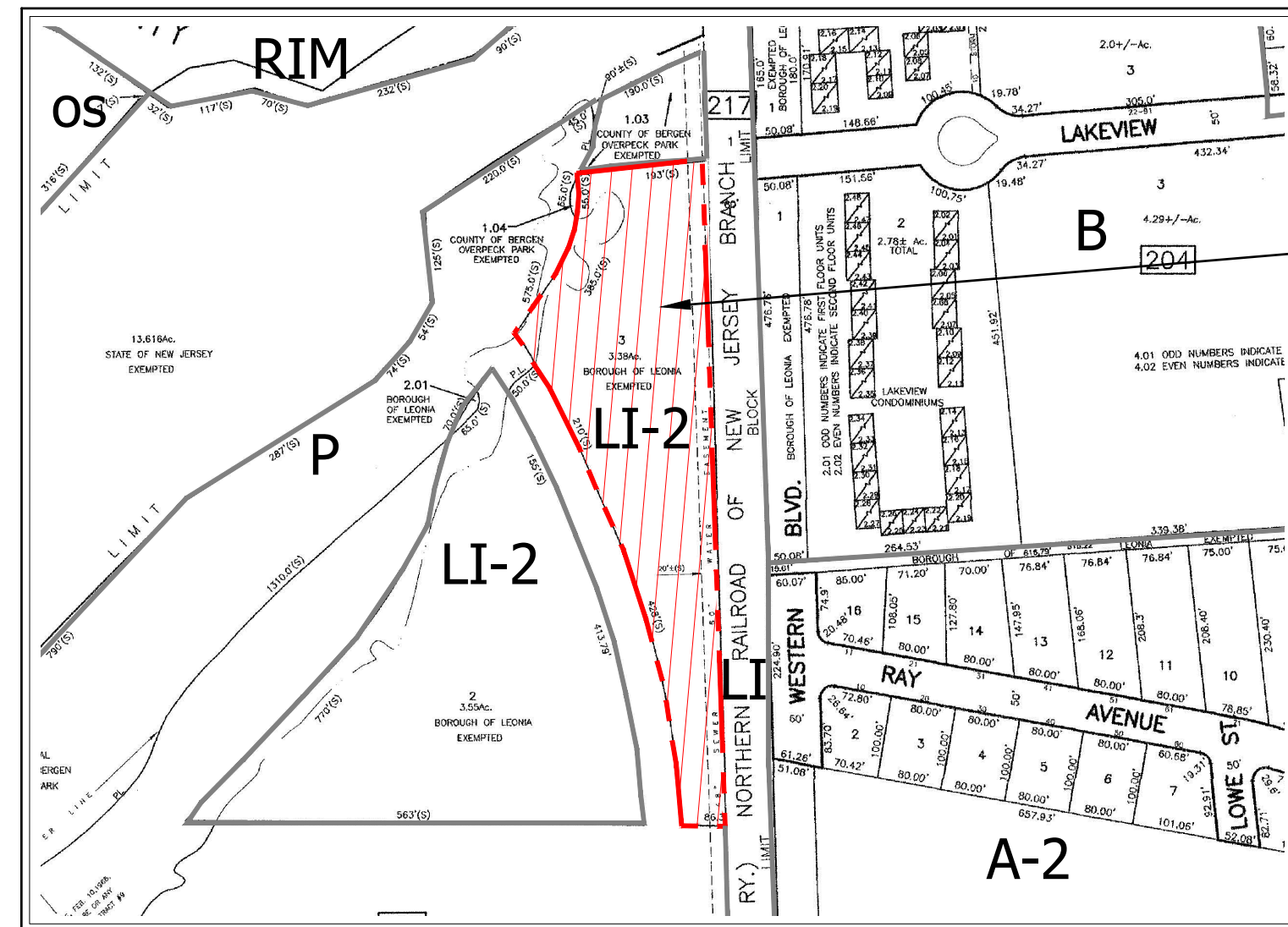


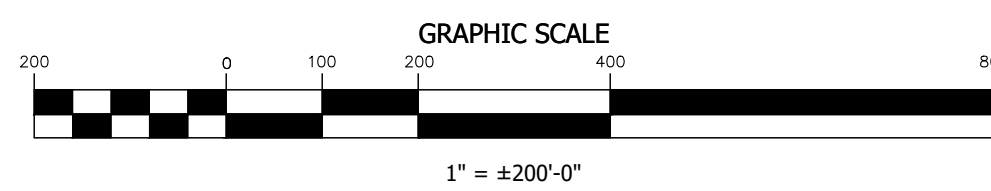
SITE PLAN

PROPOSED DIGITAL BILLBOARD

1 OVERPECK PARK DRIVE
 BOROUGH OF LEONIA, BERGEN COUNTY, NEW JERSEY 07605
 BLOCK: 102; LOT 3, TAX MAP: 1
 ZONE: LI-2 (COMMERCE & LIGHT INDUSTRY 2)



TAX & ZONING MAP

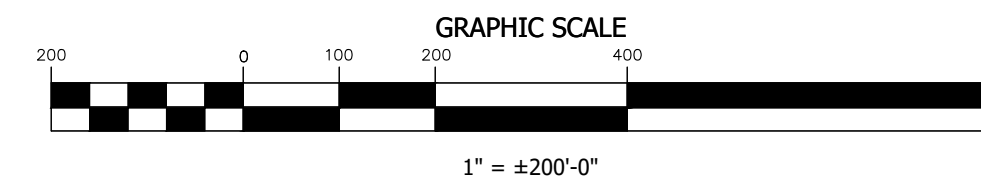


SITE

SURROUNDING ZONES	
BOROUGH OF LEONIA	
LI	COMMERCE & LIGHT INDUSTRY
LI-2	COMMERCE & LIGHT INDUSTRY 2
B	MULTI-FAMILY
P	PARKLANDS
A-2	SINGLE FAMILY - 8,000 SF
CITY OF ENGLEWOOD	
RIM	RESEARCH, INDUSTRY & MEDICAL
OS	OPEN SPACE



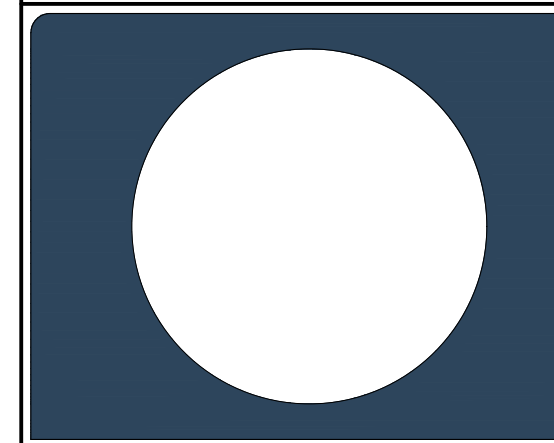
KEY MAP



BEFORE YOU DIG ANYWHERE IN NEW JERSEY
 CALL 1-800-272-1000
 THE STATE OF NEW JERSEY REQUIRES THREE (3) DAYS
 NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL,
 BURN OR DEMOLISH.

DRAWING TITLE:	
C-01	COVER SHEET
C-02	OVERALL SITE PLAN
C-03	SITE PLAN
C-04	BILLBOARD ELEVATION

L2A
 LAND DESIGN / LLC
 66 GRAND AVENUE • 2ND FLOOR
 ENGLEWOOD • NJ • 07631
 201.227.0300 • 201.227.0001 (Fax)
 www.L2Alanddesign.com
 New Jersey Certificate of Authorization No. 24GA28130900



02/01/2024
 William R. Vogt Jr., P.E. Date
 New Jersey Professional Engineer #24GE04690600

WARNING: IF THIS PLAN DOES NOT CONTAIN A BASED IMPRESSION SEAL
 OVER THE PROFESSIONAL SIGNATURE IT IS NOT AN AUTHORIZED OFFICIAL COPY.

APPLICANT:
 PACIFIC OUTDOOR ADVERTISING, LLC
 23 WENDY DRIVE
 LINWOOD, NJ 08221

OWNER:
 BOROUGH OF LEONIA
 312 BROAD AVE
 LEONIA, NJ 07605

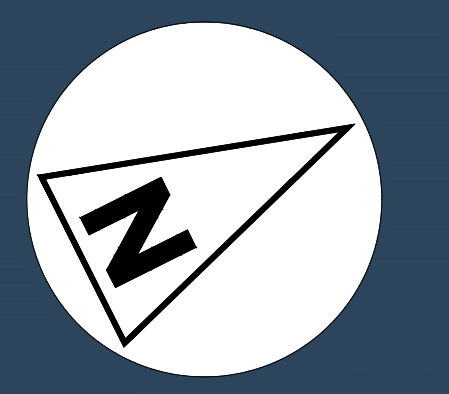
SURVEYOR:
 BOSEWELL ENGINEERING
 330 PHILLIPS AVE
 SOUTH HACKENSACK NJ 07606
 201.641.0770 (Office)

NO.	REVISION	DATE
1	REVISED TO SINGLE-SIDED BILLBOARD, CENTER MOUNT & INCREASED HEIGHT	02/01/24

PROJECT LOCATION:
PROPOSED DIGITAL BILLBOARD
 1 OVERPECK PARK DRIVE
 BOROUGH OF LEONIA
 BERGEN COUNTY, NJ 07605
 BLOCK: 102, LOT: 3
 TAX MAP: 1

DRAWING TITLE:
COVER SHEET

SCALE: REFER TO DRAWING	
DATE	01/18/2023
DESIGNED:	IRP
APPROVED:	MED
L2A PROJ. No.:	2201.219
DRAWING No.:	C-01



02/01/2024

William R. Vogt Jr., P.E. Date
New Jersey Professional Engineer #24GE0469000

APPLICANT:
PACIFIC OUTDOOR ADVERTISING, LLC
23 WENDY DRIVE
LINWOOD, NJ 08221

OWNER:
BOROUGH OF LEONIA
312 BROAD AVE
LEONIA, NJ 07605

SURVEYOR:
BOSEWELL ENGINEERING
330 PHILLIPS AVE
SOUTH HACKENSACK NJ 07606
201.641.0770 (Office)

DATE	REVISION
02/01/24 <td>REVISED TO SINGLE-SIDED BILLBOARD, CENTER MOUNT & INCREASED HEIGHT</td>	REVISED TO SINGLE-SIDED BILLBOARD, CENTER MOUNT & INCREASED HEIGHT
	PREVIOUS EDITIONS ABOLISHED

PROJECT LOCATION:
PROPOSED DIGITAL BILLBOARD
1 OVERPECK PARK DRIVE
BOROUGH OF LEONIA
BERGEN COUNTY, NJ 07605
BLOCK: 102, LOT: 3
TAX MAP: 1

DRAWING TITLE:
OVERALL SITE PLAN

SCALE: REFER TO DRAWING
DATE: 01/18/2023
DESIGNED BY: IRP
APPROVED BY: MED
L2A PROJ. No.: 2201.219
DRAWING No.:
C-02

N.J.A.C. 7:13-7.9 PERMIT-BY-RULE 9 – GENERAL CONSTRUCTION ACTIVITIES IN A TIDAL FLOOD HAZARD AREA
(a) PERMIT-BY-RULE 9 AUTHORIZES GENERAL CONSTRUCTION ACTIVITIES IN A TIDAL FLOOD HAZARD AREA, PROVIDED THE CONDITIONS AT N.J.A.C. 7:13-6.7 ARE MET AND:

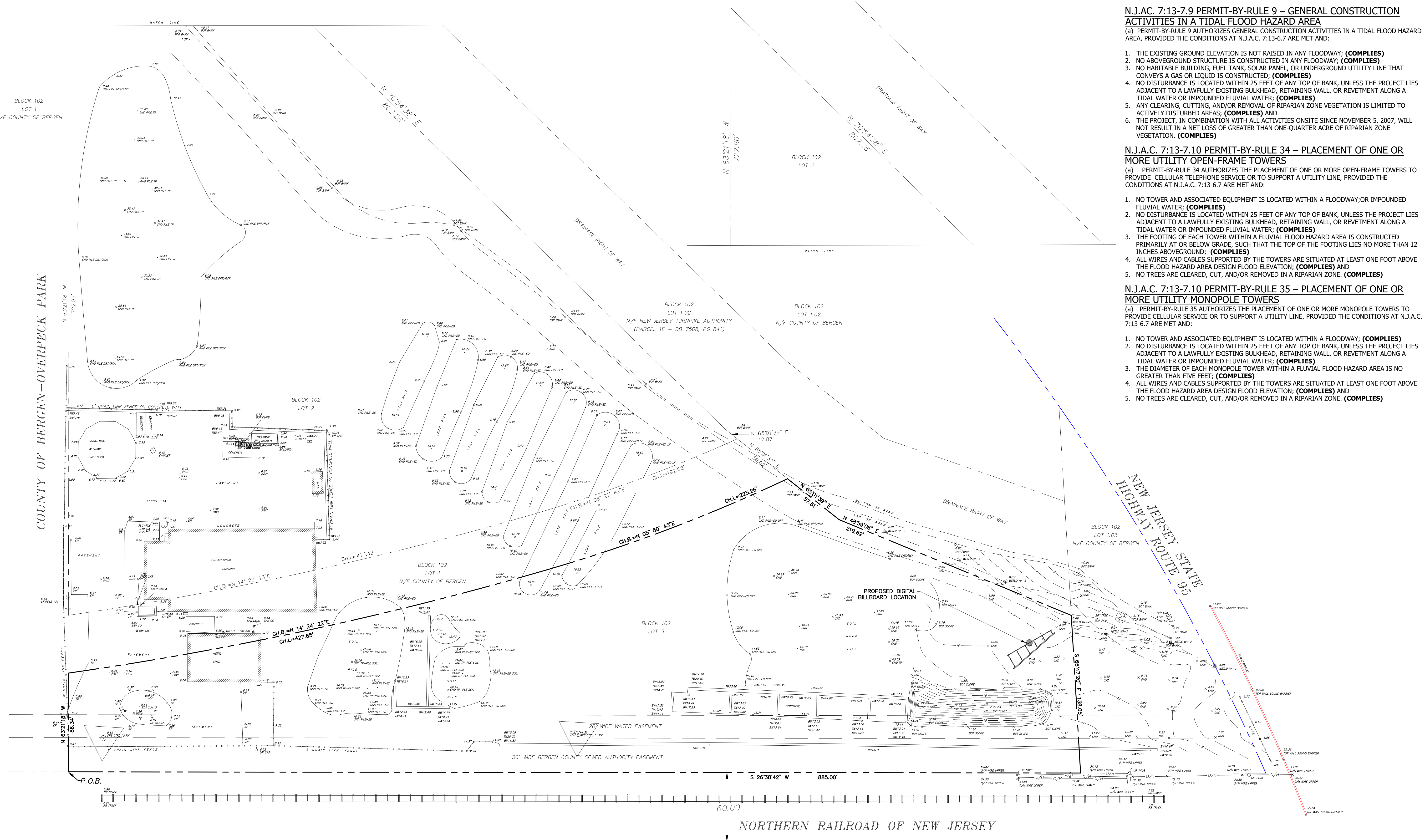
1. THE EXISTING GROUND ELEVATION IS NOT RAISED IN ANY FLOODWAY; **(COMPLIES)**
2. NO ABOVEGROUND STRUCTURE IS CONSTRUCTED IN ANY FLOODWAY; **(COMPLIES)**
3. NO HABITABLE BUILDING, FUEL TANK, SOLAR PANEL, OR UNDERGROUND UTILITY LINE THAT CONVEYS A GAS OR LIQUID IS CONSTRUCTED; **(COMPLIES)**
4. NO DISTURBANCE IS LOCATED WITHIN 25 FEET OF ANY TOP OF BANK, UNLESS THE PROJECT LIES ADJACENT TO A LAWFULLY EXISTING BULKHEAD, RETAINING WALL, OR REVETMENT ALONG A TIDAL WATER OR IMPOUNDED FLUVIAL WATER; **(COMPLIES)**
5. ANY CLEARING, CUTTING, AND/OR REMOVAL OF RIPARIAN ZONE VEGETATION IS LIMITED TO ACTIVELY DISTURBED AREAS; **(COMPLIES)** AND
6. THE PROJECT, IN COMBINATION WITH ALL ACTIVITIES ONSITE SINCE NOVEMBER 5, 2007, WILL NOT RESULT IN A NET LOSS OF GREATER THAN ONE-QUARTER ACRE OF RIPARIAN ZONE VEGETATION. **(COMPLIES)**

N.J.A.C. 7:13-7.10 PERMIT-BY-RULE 34 – PLACEMENT OF ONE OR MORE UTILITY OPEN-FRAME TOWERS
(a) PERMIT-BY-RULE 34 AUTHORIZES THE PLACEMENT OF ONE OR MORE OPEN-FRAME TOWERS TO PROVIDE CELLULAR TELEPHONE SERVICE OR TO SUPPORT A UTILITY LINE, PROVIDED THE CONDITIONS AT N.J.A.C. 7:13-6.7 ARE MET AND:

1. NO TOWER AND ASSOCIATED EQUIPMENT IS LOCATED WITHIN A FLOODWAY; OR IMPOUNDED FLUVIAL WATER; **(COMPLIES)**
2. NO DISTURBANCE IS LOCATED WITHIN 25 FEET OF ANY TOP OF BANK, UNLESS THE PROJECT LIES ADJACENT TO A LAWFULLY EXISTING BULKHEAD, RETAINING WALL, OR REVETMENT ALONG A TIDAL WATER OR IMPOUNDED FLUVIAL WATER; **(COMPLIES)**
3. THE FOOTING OF EACH TOWER WITHIN A FLUVIAL FLOOD HAZARD AREA IS CONSTRUCTED PRIMARILY AT OR BELOW GRADE, SUCH THAT THE TOP OF THE FOOTING LIES NO MORE THAN 12 INCHES ABOVEGROUND; **(COMPLIES)**
4. ALL WIRES AND CABLES SUPPORTED BY THE TOWERS ARE SITUATED AT LEAST ONE FOOT ABOVE THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION; **(COMPLIES)** AND
5. NO TREES ARE CLEARED, CUT, AND/OR REMOVED IN A RIPARIAN ZONE. **(COMPLIES)**

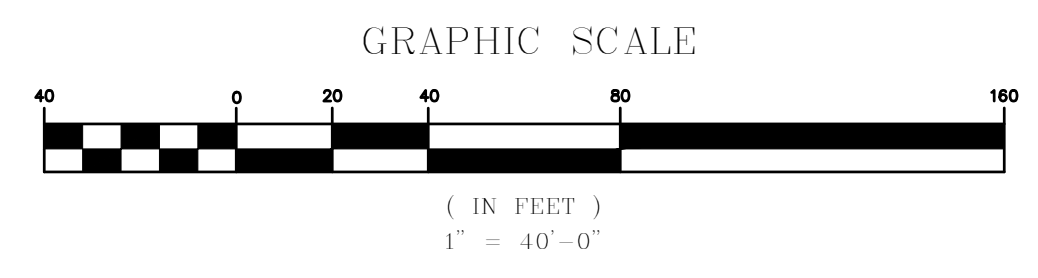
N.J.A.C. 7:13-7.10 PERMIT-BY-RULE 35 – PLACEMENT OF ONE OR MORE UTILITY MONOPOLE TOWERS
(a) PERMIT-BY-RULE 35 AUTHORIZES THE PLACEMENT OF ONE OR MORE MONOPOLE TOWERS TO PROVIDE CELLULAR TELEPHONE SERVICE OR TO SUPPORT A UTILITY LINE, PROVIDED THE CONDITIONS AT N.J.A.C. 7:13-6.7 ARE MET AND:

1. NO TOWER AND ASSOCIATED EQUIPMENT IS LOCATED WITHIN A FLOODWAY; **(COMPLIES)**
2. NO DISTURBANCE IS LOCATED WITHIN 25 FEET OF ANY TOP OF BANK, UNLESS THE PROJECT LIES ADJACENT TO A LAWFULLY EXISTING BULKHEAD, RETAINING WALL, OR REVETMENT ALONG A TIDAL WATER OR IMPOUNDED FLUVIAL WATER; **(COMPLIES)**
3. THE DIAMETER OF EACH MONOPOLE TOWER WITHIN A FLUVIAL FLOOD HAZARD AREA IS NO GREATER THAN FIVE FEET; **(COMPLIES)**
4. ALL WIRES AND CABLES SUPPORTED BY THE TOWERS ARE SITUATED AT LEAST ONE FOOT ABOVE THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION; **(COMPLIES)** AND
5. NO TREES ARE CLEARED, CUT, AND/OR REMOVED IN A RIPARIAN ZONE. **(COMPLIES)**

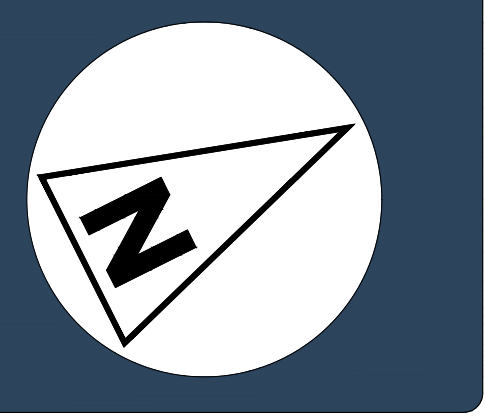


ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

FLOOD HAZARD AREA CONTROL NOTE
BASED ON THE FLOOD INSURANCE RATE MAPS (34003C02763 & 34003C02133), PRELIMINARY AUGUST 29, 2014) A MINOR PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE FLOODWAY AND WITHIN THE FLOOD HAZARD AREA ASSOCIATED WITH FLAT ROCK BROOK & OVERPECK CREEK. BASED ON THE FLOOD INSURANCE STUDIES (34003C0002C & 34003C0002C, REVISED PRELIMINARY MAY 5, 2017) THE SUBJECT PROPERTY IS CONTROLLED BY THE FLOOD ELEVATIONS OF OVERPECK CREEK ZONE AE (EL 8, NAVD 88) PER N.J.A.C. 7:13-3.4(d) METHOD 2 (FEMA TIDAL METHOD). THE FLOODWAY IS CONTAINED WITHIN THE TOP OF BANK OF FLAT ROCK BROOK & OVERPECK CREEK.



- GENERAL NOTES**
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
 3. THE PROPERTY SURVEY IS CONSIDERED A PART OF THESE PLANS.
 4. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 5. SOLID WASTE TO BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 6. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
 7. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
 8. THE PROPERTY CORNERS MUST BE STAKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS AND FEATURES WHICH ARE TO REMAIN WHETHER SHOWN ON THE DRAWINGS OR NOT.
 10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS INCLUDING THE INSTALLATION OF SHORING, STRUCTURAL SUPPORTS, PROTECTIVE FENCING AND BARRIERS, ETC., AS MAY BE REQUIRED TO PREVENT UNAUTHORIZED ENTRY INTO THE CONSTRUCTION SITE, DAMAGE TO ADJACENT PROPERTY OR INJURY TO PERSONS.
 11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM CONSTRUCTION STAKE-OUT OF ALL BUILDINGS AND SITE IMPROVEMENTS.
 12. THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR, TOOLS EQUIPMENT, WATER, SANITARY FACILITIES, LIGHT, POWER, HEAT, TELEPHONE, TRANSPORTATION AND SUPERINTENDENCE FOR TEMPORARY CONSTRUCTION, SERVICES AND FACILITIES OF EVERY NATURE WHATSOEVER NECESSARY TO EXECUTE, COMPLETE AND DELIVER THE WORK WITHIN THE SPECIFIED TIME.
 13. THE CONTRACTOR SHALL MAINTAIN AND PROTECT TRAFFIC AS REQUIRED DURING THE COURSE OF CONSTRUCTION IN SUCH A MANNER SATISFACTORY TO THE OWNER'S FIELD REPRESENTATIVE AND ANY OTHER AUTHORITY HAVING JURISDICTION.
 14. THE CONTRACTOR SHALL CLEAN UP AND REMOVE ALL REFUSE RUBBISH, SCRAP MATERIALS, UNSUITABLE MATERIALS AND DEBRIS CAUSED BY HIS/HER OPERATIONS SO THAT, AT ALL TIMES, THE SITE OF THE WORK SHALL PRESENT A NEAT, ORDERLY AND WORKMANLIKE APPEARANCE.
 15. THE CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, REPAIR OR REPLACE ALL GROUND SURFACES, PAVEMENTS, SIDEWALKS, CURBS, ETC., WHICH ARE TO REMAIN AND WHICH MAY BECOME DISTURBED OR DAMAGED DUE TO HIS/HER OPERATION.



02/01/2024

William R. Vogt Jr., P.E. Date
 New Jersey Professional Engineer #24GE04690600

APPLICANT:
 PACIFIC OUTDOOR ADVERTISING, LLC
 23 WENDY DRIVE
 LINWOOD, NJ 08221

OWNER:
 BOROUGH OF LEONIA
 312 BROAD AVE
 LEONIA, NJ 07605

SURVEYOR:
 BOSEWELL ENGINEERING
 330 PHILLIPS AVE
 SOUTH HACKENSACK NJ 07606
 201.641.0770 (Office)

DATE	REVISION
02/01/24	REVISED TO SINGLE-SIDED BILLBOARD, CENTER MOUNT & INCREASED HEIGHT
	PREVIOUS EDITIONS OBSOLETE

PROJECT LOCATION:
PROPOSED DIGITAL BILLBOARD
 1 OVERPECK PARK DRIVE
 BOROUGH OF LEONIA
 BERGEN COUNTY, NJ 07605
 BLOCK: 102, LOT: 3
 TAX MAP: 1

DRAWING TITLE:
SITE PLAN

SCALE: REFER TO DRAWING
DATE: 01/18/2023
DESIGNED: IRP
APPROVED: MED
L2A PROJ. No.: 2201.219
DRAWING No.:

C-03

ZONING

- THIS PROJECT REFERENCES A SURVEY PREPARED BY:
 BOSWELL ENGINEERING
 330 PHILLIPS AVENUE, SOUTH HACKENSACK, NJ 07606
 201.641.0770 (PHONE), 201.641.1831 (FAX)
 PROJECT NO.: 22-295
 DATED: 01/06/2023
- EXISTING USE: BOROUGH PROPERTY & CONTRACTOR'S YARD
- PROPOSED USE: BOROUGH PROPERTY, CONTRACTOR'S YARD & DIGITAL BILLBOARD
- LOT AREA: ±145,728.91 Sq. Ft. (±3.35 Ac.)
- PROPERTY LOCATION: BLOCK 102, LOT 3, TAX MAP: 1
- PROPERTY ADDRESS: 1 OVERPECK PARK DRIVE, LEONIA, BERGEN COUNTY, NEW JERSEY 07605
- THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

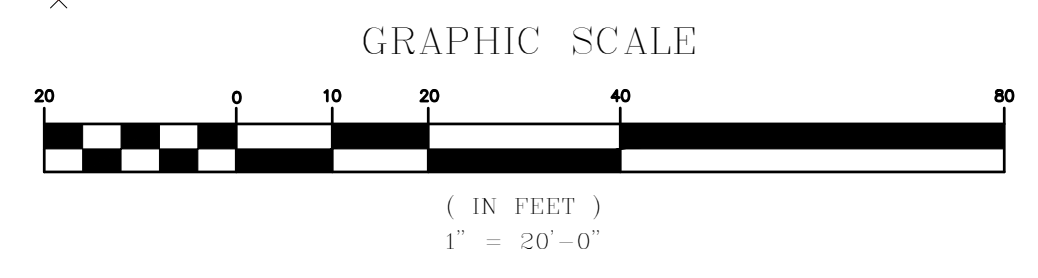
SIGNAGE TABLE (ZONE LI-2):

SIGN TYPE	DESCRIPTION	ORDINANCE	PERMITTED	PROPOSED/EXISTING	VARIANCE
BILLBOARDS & OFF-PREMISES ADVERTISING SIGNS	PROPOSED SIGNS ONE (1) DIGITAL BILLBOARD SINGLE-SIDED FACING SOUTHBOUND NUSH RT 95 672 SF (14' H X 48' W)	§290-29(B) (ZONE LI-2)	MAXIMUM NO. OF DOUBLE SIDED BILLBOARDS = 1 MINIMUM DISTANCE TO ANOTHER OFF-PREMISES ADVERTISING SIGN = 1,000 FT. MINIMUM PROPERTY LINE SETBACK = 15 FT. MINIMUM I-95 SETBACK = 10 FT. MAXIMUM I-95 SETBACK = 20 FT. MAXIMUM DISTANCE FROM I-95 R.O.W. = 100 FT. MAXIMUM SPACE BETWEEN BASE OF SIGN AND GROUND LEVEL = 70 FT. MAXIMUM SIGN AREA PER SIGN FACE = 600 SF MAXIMUM SIGN FACE HEIGHT = 25 FT. MINIMUM DISTANCE TO RESIDENTIAL STRUCTURE = 600 FT.	MAXIMUM NO. OF DOUBLE SIDED BILLBOARDS = 1 SINGLE-SIDED MINIMUM DISTANCE TO ANOTHER OFF-PREMISES ADVERTISING SIGN = ±440 FT. MINIMUM PROPERTY LINE SETBACK = 15.00 FT. MINIMUM I-95 SETBACK = 109.24 FT. MAXIMUM I-95 SETBACK = 109.24 FT. MAXIMUM DISTANCE FROM I-95 R.O.W. = 156.21 FT. MAXIMUM SPACE BETWEEN BASE OF SIGN AND GROUND LEVEL = 98 FT. MAXIMUM SIGN AREA PER SIGN FACE = 672 SF MAXIMUM SIGN FACE HEIGHT = 14 FT. MAXIMUM SIGN FACE WIDTH = 48 FT. MINIMUM DISTANCE TO RESIDENTIAL STRUCTURE = ±240 FT.	NO YES NO NO YES YES NO NO YES

- ALL EXISTING SIGNAGE AND VARIANCE RELIEF GRANTED UNDER PRIOR APPLICATION(S) TO REMAIN.
- §232-1: OFF-PREMISES ADVERTISING SIGN - A SIGN WHICH IDENTIFIES A PRINCIPAL ACTIVITY, PRODUCT OR SERVICE WHICH IS CONDUCTED, AVAILABLE, SOLD, OFFERED OR PRODUCED ELSEWHERE THAN UPON THE PREMISES WHERE THE SIGN IS LOCATED, INCLUDING BILLBOARDS, SIGNS WHICH CONSIST PRINCIPALLY OF BRAND NAME OR TRADE NAME ADVERTISING WHERE THE PRODUCT OR SERVICE ADVERTISED IS ONLY INCIDENTAL TO THE PRINCIPAL ACTIVITY AND SIGNS WHICH BRING RENTAL INCOME TO THE PREMISES.
- §232-9(B): OFF-PREMISES ADVERTISING SIGNS SUBJECT TO THE LIMITATIONS AND CONDITIONS SET FORTH IN CHAPTER 290, ZONING.
- §232-2(A): NO SIGN OR STRUCTURE SHALL BE POSITIONED IN SUCH A MANNER AS TO MATERIALLY IMPEDING THE VIEW OF ANY STREET OR HIGHWAY INTERSECTION. **(COMPLIES)**
- §232-2(E): NO SIGN SHALL BE OF A FLASHING TYPE, NO ROTATING BEAM, BEACON OR FLASHING ILLUMINATION SHALL BE USED IN CONNECTION WITH ANY SIGNS OR SIGN DISPLAY. **(COMPLIES)**
- §232-2(F): ALL SIGNS SHALL BE STATIONARY AND NOT A REVOLVING TYPE. **(COMPLIES)**
- §232-2(K) - EXCEPT AS OTHERWISE PERMITTED IN CHAPTER 290, ZONING, WITHIN DISTRICT LI-2, OFF-PREMISES ADVERTISING SIGNS ARE PROHIBITED. **(COMPLIES)**
- §232-2(M): THE ILLUMINATED BACKGROUND PANEL OF ANY SIGN MAY NOT EXCEED THE ALLOWABLE SIGN AREA BY MORE THAN 20%. **(COMPLIES)**
- §232-2(P): THE LIGHT INTENSITY OF ANY ILLUMINATED SIGN, INCLUDING NEON OR DISPLAYS, SHALL NOT EXCEED 50 FOOTCANDLES, MEASURED WITH A STANDARD LIGHT METER AT ANY POINT IN FRONT OF THE SIGN AT A DISTANCE THAT IS NO GREATER THAN THE SMALLEST HORIZONTAL OR VERTICAL DIMENSION OF THE SIGN. **(COMPLIES)**
- §290-29(B)(A): ANY HIGHWAY BILLBOARD SHALL BE CONSTRUCTED SO THAT THE ADVERTISING SURFACES OF THE HIGHWAY BILLBOARD ARE ORIENTED IN A MANNER THAT ADVERTISING ON BOTH SIDES OF THE STRUCTURE ARE AS PERPENDICULAR TO I-95 AS POSSIBLE. THE WIDEST PART OF THE SIGN STRUCTURE SHALL FACE I-95. THE HIGHWAY BILLBOARD STRUCTURE SHALL BE PAINTED IN A DULL GRAY/BLUE FINISH, OR IN SUCH OTHER COLOR AS THE PLANNING BOARD DETERMINES WILL BE MOST EFFECTIVE IN REDUCING THE VISUAL IMPACT OF THE STRUCTURE ON THE SURROUNDING AREA. **(COMPLIES)**
- §290-29(B)(B): LIGHTING FOR A HIGHWAY BILLBOARD SHALL BE DESIGNED SO AS TO PRECLUDE GLARE AND LIGHT SPILLOVER TO ANY RESIDENTIAL DWELLING WITHIN 1,000 FEET OF THE PROPOSED SIGN. IF IT IS DETERMINED BY THE PLANNING BOARD'S ENGINEER THAT THE PROPOSED LIGHTING OF A SIGN DOES AFFECT DWELLINGS WITHIN 1,000 FEET, THE SIGN SHALL INCORPORATE A DEVICE CAPABLE OF TURNING OFF ALL LIGHTING UNTIL TWO HOURS BEFORE SUNRISE AS DETERMINED BY THE NATIONAL WEATHER SERVICE UNDER NOAA. **(COMPLIES)**
- §290-29(B)(C): NO SIGN UNDER THIS ARTICLE SHALL INCLUDE REVOLVING, BLINKING, FLASHING, SEQUENTIAL TYPE LIGHTING OR SIMILAR TYPE OF LIGHTING USED TO PROVIDE TIME, DATE OR TEMPERATURE AND OCCUPYING LESS THAN 20% OF THE AREA OF THE SIGN IS PERMITTED. **(COMPLIES)**
- §290-29(B)(D): IF THE PLANNING BOARD REQUIRES A DETERMINATION AS TO THE IMPACT OF ANY PROPOSED LIGHTING, THE ANALYSIS SHALL BE CONDUCTED BY A QUALIFIED PROFESSIONAL RETAINED BY THE BOARD AND PAID BY AN ESCROW FUND TO BE PROVIDED BY THE APPLICANT.
- §290-29(9): CONTENT OF A SIGN. NO SIGN SHALL BE PERMITTED WHICH ADVERTISES ACTIVITIES THAT ARE ILLEGAL UNDER FEDERAL, STATE OR LOCAL LAW, OR WHICH IS MISLEADING. **(COMPLIES)**

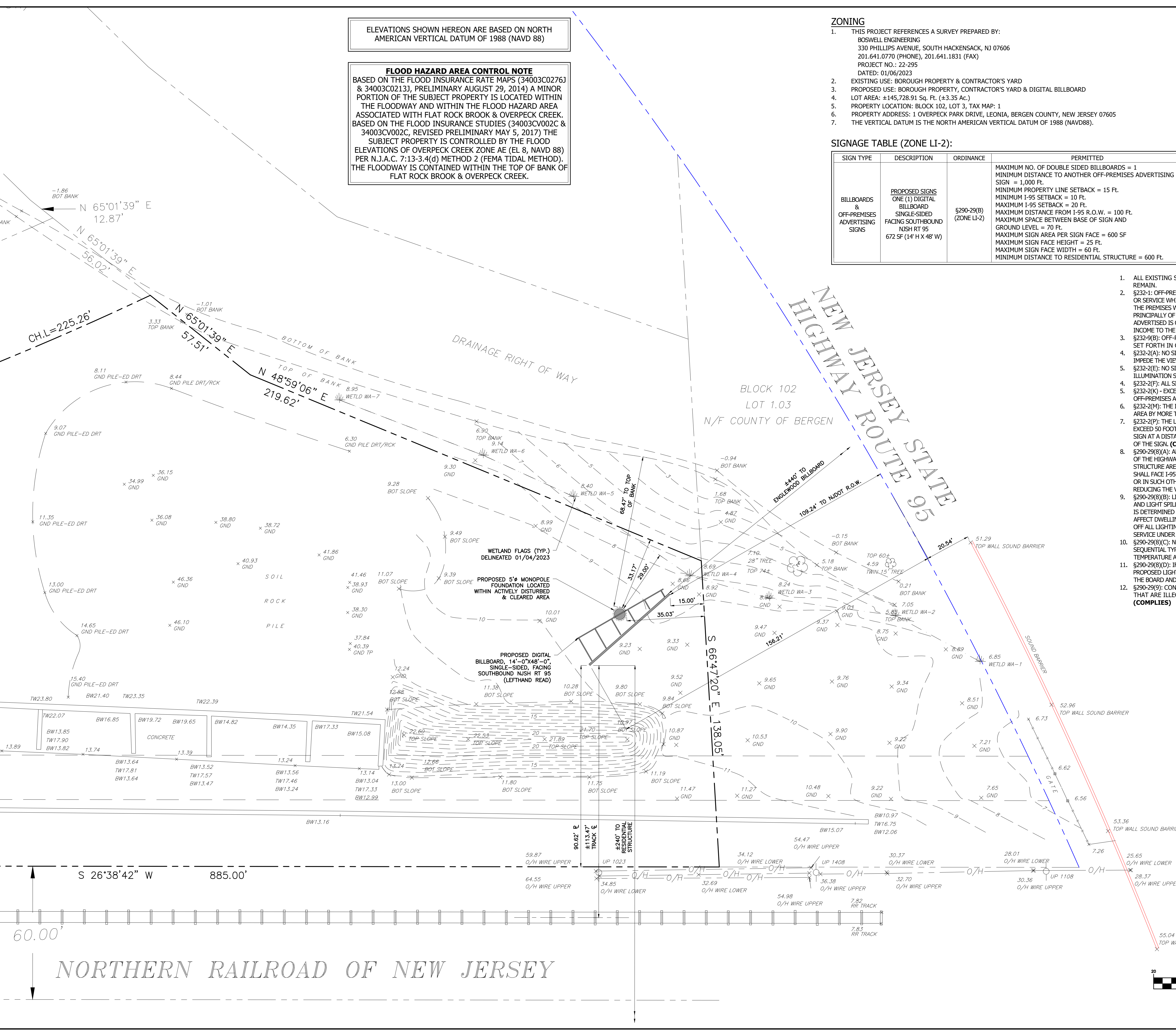
LEGEND

	EXISTING UTILITY POLE
	EXISTING RAILROAD TRACKS
	EXISTING CHAIN LINK FENCE
	EXISTING OVERHEAD WIRE
	EXISTING PROPERTY LINE
	EXISTING RAILROAD CENTERLINE
	I-95 OVERPASS
	EXISTING I-95 R.O.W. LINE
	EXISTING CONTOUR LINE
	EXISTING SPOT ELEVATION
	EXISTING WETLAND FLAG



ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

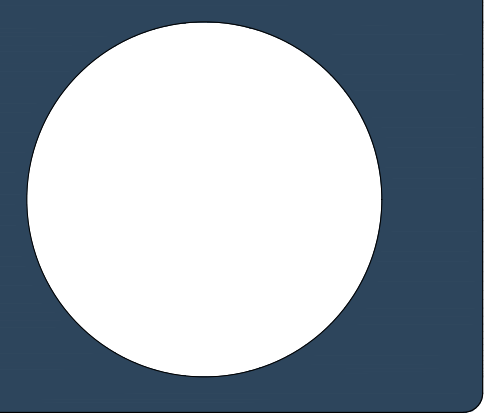
FLOOD HAZARD AREA CONTROL NOTE
 BASED ON THE FLOOD INSURANCE RATE MAPS (34003C02763 & 34003C02133), PRELIMINARY AUGUST 29, 2014) A MINOR PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE FLOODWAY AND WITHIN THE FLOOD HAZARD AREA ASSOCIATED WITH FLAT ROCK BROOK & OVERPECK CREEK. BASED ON THE FLOOD INSURANCE STUDIES (34003CV002C & 34003CV002C, REVISED PRELIMINARY MAY 5, 2017) THE SUBJECT PROPERTY IS CONTROLLED BY THE FLOOD ELEVATIONS OF OVERPECK CREEK ZONE AE (EL 8, NAVD 88) PER N.J.A.C. 7:13-3.4(d) METHOD 2 (FEMA TIDAL METHOD). THE FLOODWAY IS CONTAINED WITHIN THE TOP OF BANK OF FLAT ROCK BROOK & OVERPECK CREEK.



S 26°38'42" W 885.00'

60.00'

NORTHERN RAILROAD OF NEW JERSEY



02/01/2024
 Date
 William R. Vogt Jr., P.E.
 New Jersey Professional Engineer #24GE04690600

WARNING: IF THIS PLAN DOES NOT CONTAIN A BASED IMPRESSION SEAL OVER THE PROFESSIONAL SIGNATURE IT IS NOT AN AUTHORIZED OFFICIAL COPY.

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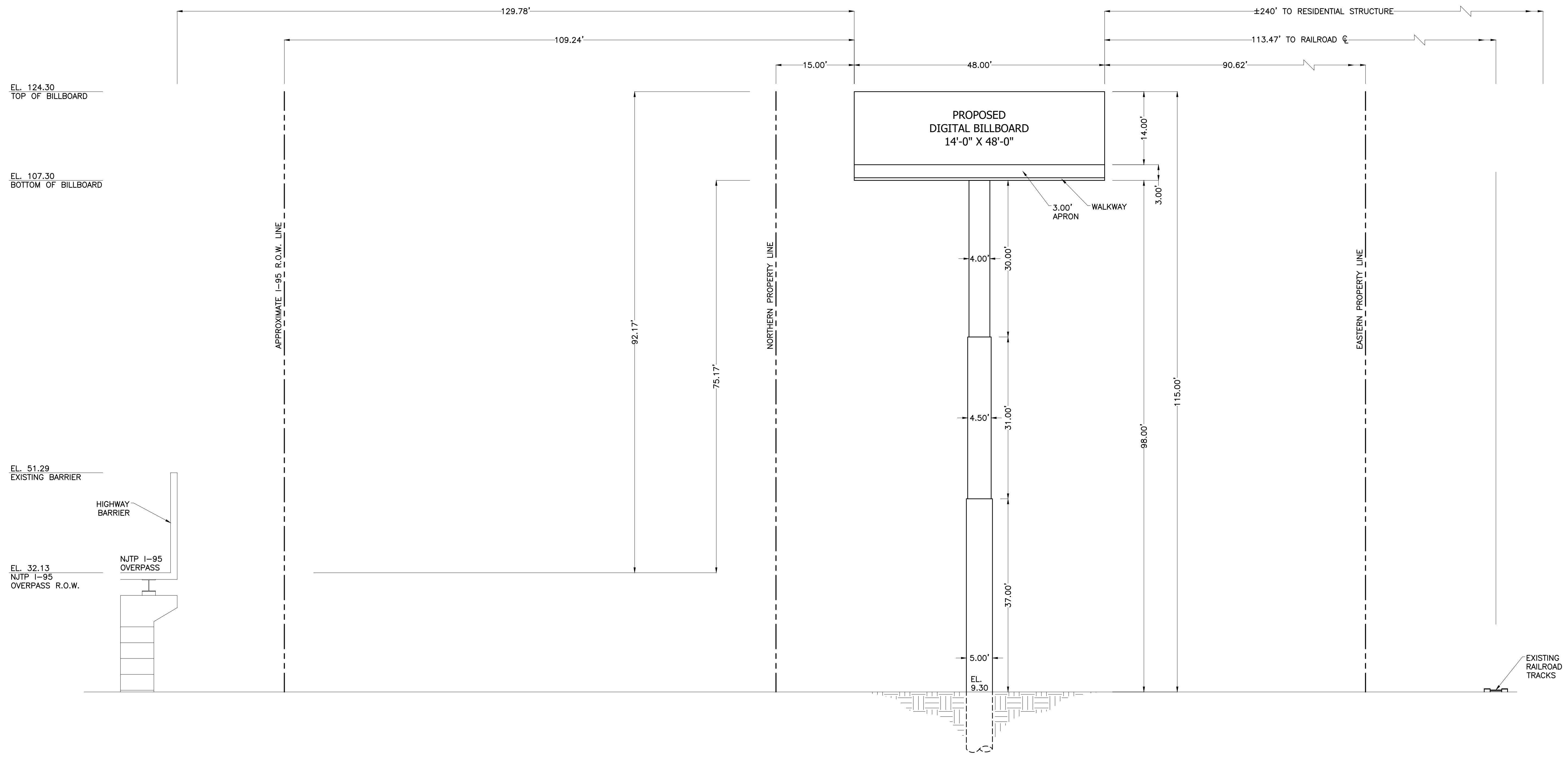
NO.	REVISION	DATE
1	REVISED TO SINGLE-SIDED BILLBOARD, CENTER MOUNT & INCREASED HEIGHT	02/01/24

PROJECT LOCATION:
PROPOSED DIGITAL BILLBOARD
 1 OVERPECK PARK DRIVE
 BOROUGH OF LEONIA
 BERGEN COUNTY, NJ 07605
 BLOCK: 102, LOT: 3
 TAX MAP: 1

DRAWING TITLE:
BILLBOARD ELEVATION

SCALE: REFER TO DRAWING
DATE: 01/18/2023
DESIGNED: IRP
APPROVED: MED
L2A PROJ. No.: 2201.219
DRAWING No.:

C-04



EL. 124.30
 TOP OF BILLBOARD

EL. 107.30
 BOTTOM OF BILLBOARD

EL. 51.29
 EXISTING BARRIER

EL. 32.13
 NJTP I-95
 OVERPASS R.O.W.

