGE LOT WIDTH FOR NEIGHBORHOOD

Block	Lot	Width
504	3	81.15
504	4	64
504	5	115
504	6	50
504	7	75
504	8	100
504	9	50
504	18	50
504	19	55
504	20	55
504	21	55
504	22	55
504	23	57.48
504	24	50.13
504	25	50.13
504	26	50.13
504	27	50.13
504	28	50.13
504	29	50.13
504	30	60.71
506	1	100
506	2	52.9
506	3	55.12
506	4	40.08
506	5	40.08
506	6	40.08
506	7	40.08
506	8	44
506	9	44
506	10	66
506	11	67.85
506	12	40
506	13	60
506	14	50
506	15	50
506	16	42.07
506	17	52
506	18	46
506	19	46
506	20	46
510	2	50
510	3	43.22
510	4	41.79
510	5	41.79
510	6	80
510	7	94.8
510	8	75
510	9	102.7
510	10	46
510	11	46
510	12	58
510	13	58.01
510	14	74.5
510	15	46
510	16	46
501	1	122.3
501	2	50.1
501	3	50.1
501	4	75.15
501	5	75.15
501	6	50.34
501	7	52.63
501	8	71.33
501	9	60.62
501	10	50.77
501	11	41.03
501	12	41.95
501	13	93.21
501	14	59.81
501	15	75.18
501	16	67.49
501	17	62
501	18	62
501	19	62
501	20	96.56
210	16	95.5
210	17	75
210	18	75

Average Width = 59.97285714

GENERAL NOTES:

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- 11) Stormwater management system design shall be reconfirmed by the engineer who prepares the individual plot plans. These shall be in accordance with NJAC 7:8, the Borough of Leonia's stormwater management regulations.

BUILDING HEIGHT CALCULATIONS:

Average Grade Elevation = 45.0 + 46.0 + 46.0 + 44.0 / 4 = 45.25 Ft.
 Roof Peak Elevation = 78.08 Ft.
 Building Height = 32.83 Ft.

IMPERVIOUS COVERAGE:

EXISTING
 Tax Lot 1
 Dwelling = 1,230 S.F.
 Garage = 572
 Building Coverage = 1,802 S.F. or 10.0%
 Driveway = 2,368
 Concrete = 142 S.F.
 Steps = 59 S.F.
 Bluestone = 161 S.F.
 Lot Coverage = 4,532 S.F. or 25.1%

EXISTING
 Tax Lot 2
 Dwelling = 1,225 S.F.
 Covered Porch = 638 S.F.
 Garage = 589 S.F.
 Building Coverage = 2,452 S.F. or 14.3%
 Concrete = 1,611 S.F.
 Steps = 74 S.F.
 Cellar Entrance = 23 S.F.
 AC Unit = 6 S.F.
 Masonry Walls = 115 S.F.
 Curbs = 42 S.F.
 Lot Coverage = 4,323 S.F. or 25.3%

PROPOSED
 Lot 1.01
 Dwelling = 1,230 S.F.
 Driveway = 2,368
 Concrete = 142 S.F.
 Steps = 59 S.F.
 Total = 3,793 S.F.

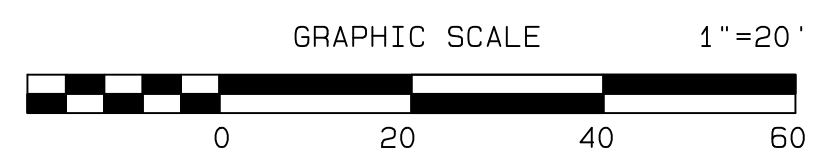
PROPOSED
 Lot 2.02
 Dwelling = 2,801 S.F.
 Porch = 124 S.F.
 Driveway = 860 S.F.
 Landings & Steps = 124 S.F.
 AC Units = 18 S.F.
 Generator = 10 S.F.
 Total = 4,662 S.F.

PROPOSED F.A.R.
 Total 1st & 2nd Floor / Lot Area
 5,244 / 13,378 = .392

ZONING REQUIREMENTS ZONE A3 SINGLE FAMILY

Description	Required	Lot 1.01	Lot 2.01	Lot 2.02
Minimum Lot Area	5,000 S.F.	10,575 S.F.	11,198 S.F.	13,378 S.F.
Minimum Lot Width	75 Ft.	75.00 Ft.	96.10 Ft.	76.00 Ft.
Minimum Lot Depth	100 Ft.	126.79 Ft.	126.21 Ft.	178.67 Ft.
Principal Structure				
Minimum Front Yard	25 Ft.	*22.5 Ft.	*21.1 Ft.	32.5 Ft.
Minimum Side Yard (width 50' or more)	10 Ft. (one 40% (both) Lot Width)	19.6 Ft.	18.0 Ft.	16.0 Ft.
		42.6 Ft.	48.4 Ft.	32.17 Ft.
		30.00 Ft. (Lot 1.01 = 30.00 Ft.)		
		38.44 Ft. (Lot 2.01 = 38.44 Ft.)		
		30.40 Ft. (Lot 2.02 = 30.40 Ft.)		
Minimum Rear Yard	25 Ft.	57.8 Ft.	49.0 Ft.	66.0 Ft.
Maximum Building Height	35 Ft./2 Stories	*35.9 Ft./2-1/2 Stories	*35.5 Ft./2-1/2 Stories	32.83 Ft.
Maximum Building Coverage	25%	11.6%	21.9%	21.9%
Maximum Lot Coverage	50%	35.9%	38.6%	34.9%
Minimum Living Floor Area (One Story)	1,100 S.F.	>1,100 S.F.	>1,100 S.F.	>1,100 S.F.
Minimum Living Floor Area (Two Story)	1,600 S.F.	>1,600 S.F.	>1,600 S.F.	>1,600 S.F.
Accessory Structure				
Minimum Front Yard	50 Ft.	N/A	99.4 Ft.	N/A
Minimum Side Street	25 Ft.	N/A	42.2 Ft.	N/A
Minimum Side Yard	3 Ft.	N/A	10.9 Ft.	N/A
Minimum Rear Yard	3 Ft.	N/A	5.3 Ft.	N/A
Maximum Building Height	15 Ft./1 Story	N/A	<15 Ft./1 Story	N/A

Indicates Previously Approved Variance Condition
 * Indicates Pre-Existing Non-Conforming Condition



08/24/23	BF		Revised per Borough Review Letter
DATE	DRAWN BY	CHK'D. BY	REVISION

SUBDIVISION PLAT FOR HIGH JUMP REALTY, LLC
 Borough of Leonia, N.J. County of Bergen
 Scale: 1"=20'

LOTS 1 & 2, BLOCK 504
 TAX MAP SHEET 5
 ZONE A-3

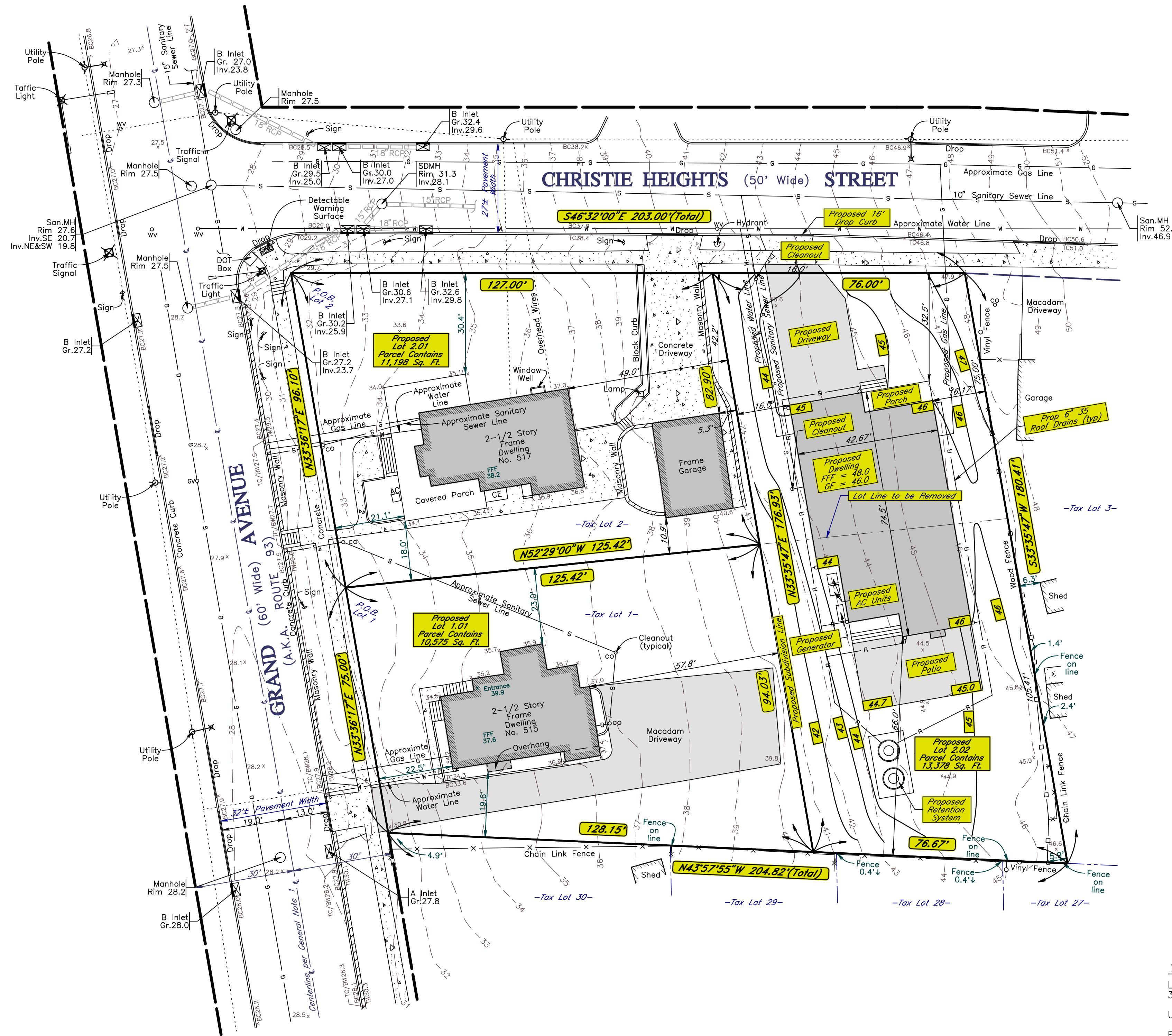
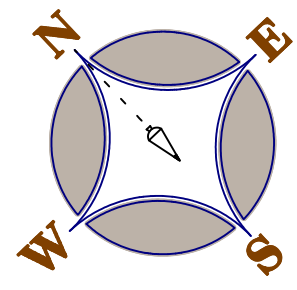
Owner & Applicant:
 High Jump Realty, LLC
 520 Westfield Avenue, Suite 302
 Elizabeth, N.J. 07208

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Bruce D. Rigg - Professional Engineer & Land Surveyor
 N.J. Reg. No. CE22720 - Prof. Planner N.J. No. 2523
 Copies of this map not having the embossed seal of the Professional Land Surveyor shall not be valid

SUBDIVISION LAYOUT

DRAWN BY: BF CHECKED BY: PROJECT NO. 29586



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IMPERVIOUS COVERAGE:

EXISTING	PROPOSED	PROPOSED
Tax Lot 1	Lot 1.01	Lot 2.02
Dwelling = 1,230 S.F.	Dwelling = 1,230 S.F.	Dwelling = 2,801 S.F.
Garage = 572	Driveway = 2,368	Porch = 124 S.F.
Concrete = 142 S.F.	Concrete = 142 S.F.	Driveway = 860 S.F.
Steps = 59 S.F.	Steps = 53 S.F.	Landings & Steps = 124 S.F.
Bluestone = 161 S.F.	Total = 3,793 S.F.	Patio = 725 S.F.
Total = 4,532 S.F.		AC Units = 18 S.F.
		Generator = 10 S.F.
		Total = 4,662 S.F.
EXISTING	PROPOSED	
Tax Lot 2	Lot 2.01	
Dwelling = 1,225 S.F.	Dwelling = 1,225 S.F.	
Covered Porch = 638 S.F.	Garage = 589	
Garage = 589	Concrete = 1,611 S.F.	
Concrete = 1,611 S.F.	Steps = 74 S.F.	
Steps = 74 S.F.	Cellar Entrance = 23 S.F.	
Cellar Entrance = 23 S.F.	AC Unit = 6 S.F.	
AC Unit = 6 S.F.	Masonry Walls = 115 S.F.	
Masonry Walls = 115 S.F.	Curbs = 42 S.F.	
Curbs = 42 S.F.	Total = 4,323 S.F.	

SOIL MOVEMENT CALCULATIONS

LOT 2.02 VOLUME CALCULATIONS
 37 C.Y. CUT FOR SEEPAGE PIT
 USING ELEVATION DATUM OF 40'
 EXISTING VOLUME = 2,152 C.Y.
 PROPOSED VOLUME = 1,740 C.Y.
 LESS PATIO, DRIVEWAY & LANDINGS - 48 C.Y.
 LESS DWELLING (ELEV. 38 BELOW BASEMENT FLOOR) - 207 C.Y.
 LESS SEEPAGE PIT - 37 C.Y.
 NET PROPOSED = 1,440 C.Y.
 TOTAL FOR LOT 2.02 = 2,152 - 1,440 = 712 C.Y. CUT

DRAINAGE CALCULATIONS-LOT 2.02:

BASIS
 Lot Area draining toward Grand Avenue = 0.307 acres
 C Values: Impervious = 0.99 Open Spaces = 0.25
 Rainfall Intensity for Tc < 10 minutes existing & proposed
 2 Year = 3.57 in/hr
 10 Year = 5.08 in/hr
 25 Year = 5.74 in/hr
 100 Year = 6.64 in/hr

PRE-DEVELOPED CONDITIONS:
 Area = 0.307 Acres
 Impervious Area = 739 SF or 0.017 Acres
 Weighted C = 0.293
 Q = 2 Year = 0.321 CFS
 Q = 10 Year = 0.457 CFS
 Q = 25 Year = 0.516 CFS
 Q = 100 Year = 0.597 CFS

POST-DEVELOPED CONDITIONS:
 Area = Total Area-Roof Areas to be collected
 Area = 0.307-0.07 = 0.237 Acres
 Impervious Area = 1,613 SF or 0.037 Acres
 Weighted C = 0.365
 Q = 2 Year = 0.30 CFS
 Q = 10 Year = 0.439 CFS
 Q = 25 Year = 0.497 CFS
 Q = 100 Year = 0.571 CFS

Reduction in runoff toward County facilities
 Q = 2 Year = 0.021 CFS or 6.5%
 Q = 10 Year = 0.018 CFS or 3.94%
 Q = 25 Year = 0.019 CFS or 3.68%
 Q = 100 Year = 0.026 CFS or 4.36%

The above post developed Q values do not include roof runoff. The stormwater management system is to be designed to collect all roof drains.

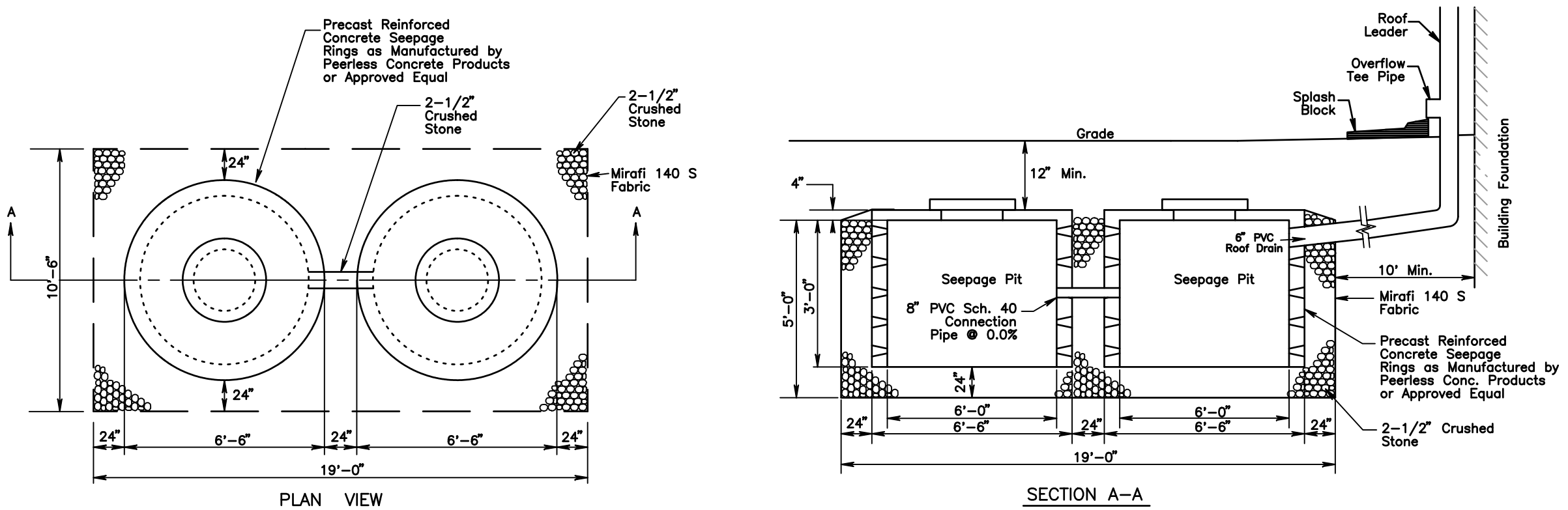
RETENTION SYSTEM DESIGN BASED ON BERGEN COUNTY REQUIREMENTS

Purpose:
 Verify retention system can retain 100% of the roof runoff based on a 25-Year storm with a 30 minute duration. Rainfall data shall be obtained from NOAA ATLAS 14.

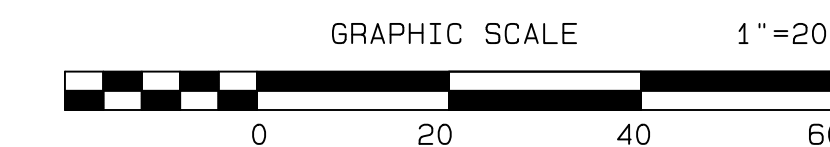
BASIS:
 Roof Size = 3,049 SF (Dwelling & Porch & landings)
 C = 0.99

VOLUME REQUIRED:
 Rainfall Depth = 1.74" or 0.145"
 Rain Volume = 0.145" x 3,049 S.F. = 442.1 C.F.
 Runoff Amount = 442.1 C.F. x 0.99 = 437.68 C.F.
 Storage Required = 440. C.F.

VOLUME PROVIDED:
 Two seepage pits 6.0' ID, 6.5' OD x 3' deep in a bed of 2.5" crushed stone 2' thick around the sides and 2" thick under the pit.
 Volume of Pits= 169.6 CF
 Volume of Voids in Stone = 329.8 CF
 Total Volume Provided = 499.4 CF



RETENTION SYSTEM DETAIL
 N.T.S.



08/24/23	BF		Revised per Borough Review Letter
DATE	DRAWN BY	CHK'D. BY	REVISION

**SUBDIVISION PLAT FOR
 HIGH JUMP REALTY, LLC**
 Borough of Leonia, N.J. County of Bergen
 Scale: 1"=20'
 July 10, 2023

LOTS 1 & 2, BLOCK 504
 TAX MAP SHEET 5
 ZONE A-3

Owner & Applicant:
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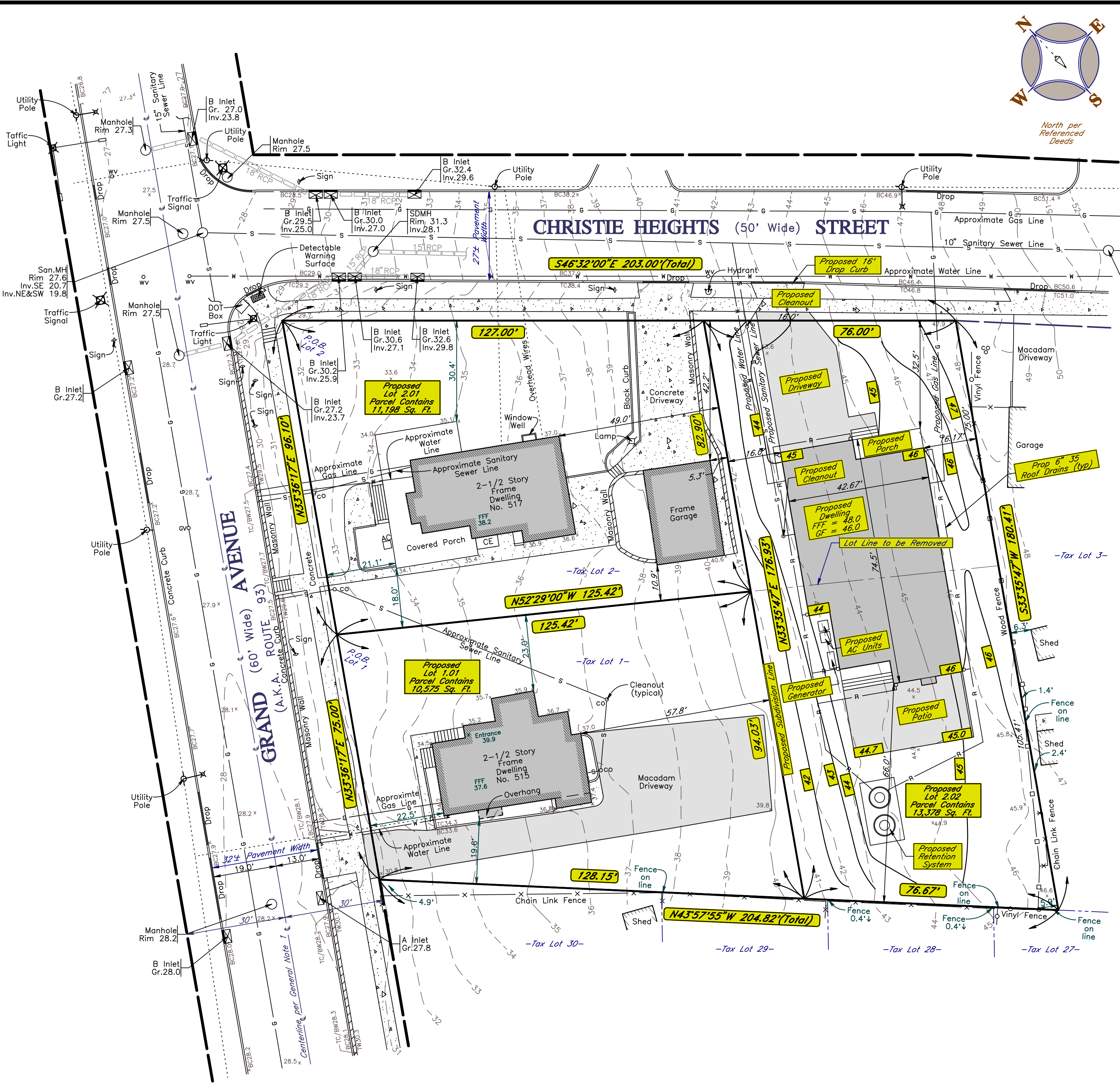
GRADING & UTILITIES PLAN

Bruce D. Rigg - Professional Engineer & Land Surveyor
 N.J. Reg. No. 0B22720 - Prof. Planner N.J. No. 2523
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DRAWN BY: BF CHECKED BY: PROJECT NO. 29586

DATE: (02.04.2024)

29586-2023-08-24-S2-C4-CR4



**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 season prohibits temporary seeding, the disturbed area will be mulched with unrotted straw at a rate of 2 tons per acre anchored 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 Specifications:
 - Temporary Seeding and Mulching:
 - Ground Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs. /1,000 sq. ft. of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
 - Seed - perennial ryegrass 100 lbs. /acre (2.3 lbs. /1,000 sq. ft.) or other approved seed; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch - Unrotted 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 twine, mulch netting, or liquid mulch binder).
 - Permanent Seeding and Mulching:
 - Topsoil - A uniform application to an average depth of 5", minimum of 4" firmed in place is required.
 - Ground Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs. /1,000 sq. ft. 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".
 - Seed - Turf type tall fescue (blend of 3 cultivars) 350 lbs. /acre (8 lbs. /1,000 sq. ft.) or other approved seed; plant between March 1 and October 1 (summer seeding requires irrigation).
 - Mulch - Unrotted straw or hay at a rate of 70 to 90 lbs. /1,000 sq. ft. applied to achieve 95% soil surface coverage.
- 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.
- 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.
- A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 1" - 2 1/2" crushed stone, 6" 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 1/2" crushed stone or subbase 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 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.
- Dewatering 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 9-1 of the NJ Standards.
- Trees to remain after construction are to be protected with a suitable fence installed at the drip line or beyond in accordance with Section 9-1 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 of the project.
- Any revision 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 SCD, 700 Kinderkamack Road, Suite 106, Oradell, NJ 07649. Tel: 201-261-4407; Fax: 201-261-7573.
- The Bergen County Soil Conservation District may request 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 report 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.

GENERAL NOTES:

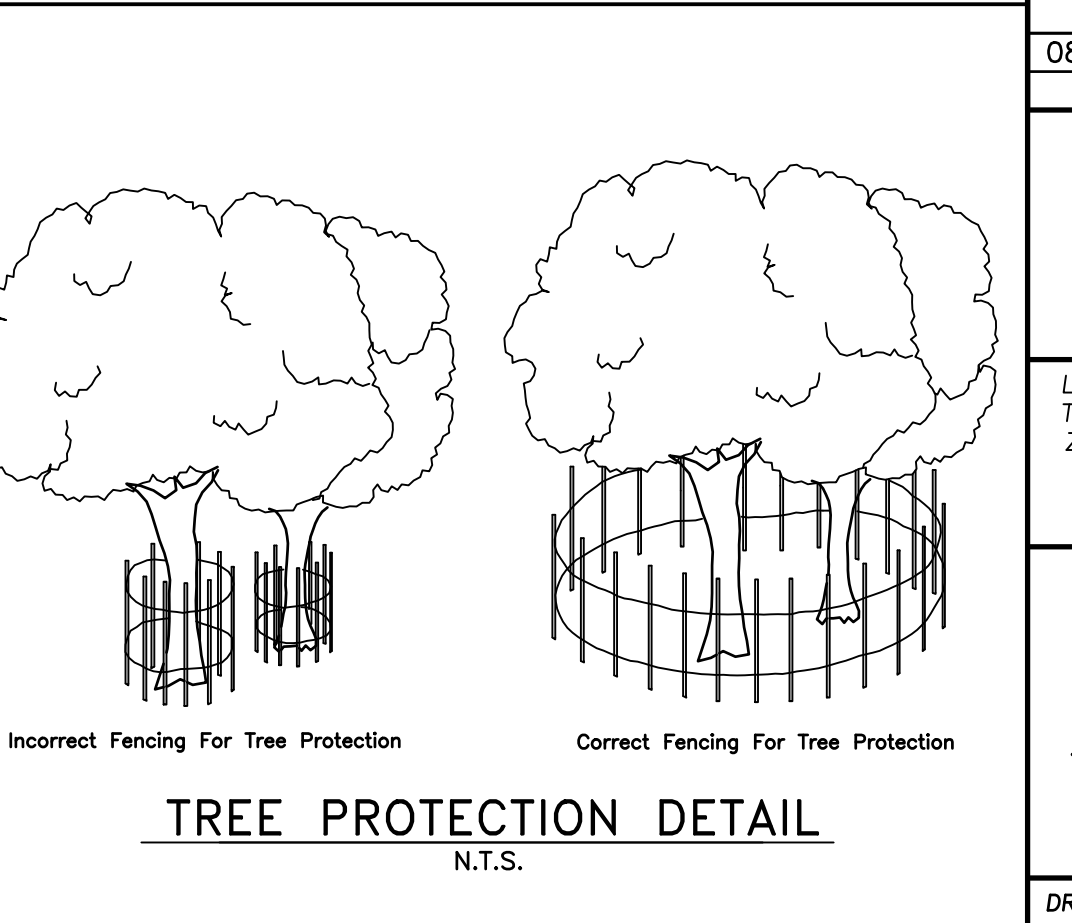
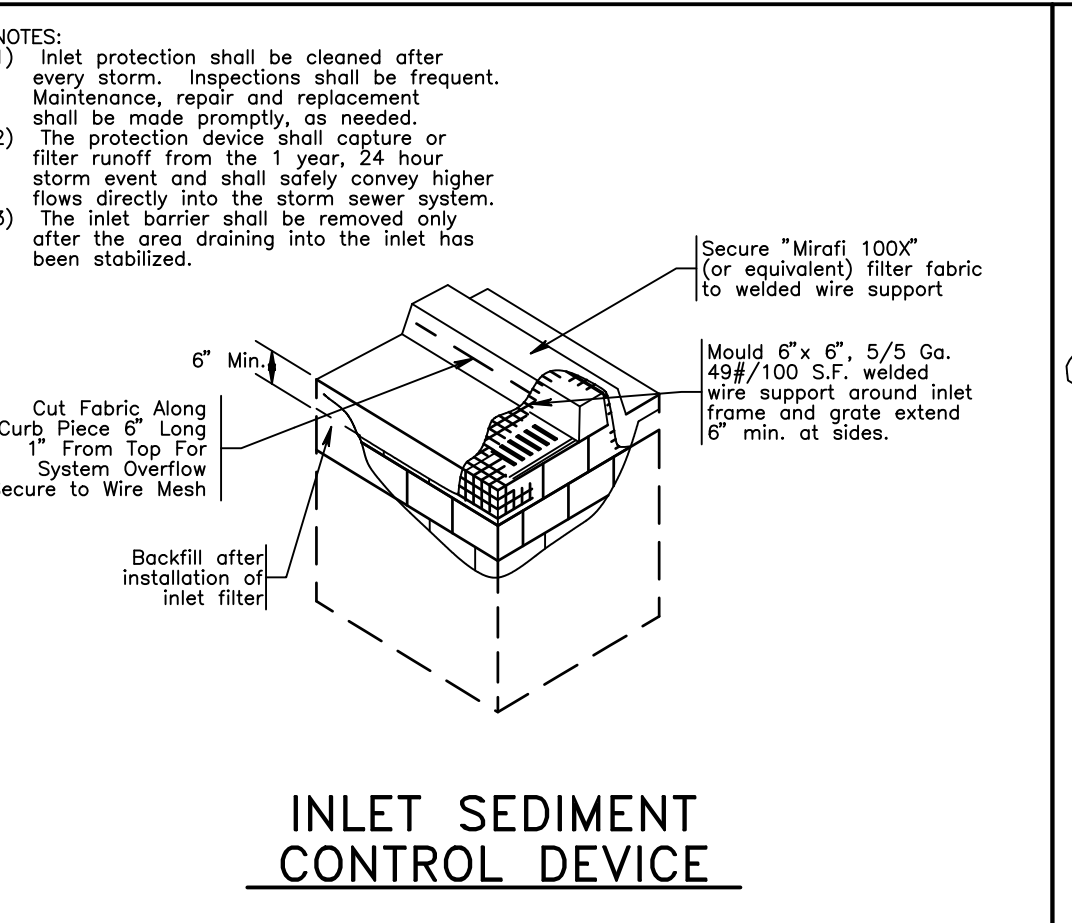
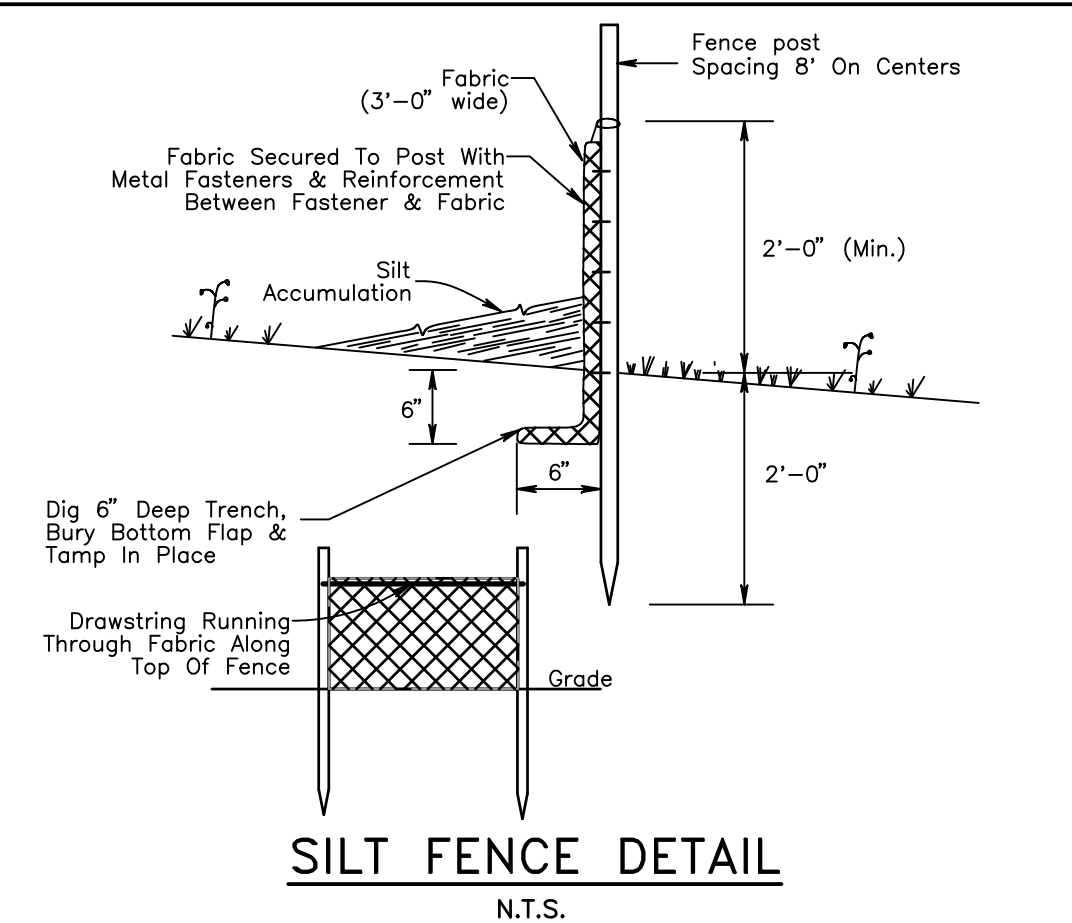
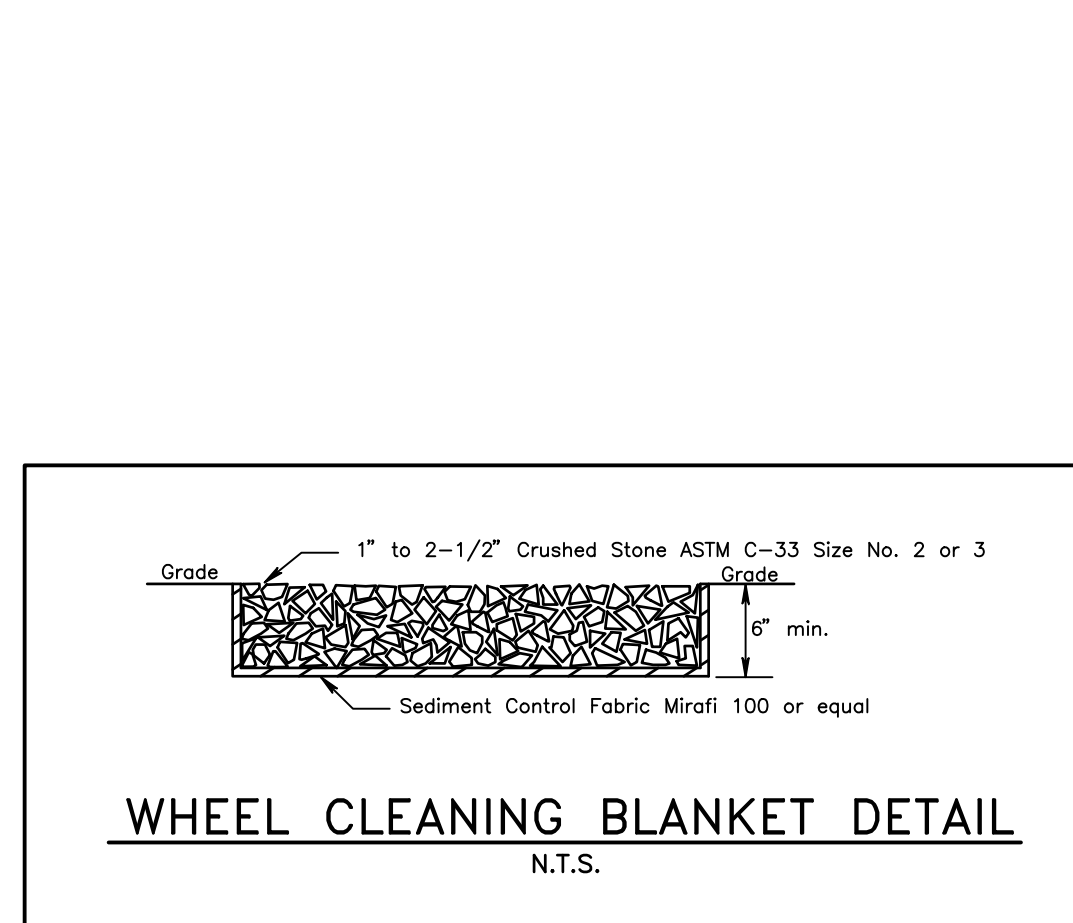
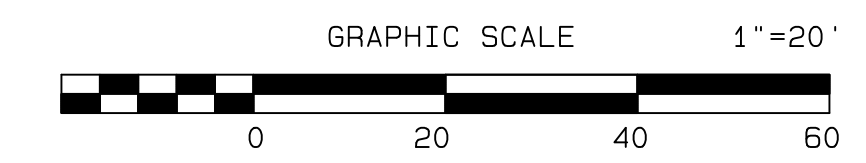
- Site information shown hereon is based on a map entitled "Topographic Survey of Property at 515 & 517 Grand Avenue, Borough Of Leonia, N.J., County Of Bergen" dated November 4, 2022 as prepared by Rigg Associates, PA.
- The subject property is located in Zone A-3 and contains 35,151 S.F. or 0.81 acres.
- Copies of this map not having the embossed seal of the Professional Engineer and the Professional Land Surveyor shall not be valid.
- It is the responsibility of the owner and/or contractor to verify they are using the correct plans for construction. The Plans should contain signed approval blocks by the appropriate officials, the signature of the professional and the raised seal of the professional affixed thereon.
- Design professionals shown hereon may not be observing construction or installation. Conformance with design specifications is the responsibility of the owner and/or applicant.
- All Utilities shown on this plan have been located and confirmed by field inspection and location where possible. There may be additional utilities or different underground locations that are not available to the preparer of this plan. Care should be taken during project design and construction to verify the locations through all available measures, including the New Jersey One Call System (811) to preserve the utilities where they exist or plan for their relocation, if necessary.
- There has been no environmental evaluation, including but not limited to the presence or absence of freshwater wetlands or their associated transition areas, floodways or flood hazard area limits, provided or completed as part of the preparation of this plan.
- Elevations based on N.A.V.D. 1988.
- The posted speed limit for Grand Avenue is 30 MPH.
- All proposed utilities shall be installed in accordance with all applicable local, county and state requirements.
- Stormwater management system design shall be reconfirmed by the engineer who prepares the individual plot plans. These shall be in accordance with NJAC 7:8, the Borough of Leonia's stormwater management regulations.
- Proposed limit of disturbance is 13,360 S.F. or 0.307 Acres

CONSTRUCTION SEQUENCE:

- Install sediment filter fence as indicated.
- Clear construction access and install wheel cleaning blankets.
- Demolish building and remove from site.
- Strip, stockpile and stabilize topsoil.
- Clear remaining site where required.
- Construct foundation and utilities.
- Rough grade site and temporary seed and mulch.
- Install macadam, sidewalks and complete building.
- Uniformly apply topsoil to an average depth of 5" (minimum 4") firmed in place. Seed & mulch as required.
- Install landscaping and all other improvements.
- Stabilize all disturbed soil.
- Upon completion of all construction and complete stabilization of all disturbed soil, remove sediment barriers.

SOIL MANAGEMENT NOTE:

THE PROPOSED AREA OF DISTURBANCE FOR THIS PROJECT IS WITHIN LANDS DEFINED BY THE NJDEP AS URBAN OR BUILT-UP LAND. THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION REMEDIATION, AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND PREPARATION STANDARDS FOR SOIL AND SEDIMENT CONTROL IN NEW JERSEY.



08/24/23	BF		Revised per Borough Review Letter
DATE	DRAWN BY	CHK'D. BY	REVISION

**SUBDIVISION PLAT FOR
HIGH JUMP REALTY, LLC**

Borough of Leonia, N.J. County of Bergen
Scale: 1"=20'
July 10, 2023

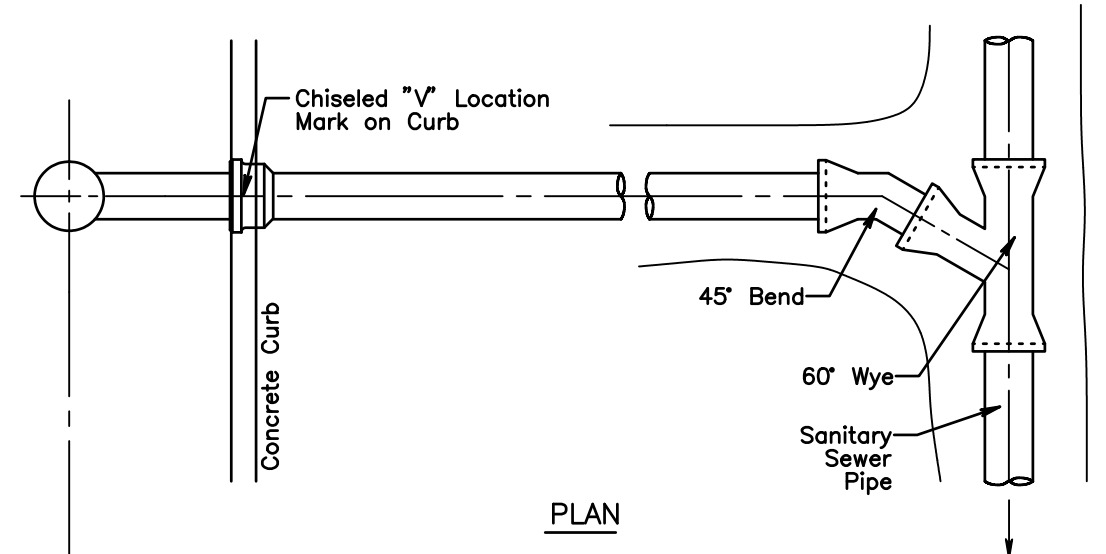
LOTS 1 & 2, BLOCK 504 TAX MAP SHEET 5 ZONE A-3	Owner & Applicant: High Jump Realty, LLC 520 Westfield Avenue, Suite 302 Elizabeth, N.J. 07208
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RIGG ASSOCIATES, P.A.
1000 Maple Avenue, Glen Rock, N.J. 07452
Tel. (201) 445-0057 Fax (201) 445-6526
www.RiggAssociates.com

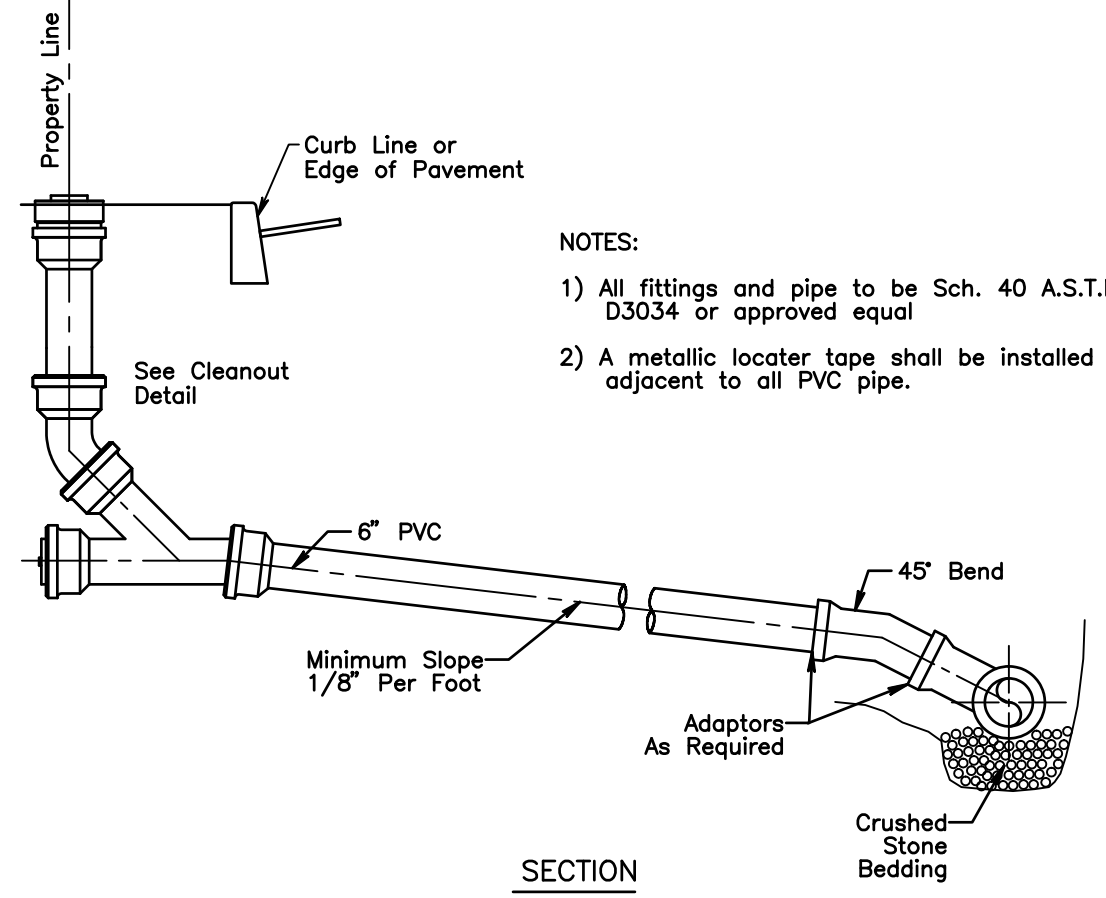
Bruce D. Rigg - Professional Engineer & Land Surveyor
N.J. Reg. No. 0B22720 - Prof. Planner N.J. No. 2592
Copies of this map not having the embossed seal of the Professional Land Surveyor shall not be valid

**SOIL EROSION &
SEDIMENT CONTROL
PLAN**

DRAWN BY: BF	CHECKED BY:	PROJECT NO. 29586
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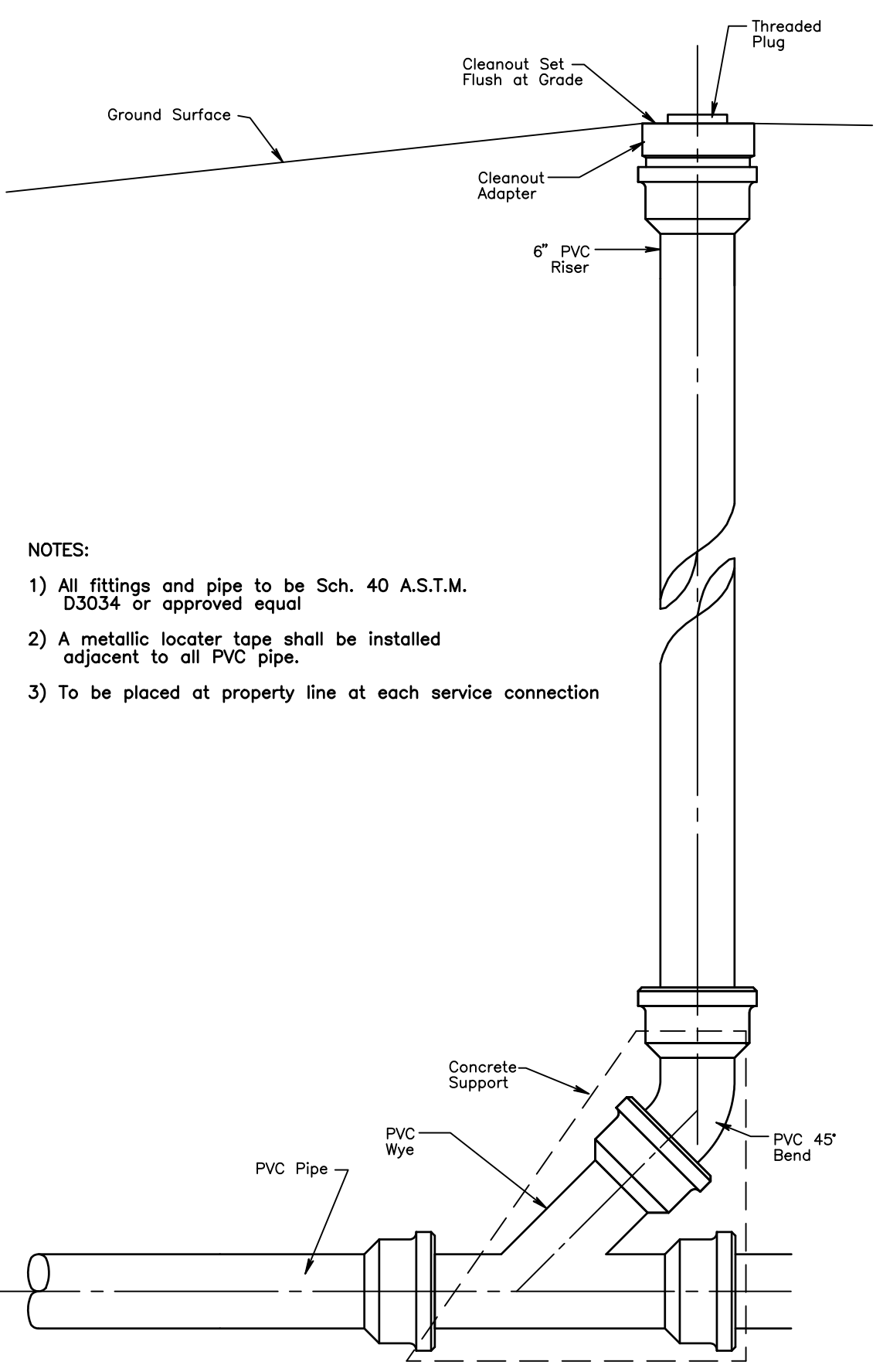
PLAN



SECTION

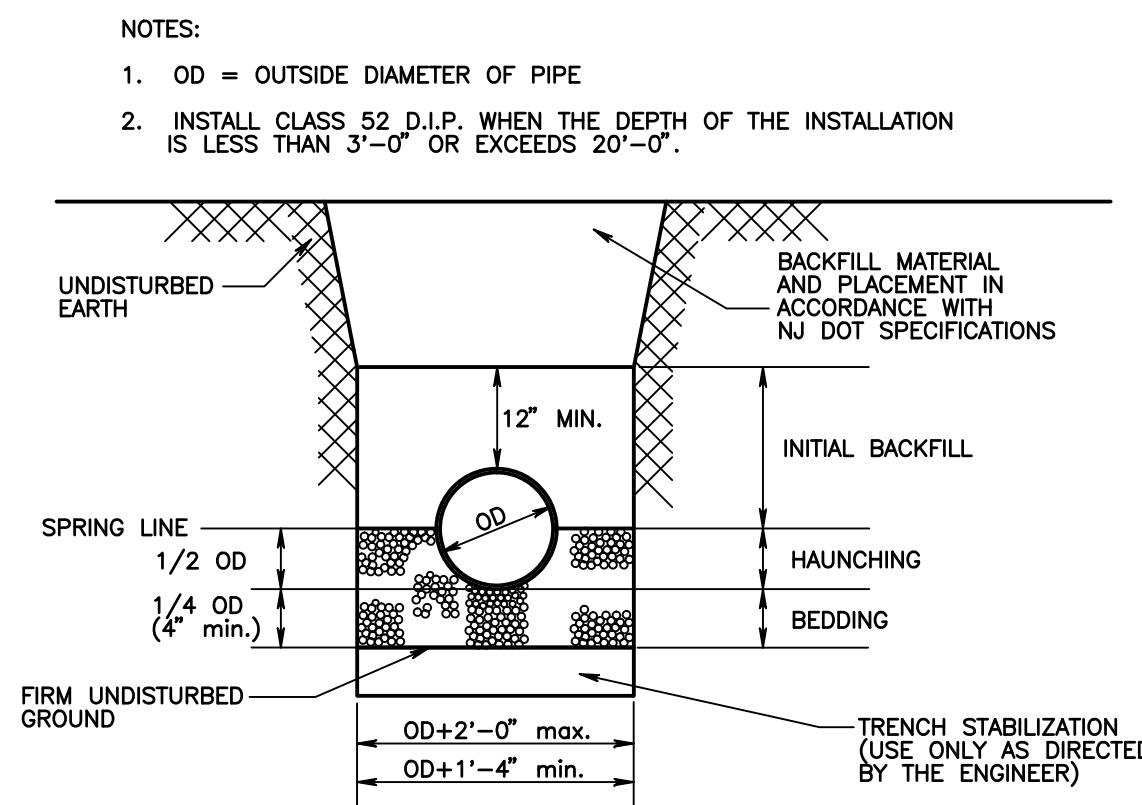
HOUSE CONNECTION LATERAL DETAIL
N.T.S.

- NOTES:
- 1) All fittings and pipe to be Sch. 40 A.S.T.M. D3034 or approved equal
 - 2) A metallic locator tape shall be installed adjacent to all PVC pipe.



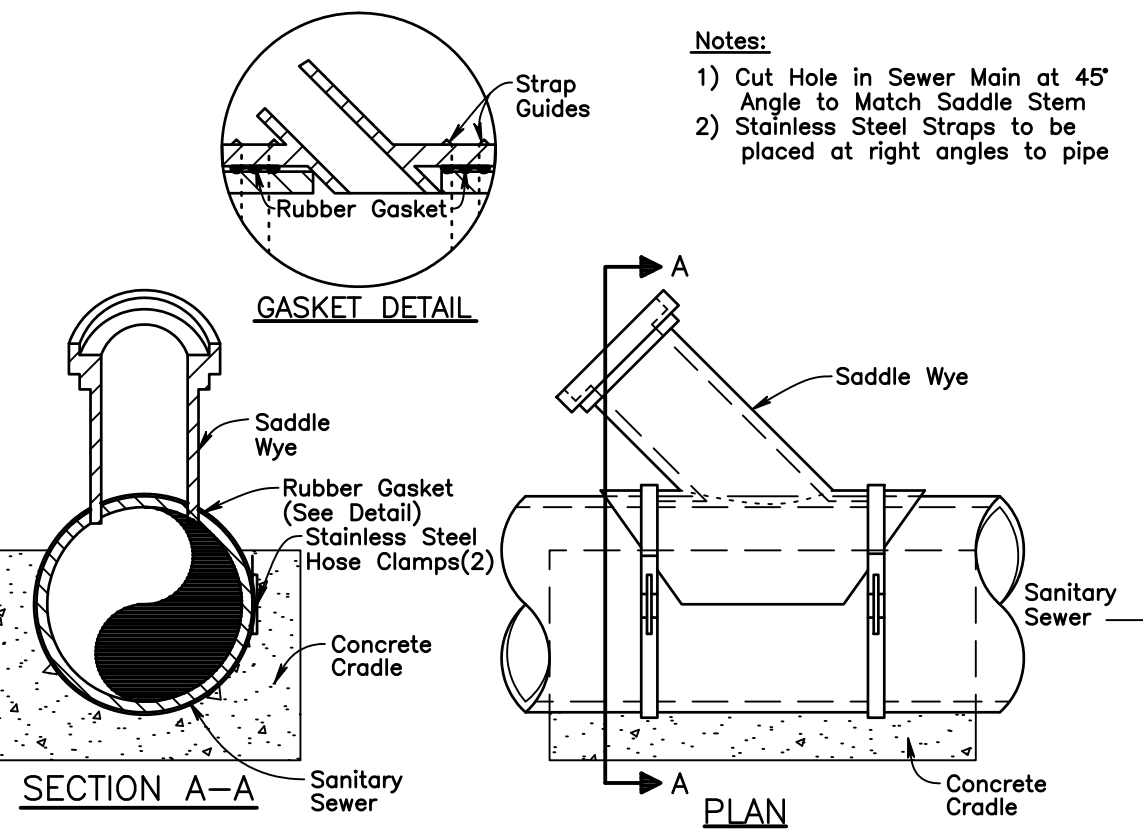
PVC CLEANOUT DETAIL
N.T.S.

- NOTES:
- 1) All fittings and pipe to be Sch. 40 A.S.T.M. D3034 or approved equal
 - 2) A metallic locator tape shall be installed adjacent to all PVC pipe.
 - 3) To be placed at property line at each service connection



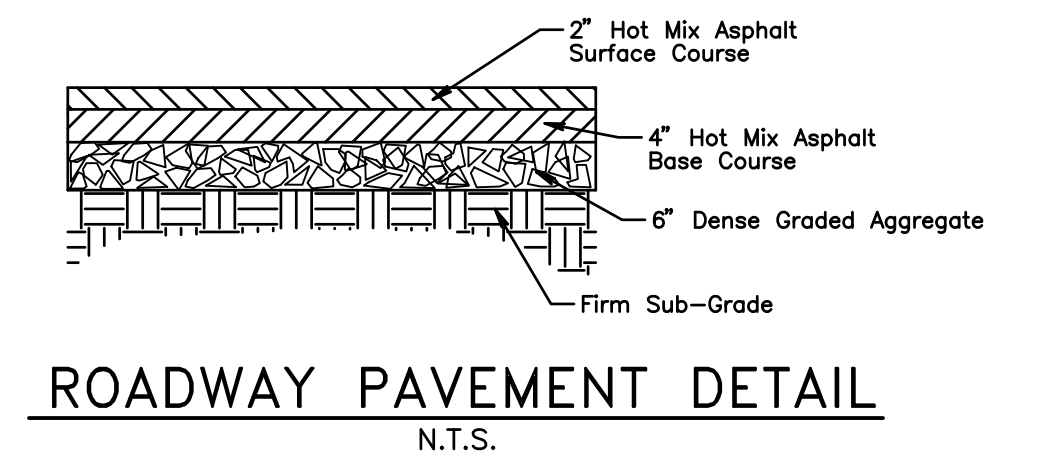
SDR-35 PVC SANITARY SEWER TRENCH DETAIL
N.T.S.

- NOTES:
1. OD = OUTSIDE DIAMETER OF PIPE
 2. INSTALL CLASS 52 D.I.P. WHEN THE DEPTH OF THE INSTALLATION IS LESS THAN 3'-0" OR EXCEEDS 20'-0".

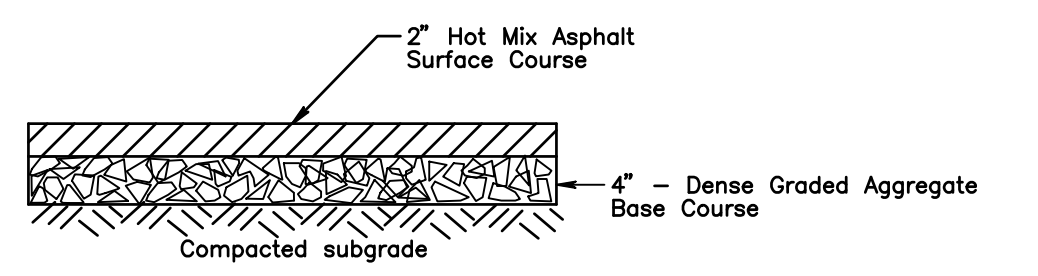


SADDLE WYE CONNECTION
N.T.S.

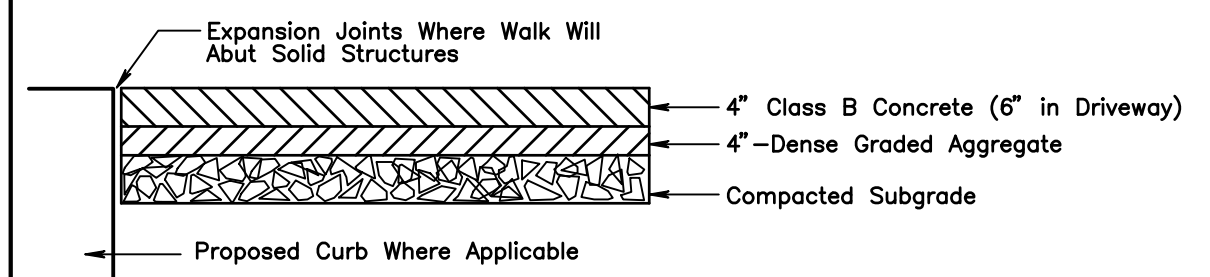
- Notes:
- 1) Cut Hole in Sewer Main at 45° Angle to Match Saddle Stem
 - 2) Stainless Steel Straps to be placed at right angles to pipe



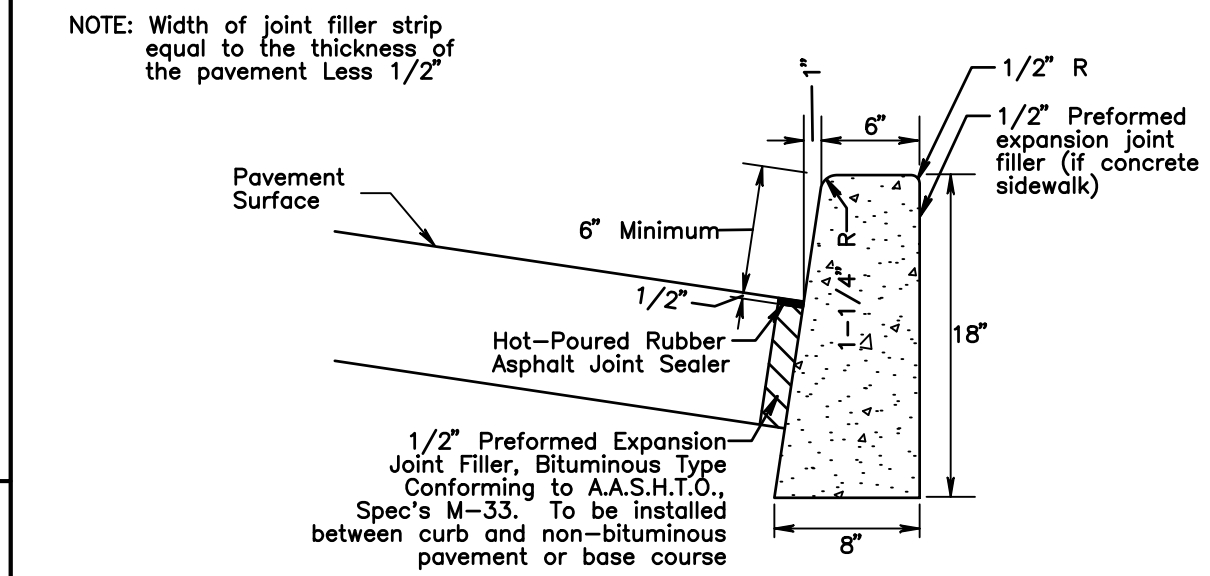
ROADWAY PAVEMENT DETAIL
N.T.S.



DRIVEWAY PAVEMENT DETAIL
N.T.S.



CONCRETE SIDEWALK DETAIL
N.T.S.



CURB DETAIL
N.T.S.

- NOTE: Width of joint filler strip equal to the thickness of the pavement Less 1/2"

- NOTES:
1. Curb Material shall be N.J.D.O.T. Class "B" Concrete (air entrained).
 2. Transverse joints 1/2" wide shall be installed in the curb 20'-0" apart and shall be filled with preformed, bituminous-impregnated fiber joint filler, complying with the requirements of AASHTO Spec. M-213, recessed 1/4" in from front face and top of curb.
 3. Dummy joints (formed) shall be installed midway between expansion joints.

08/24/23	BF		Revised per Borough Review Letter
DATE	DRAWN BY	CHK'D. BY	REVISION
SUBDIVISION PLAT FOR HIGH JUMP REALTY, LLC			
Borough of Leonia, N.J.		County of Bergen	
Scale: As Shown July 10, 2023			
REFERENCES: TAX MAP LOTS 1 & 2, BLOCK 504 TAX MAP SHEET 5 ZONE A-3		Owner & Applicant: High Jump Realty, LLC 520 Westfield Avenue, Suite 302 Elizabeth, N.J. 07208	
RIGG ASSOCIATES, P.A. 1000 Maple Avenue, Glen Rock, N.J. 07452 Tel. (201) 443-0053 Fax (201) 445-6525 www.RiggAssociates.com		DETAILS	
Bruce D. Rigg - Professional Engineer & Land Surveyor N.J. Reg. No. GB22720 - Prof. Planner N.J. No. 2523		Copies of this map not having the embossed seal of the Professional Land Surveyor shall not be valid	
DRAWN BY: BF	CHECKED BY:	PROJECT NO. 29586	6

DATE: 08/24/23

29586-2023-08-24-24-02-06 Details