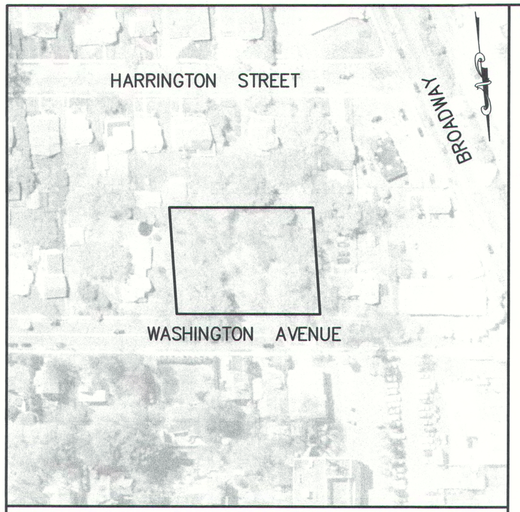
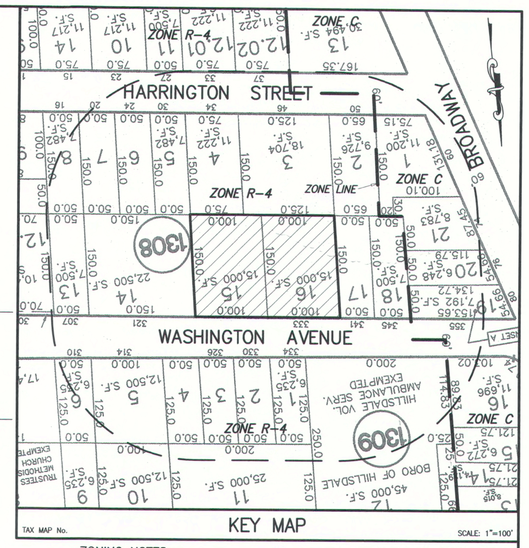


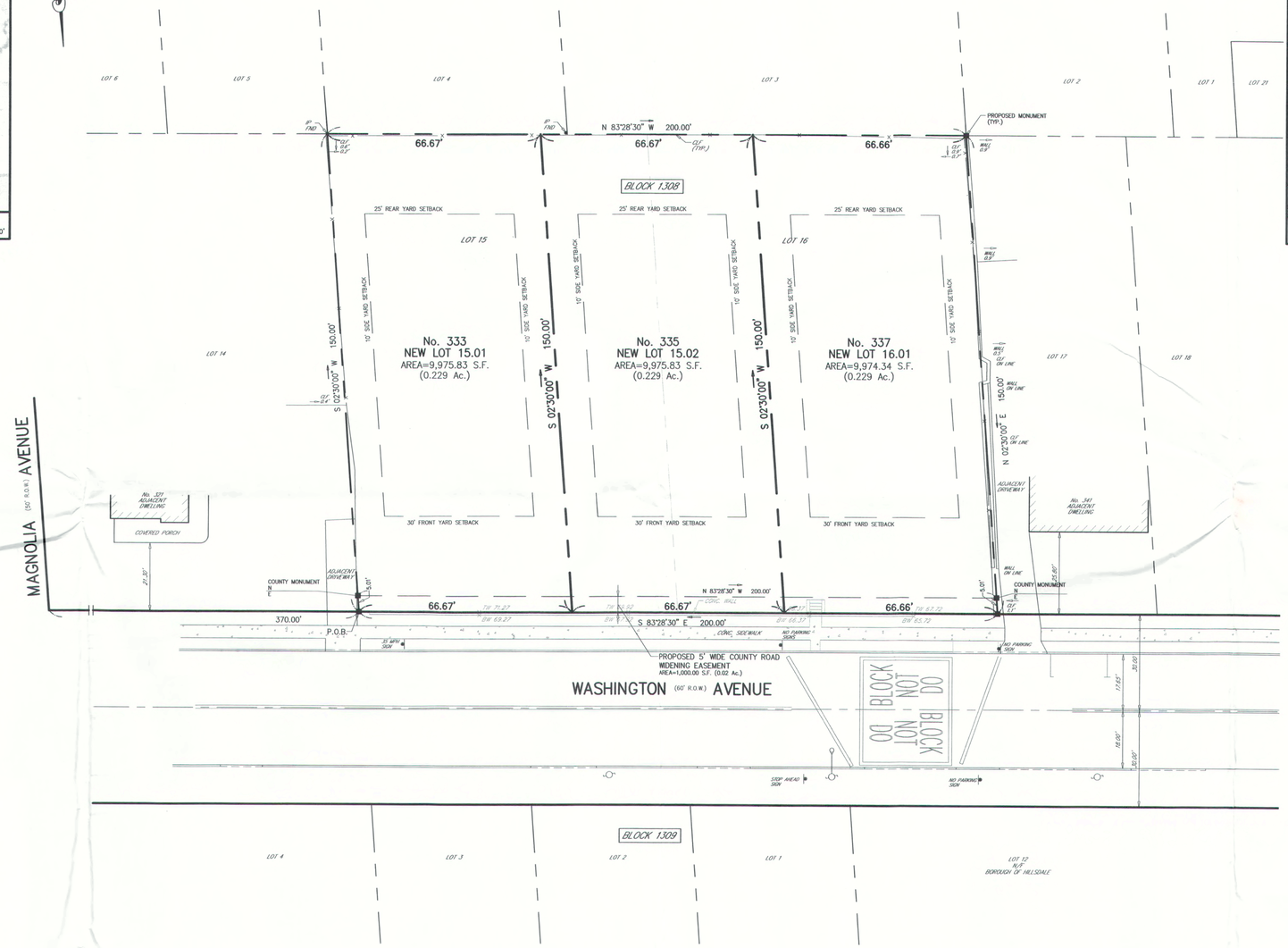
AREA MAP

SCALE: 1"=100'



KEY MAP

SCALE: 1"=100'



GENERAL NOTES:

1) TOTAL LOT AREA = 29,926 S.F. (0.687 Ac.)
2) ELEVATIONS BASED ON NGVD 1929.
3) THERE ARE NO COVENANTS OR DEED RESTRICTIONS OF RECORD.
4) UTILITY LOCATIONS BASED ON FIELD MARK-OUT BY UTILITY COMPANIES.
5) EXISTING IMPERVIOUS ON SITE = 0 S.F.
   PROPOSED IMPERVIOUS ON SITE = 8,513 S.F.
   NET INCREASE = 8,513 S.F.
6) OWNER OF RECORD: RJN333, LLC
   410 PIERMONT AVENUE
   HILLSDALE, NJ 07642
7) TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
8) ALL UTILITY CONNECTIONS TO DWELLINGS TO BE INSTALLED UNDERGROUND.
9) SPEED LIMIT ON WASHINGTON AVENUE: 35 MPH.
10) STATE PLANE COORDINATES TO BE OBTAINED BY GLOBAL POSITIONING SYSTEM (GPS).
11) APPLICANT AND/OR CONTRACTOR SHALL CONTACT MR. ED RAVETTINE, DEPARTMENT OF PUBLIC WORKS INSPECTOR, AT (201) 336-6815 PRIOR TO BEGINNING CONSTRUCTION AND WHEN CONSTRUCTION IS COMPLETE.
12) 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 4,000 TYPE XI DESIGNATION PER ASTM.
13) ROAD OPENING PERMIT IS REQUIRED AND APPLICATION SHALL BE MADE TO THE BERGEN COUNTY OPERATIONS DIVISION AND FEES FOR THE 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 COUNTY ROAD AND/OR WITHIN THE COUNTY'S RIGHT-OF-WAY.
14) ALL MATERIALS AND CONSTRUCTION PERFORMED IN ANY OF THE COUNTY OF BERGEN'S RIGHT-OF-WAY/ROAD WIDENING EASEMENT SHALL BE IN ACCORDANCE WITH CURRENTLY ADOPTED NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2007 EDITION OR NEWER) AS MODIFIED BY ANY SUPPLEMENTAL SPECIFICATIONS AND AMENDMENTS BY THE NJDOT AND COUNTY OF BERGEN SPECIFICATIONS. THIS WORK INCLUDES BUT, IS NOT LIMITED TO THE FOLLOWING: MONUMENTS, REFERENCE MARKERS, CURBS, SIDEWALKS, 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) COUNTY SIGHT DISTANCE CRITERIA – THE DRIVER'S POSITION SHALL BE FIFTEEN (15) FEET BEHIND THE CURB LINE. THE DRIVER'S EYE LEVEL SHOULD BE SET AT A POINT 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. DEPICTED SIGHT DISTANCES REFLECT MAXIMUM CLEAR SIGHT DISTANCE.
16) THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ON UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8' MEASURED PERPENDICULAR TO THE FACE OF THE WALL. THE PROCEDURE UTILIZED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ALL ADDITIONAL SETTLEMENT OF THE BACKFILL.
17) ANY EXISTING CURB AND SIDEWALK ALONG THE COUNTY ROAD FRONTAGE BE REMOVED AND REPLACED WITH NEW FULL HEIGHT CURB (8") AND SIDEWALK IN CONFORMANCE TO THE COUNTY ENGINEERS'S DESIGN STANDARDS.
18) 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.
19) 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.
20) 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.
21) CURB AND ROADWAY SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE BERGEN COUNTY ENGINEER'S "DESIGN AND CONSTRUCTION PLAN STANDARDS."
22) 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.
23) ALL INLETS WITHIN THE COUNTY R.O.W. SHALL HAVE BICYCLE GRATES (CAMPBELL FOUNDRY PATTERN #2617), AND "N-ECO" CURB PIECES (CAMPBELL FOUNDRY PATTERN #2618.) ALL GOODS AND PRODUCTS TO BE USED SHALL BE AMERICAN MADE, WHEREVER AVAILABLE, CONSISTENT WITH STATE STATUE 40A:11-18.
24) ALL EXISTING TRAFFIC CONTROL SIGNS SHALL BE RESET AT THE TIME OF CONSTRUCTION AND NOT STOCKPILED.
25) APPLICANT SHALL PROVIDE THE COUNTY WITH REVISED DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGES OR MODIFICATIONS NECESSITATED BY FIELD CONDITIONS.

ZONING NOTES

ZONE: R-4

	REQUIREMENT	PROPOSED LOT 15.01	PROPOSED LOT 15.02	PROPOSED LOT 16.01
MIN. LOT AREA	7,500 S.F.	9,975.83 S.F.	9,975.83 S.F.	9,974.34 S.F.
MIN. FRONTAGE	75 FT.	66.67 FT. *	66.67 FT. *	66.66 FT. *
MIN. DEPTH	100 FT.	150.00 FT.	150.00 FT.	150.00 FT.
MIN. FRONT YARD	30 FT. OR AVG.	35.00 FT.	41.05 FT.	35.00 FT.
MIN. REAR YARD	25 FT.	68.11 FT.	60.11 FT.	68.11 FT.
MIN. SIDE YARD (ONE)	10 FT.	11.00 FT.	11.00 FT.	11.00 FT.
MIN. SIDE YARD (BOTH)	20 FT.	22.01 FT.	22.01 FT.	22.00 FT.
MAX. BLDG. COVERAGE	25%	19.26%	20.19%	19.26%
MIN. F.A.R.	800 S.F.	3,341 S.F.	3,435 S.F.	3,341 S.F.
MAX. F.A.R.	35%	33.49%	34.43%	33.49%
MAX. IMPERVIOUS	30%	27.71%	29.92%	27.71%
MAX. BLDG. HEIGHT	33 FT.	29.95 FT.	29.58 FT.	28.95 FT.

* VARIANCE REQUIRED.

REFERENCES

1) DEED BOOK 7727, PAGE 135.
2) A CERTAIN MAP ENTITLED "MAP OF LOTS AND VILLA PLOTS AT HILLSDALE" FILED IN THE BCCO ON JUNE 14, 1870 AS MAP No. 147. BEING LOTS 10, 12, 14 AND 16, IN BLOCK "L" ON SAID MAP.
3) SURVEY OF PREMISES BY EID ASSOC. DATED 7-9-08.
4) BOROUGH OF HILLSDALE TAX MAP.

DRAWING INDEX

3621-6	PRELIMINARY PLAT-MAJOR SUBDIVISION
3621-7	SITE PLAN
3621-8	GRADING, DRAINAGE & UTILITY PLAN
3621-9	SOIL EROSION & SEDIMENT CONTROL PLAN; DETAILS
3621-10	EXISTING CONDITIONS PLAN

NO.	REVISIONS	DATE	BY	CHKD
1	MODIFIED TO THREE LOTS	3-10-20	B.W.	M.J.H.

PRELIMINARY PLAT – MAJOR SUBDIVISION

LOTS 15 & 16 — PROPOSED MAJOR SUBDIVISION — BLOCK 1308

No. 333 WASHINGTON AVENUE

BOROUGH OF HILLSDALE — BERGEN COUNTY — NEW JERSEY

APPLICANT/OWNER: RJN333, LLC
410 PIERMONT AVE.
HILLSDALE, NJ

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

Attested to by: Date:

CLASSIFIED AS A MAJOR SUBDIVISION BY THE BOROUGH OF HILLSDALE PLANNING BOARD ON _____, 2020

CHAIRMAN DATE
SECRETARY DATE

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF HILLSDALE ON_____, 2020

CHAIRMAN DATE
SECRETARY DATE

APPROVED BY THE BOROUGH ENGINEER OF THE BOROUGH OF HILLSDALE ON_____, 2020

ENGINEER DATE

0 20 40
SCALE: 1"=20'

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC No. 37206
3-8-19
DATE

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200
3-8-19
DATE

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

DRAWN BY:	B.W.
CHKD BY	MJH
SCALE:	1"=20'
DRAWING NO.	3621-6
REV.	1

1 OF 5

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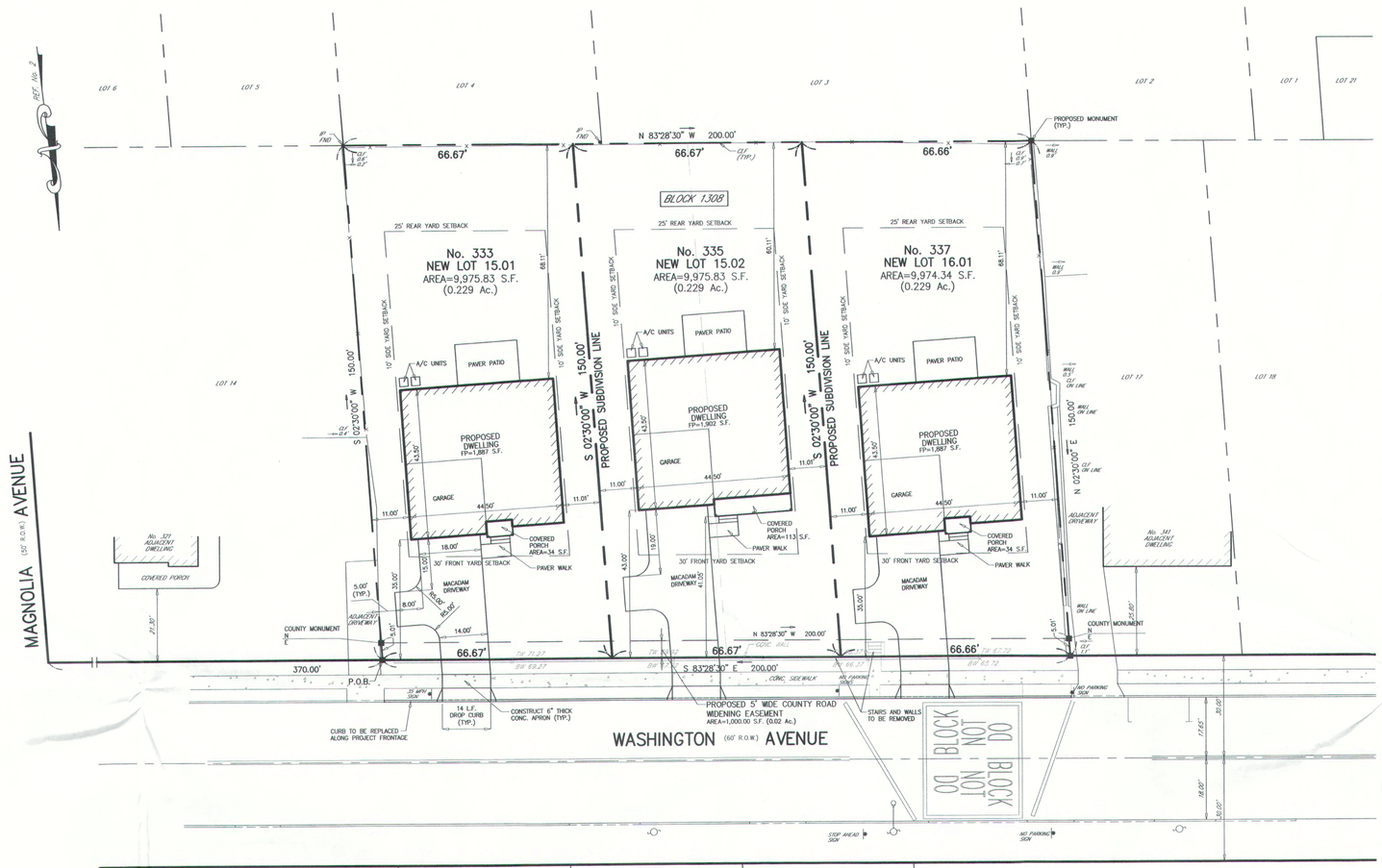

ZONING NOTES

ZONE: R-4

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MIN. SIDE YARD (ONE)	10 FT.	11.00 FT.	11.00 FT.	11.00 FT.
MIN. SIDE YARD (BOTH)	20 FT.	22.01 FT.	22.01 FT.	22.00 FT.
MAX. BLDG. COVERAGE	25%	19.26%	20.19%	19.26%
MIN. F.A.R.	800 S.F.	3,341 S.F.	3,435 S.F.	3,341 S.F.
MAX. F.A.R.	35%	33.49%	34.43%	33.49%
MAX. IMPERVIOUS	30%	27.71%	29.92%	27.71%
MAX. BLDG. HEIGHT	33 FT.	29.95 FT.	29.58 FT.	28.95 FT.

* VARIANCE REQUIRED.

REFERENCES

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3) SURVEY OF PREMISES BY EID ASSOC. DATED 7-9-08.
4) BOROUGH OF HILLSDALE TAX MAP.

NEW LOT 15.01 BUILDING COVERAGE CALC'S

FOOTPRINT	=	1,887 S.F.
FRONT PORCH	=	34 S.F.
TOTAL	=	1,921 S.F./9,975.83 S.F. = 19.26%

NEW LOT 15.02 BUILDING COVERAGE CALC'S

FOOTPRINT	=	1,902 S.F.
FRONT PORCH	=	113 S.F.
TOTAL	=	2,015 S.F./9,975.83 S.F. = 20.20%

NEW LOT 16.01 BUILDING COVERAGE CALC'S

FOOTPRINT	=	1,887 S.F.
FRONT PORCH	=	34 S.F.
TOTAL	=	1,921 S.F./9,974.34 S.F. = 19.26%

NEW LOT 15.01 IMPERVIOUS COVERAGE CALC'S

BUILDING COVERAGE	=	1,921 S.F.
PAVER WALKS	=	17 S.F.
MACADAM DRIVEWAY	=	695 S.F.
PAVER PATIO	=	108 S.F.
A/C UNITS	=	12 S.F.
STEPS	=	11 S.F.
TOTAL	=	2,764 S.F./9,975.83 S.F. = 27.71%

NOTE: PAVER WALK AND PATIO ARE ALLOWED 50% REDUCTION IN CALCULATING IMPERVIOUS COVERAGE.

NEW LOT 15.02 IMPERVIOUS COVERAGE CALC'S

BUILDING COVERAGE	=	2,015 S.F.
PAVER WALKS	=	17 S.F.
MACADAM DRIVEWAY	=	822 S.F.
PAVER PATIO	=	108 S.F.
A/C UNITS	=	12 S.F.
PAVER WALK	=	11 S.F.
TOTAL	=	2,985 S.F./9,975.83 S.F. = 29.92%

NOTE: PAVER WALK AND PATIO ARE ALLOWED 50% REDUCTION IN CALCULATING IMPERVIOUS COVERAGE.

NEW LOT 16.01 IMPERVIOUS COVERAGE CALC'S

BUILDING COVERAGE	=	1,921 S.F.
PAVER WALKS	=	17 S.F.
MACADAM DRIVEWAY	=	695 S.F.
PAVER PATIO	=	108 S.F.
A/C UNITS	=	12 S.F.
STEPS	=	11 S.F.
TOTAL	=	2,764 S.F./9,974.34 S.F. = 27.71%

NOTE: PAVER WALK AND PATIO ARE ALLOWED 50% REDUCTION IN CALCULATING IMPERVIOUS COVERAGE.

NEW LOT 15.01 F.A.R. CALC'S

1st FLOOR	=	1,921 S.F.
2nd FLOOR	=	1,420 S.F.
TOTAL	=	3,341 S.F./9,975.83 S.F. = 33.49%

NEW LOT 15.02 F.A.R. CALC'S

1st FLOOR	=	2,015 S.F.
2nd FLOOR	=	1,420 S.F.
TOTAL	=	3,435 S.F./9,975.83 S.F. = 34.43%

NEW LOT 16.01 F.A.R. CALC'S

1st FLOOR	=	1,921 S.F.
2nd FLOOR	=	1,420 S.F.
TOTAL	=	3,341 S.F./9,974.34 S.F. = 33.49%

NEW LOT 15.01 BUILDING HEIGHT CALC'S

RIDGE	=	100.83
AVG. GRADE	=	70.88
HEIGHT	=	29.95 FT.

NEW LOT 15.02 BUILDING HEIGHT CALC'S

RIDGE	=	98.33
AVG. GRADE	=	68.75
HEIGHT	=	29.58 FT.

NEW LOT 16.01 BUILDING HEIGHT CALC'S

RIDGE	=	96.33
AVG. GRADE	=	67.38
HEIGHT	=	28.95 FT.

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

Attested to by: Date:

0 20 40
SCALE: 1"=20'

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC No. 37206
3-8-19
DATE

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200
3-8-19
DATE

NO.	REVISIONS	DATE	BY	CHKD
1	MODIFIED TO THREE LOTS	3-10-20	B.W.	M.J.H.

SITE PLAN

LOTS 15 & 16 — PROPOSED MAJOR SUBDIVISION — BLOCK 1308

No. 333 WASHINGTON AVENUE

BOROUGH OF HILLSDALE — BERGEN COUNTY — NEW JERSEY

APPLICANT/OWNER: RJN333, LLC
410 PIERMONT AVE.
HILLSDALE, NJ

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

DRAWN BY: B.W.
CHKD BY MJH
SCALE: 1"=20'
DRAWING NO. 3621-7 REV. 1
2 OF 5

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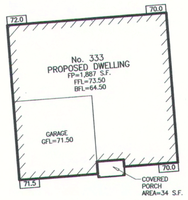
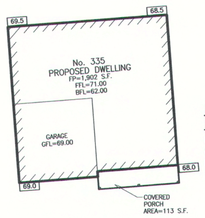


NEW LOT 15.01
BUILDING HEIGHT SCHEMATIC

NEW LOT 15.01
BUILDING HEIGHT CALC'S

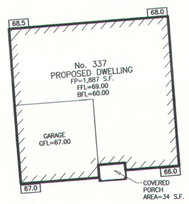
RIDGE EL.	=	100.83
AVG. GRADE EL.	=	70.88
HEIGHT	=	29.95 FT.



NEW LOT 15.02
BUILDING HEIGHT SCHEMATIC

NEW LOT 15.02
BUILDING HEIGHT CALC'S

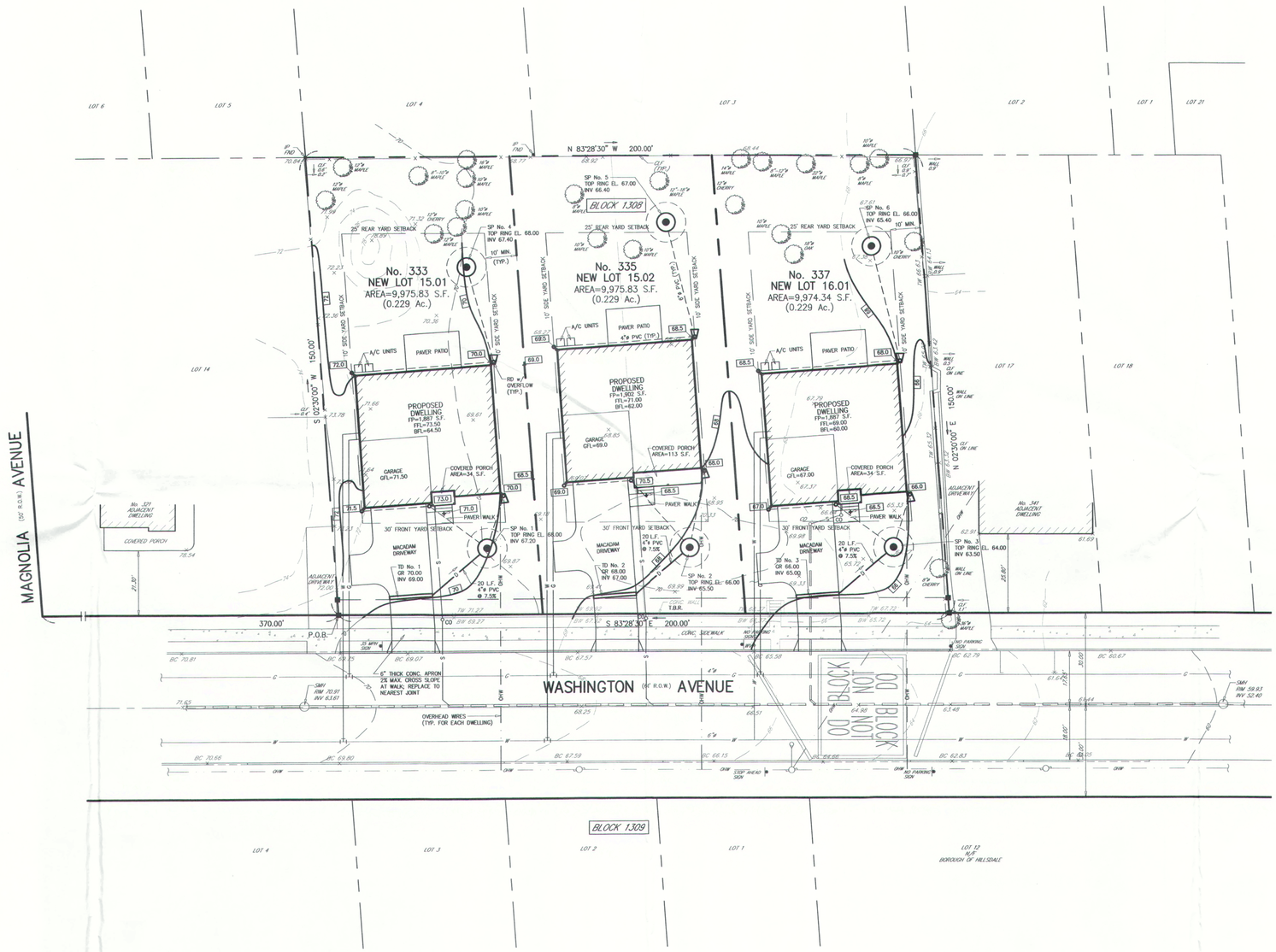
RIDGE EL.	=	98.33
AVG. GRADE EL.	=	68.75
HEIGHT	=	29.58 FT.



NEW LOT 16.01
BUILDING HEIGHT SCHEMATIC

NEW LOT 16.01
BUILDING HEIGHT CALC'S

RIDGE EL.	=	96.33
AVG. GRADE EL.	=	67.38
HEIGHT	=	28.95 FT.



0 20 40
SCALE: 1"=20'

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. 3200
3-8-19
DATE

NO.	REVISIONS	DATE	BY	CHKD

GRADING, DRAINAGE & UTILITY PLAN

LOTS 15 & 16 PROPOSED MAJOR SUBDIVISION BLOCK 1308

No. 333 WASHINGTON AVENUE

BOROUGH OF HILLSDALE BERGEN COUNTY NEW JERSEY

APPLICANT/OWNER: RJN333, LLC
410 PIERMONT AVE.
HILLSDALE, NJ

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

DRAWN BY:	B.W.
CHKD BY	MJH
SCALE:	1"=20'
DRAWING NO.	3621-8
REV.	-

3 OF 5

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BERGEN COUNTY SOIL CONSERVATION DISTRICT
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 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).

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 of all 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 sf) or other approved
seeds; 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 if 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).

B. 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 of of 10-10-10 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 sf)
or other approved seeds; plant between March 1 and October 1
(summer seeding require irrigation)
Mulch – Unrotted straw or hay at a rate of 70 to 90 lbs./1,000 if 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).

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 a 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. Said blanket will be composed of 1" – 2½" crushed stone, 6" thick, will be at least 30' x 100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.

9. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.

10. Driveways must be stabilized with 1" – 2½" crushed stone or subbase prior to individual lot construction.

11. 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.

12. Catch basin inlets will be protected with an inlet filter designed in accordance with Section 28 –1 of the NJ Standards.

13. Storm drainage outlets will be stabilized, as required, before the discharge points become operational.

14. Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14–1 of the NJ Standards.

15. Dust shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 16–1 of the NJ Standards.

16. 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.

17. 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.

18. 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.

19. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.

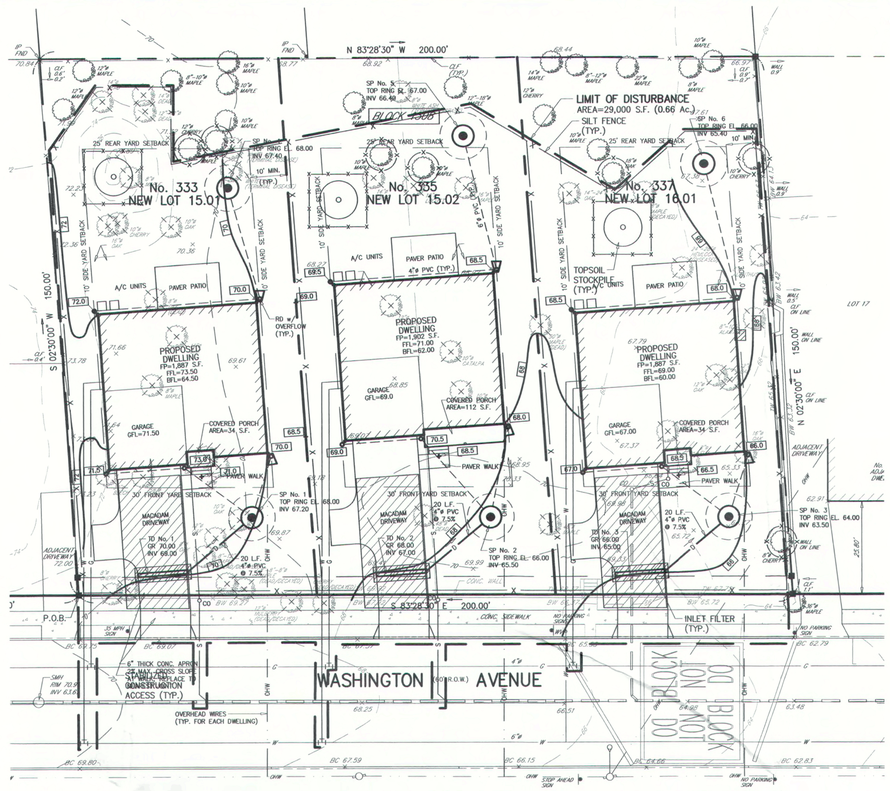
20. The Bergen County Soil Conservation District must be notified, in writing, at least 48 hours prior to any land disturbance: Bergen County SCD, 700 Kinderkamack Road, Suite 106, Oradell, NJ 07649; Tel: 201–261–4407; Fax 201–261–7573.

21. The Bergen County Soil Conservation District may request additional measures to minimize an or off–site erosion problems during construction.

22. 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.

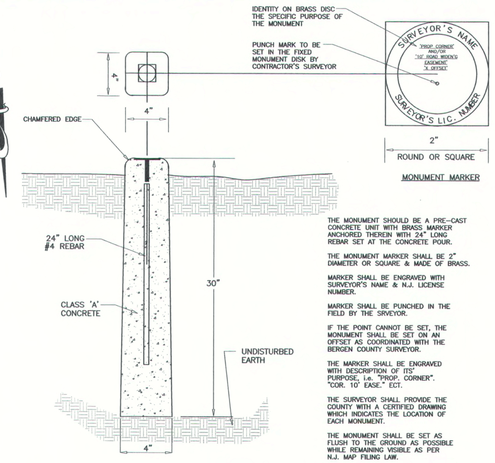
SEQUENCE OF CONSTRUCTION

1A. INSTALL 25'X50' TRACKING BED AT CONSTRUCTION ENTRANCE
1B. INSTALL SILT FENCE ALONG PROPERTY SUBJECT TO SOIL EROSION ACCORDING TO PLAN
1C. INSTALL INLET FILTER PROTECTION WHERE APPLICABLE.
2. REMOVE TOPSOIL AND STOCKPILE.
3. PROVIDE ROUGH GRADING FOR SITE.
4. EXCAVATE FOR NEW DWELLINGS, DRIVEWAY AND UTILITIES.
5. CONSTRUCT NEW DWELLINGS, PROVIDE PAVEMENT BASE COURSE ON DRIVEWAY.
6. PROVIDE FINAL GRADING, TOPSOIL REPLACEMENT, AND LANDSCAPING. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.
7. PROVIDE FINAL PAVING.
8. REMOVE SOIL EROSION CONTROL DEVICES AS DIRECTED BY LOCAL SERVICE.

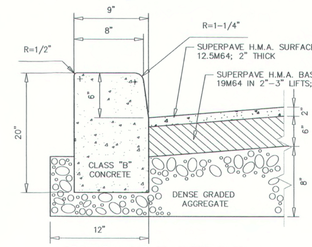


SOIL EROSION & SEDIMENT CONTROL PLAN

0 20 40
SCALE: 1"=20'



BERGEN COUNTY SITE PLAN AND SUBDIVISION MONUMENT INSTALLATION DETAILS.



8" x 9" X 20" CONCRETE CURB

COUNTY CURB & PAVEMENT DETAIL

NTS

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.

Curb Specifications

Curb shall be Bergen County standard 8"x9"x20" with an 8" vertical face, or as required in the attached Joint Report. Curb shall be shaped and with joints as noted on standard detail drawing. Curb grades shall be set so that the new pavement widening shall be a 2% cross slope from the edge of the existing pavement to the new curb line.

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

Road Specifications:

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

(1) Sub-grade shall be shaped and compacted and when finished, it shall conform to the required grade and contour; then
(2) Eight (8") inches of dense graded aggregate base course; then
(3) Six (6") inches of superpave hot mix asphalt base course 19M64 in 2-3" lifts; then
(4) 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 Hemmer @ 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.

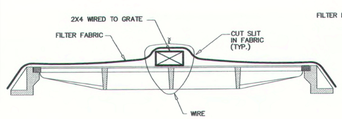
If they are not so notified and the work is completed without their inspection, certification by the Project Engineer as to the specifications used in construction will be required. You will be charged for any testing required by the County to confirm compliance with County specifications. Non-compliance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

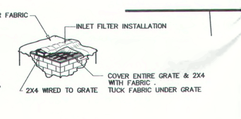
No work affecting County roads shall be done on Saturdays, or holidays without prior permission from the Bergen County Operations Division. Also, be advised that the opening of County roads for utility installations, whether these roads are bonded under this real estate development or not, will not be permitted during the period of November 15 to March 15, inclusive in accordance with Sections 13 & 14 of the Application for Road Opening Permit.

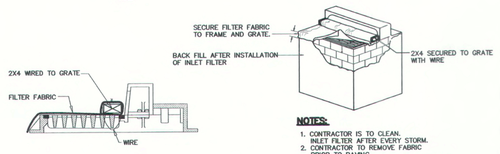
Other

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





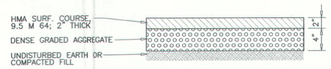


NOTES:
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC PRIOR TO PAVING.
3. FILTER WILL SAFELY PASS FLOWS GREATER THAN 1 YEAR 24 HR STORM.

SHOWN

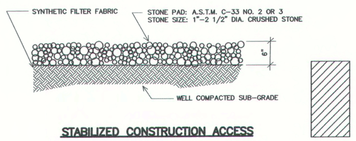
STORM SEWER INLET PROTECTION

NTS



PAVING DETAIL (FOR DRIVEWAY)

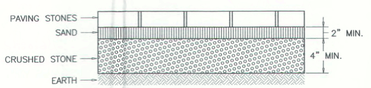
NTS



SHOWN

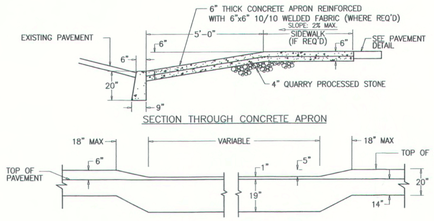
STABILIZED CONSTRUCTION ACCESS

NTS



PAVER DETAIL

NTS

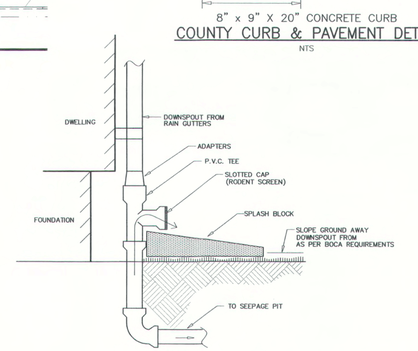


SECTION THROUGH CONCRETE APRON

DETAIL OF DROP CURB

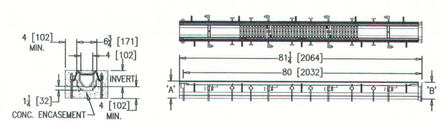
NTS

NOTES:
1. ALL CONCRETE FOR CURB FOOTING SHALL BE 4000 PSI AT 28 DAYS.
2. MECHANICALLY TAMP SOIL UNDER ALL CURB FOOTING, CONCRETE DRIVEWAY APRONS AND CONCRETE SIDEWALKS.
3. EXPANSION JOINTS, 1/2" WIDE, SHALL BE PROVIDED AT INTERVALS OF NOT MORE THAN 10' AND SHALL BE FILLED WITH PERFORATED BITUMINOUS JOINT FILTER, AASHO DESIGNATION M33



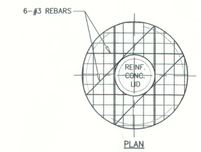
ROOF DRAIN OVERFLOW DETAIL

NTS

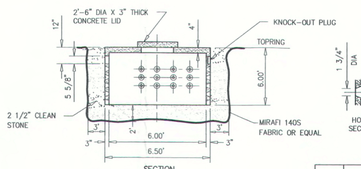


TRENCH DRAIN DETAIL

NOTES
1. TRENCH DRAIN TO BE TYPE CAT. No. Z886–HD AS MANUFACTURED BY ZURN OR APPROVED EQUAL.
2. CONCRETE ENCASEMENT TO BE 4,000 PSI MIN. CONCRETE MUST BE VIBRATED TO REMOVE AIR VOIDS IN ENCASEMENT, ESPECIALLY UNDER THE FRAME RAILS.
3. GRATE AS SELECTED BY OWNER.
4. SHOP DRAWING TO BE PROVIDED TO ENGINEER PRIOR ORDERING TRENCH DRAIN.



PLAN

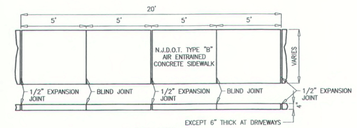


SECTION

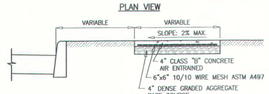
PRECAST CONCRETE SEEPAGE PIT

CONCRETE P.S.I. – 4500#
AS SUPPLIED BY PEERLESS OR EQUAL
1,000 GALLON CAPACITY

MAINTENANCE NOTES FOR STORMWATER SYSTEM
1. IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO MAINTAIN THE DRAINAGE SYSTEM TO INSURE ITS PROPER OPERATION.
2. THE INLETS SHOULD BE CLEANED REGULARLY AFTER EACH MAJOR STORM EVENT. THE SEEPAGE PITS SHOULD BE INSPECTED AT A MINIMUM OF ONCE PER YEAR.
3. 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.



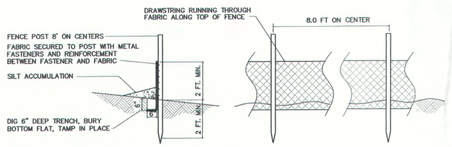
PLAN VIEW



SECTION

SIDEWALK DETAIL

SIDEWALK GENERAL NOTES
1) SUBGRADE IS TO BE IN A MANNER SUITABLE TO THE MUNICIPAL ENGINEER.
2) EXPANSION JOINTS ARE TO BE 1/2" WIDE AND FILLED WITH PRE–FORMED HOT MIX ASPHALT TYPE JOINT FILLER. THE TOP OF ALL JOINT FILLER SHALL BE 1/4" BELOW THE TOP OF THE SURFACE. EXPANSION JOINT SHALL BE LOCATED 10' ON CENTER.
3) BLIND JOINTS ARE TO BE SURFACE GROOVES CUT INTO SIDEWALK 1/2" DEEP AND SHALL BE LOCATED 10' ON CENTER.
4) CONTRACTOR SHALL COMPLY WITH SECTION 607.06 OF THE NJDOT SPECIFICATION.
5) FOR SIDEWALK SECTIONS WIDER THAN 5', THE APPLICANT SHALL PROVIDE THE MUNICIPAL ENGINEER WITH A DETAIL SHOWING JOINT PATTERN (BOTH BLIND AND EXPANSION JOINTS) FOR APPROVAL.
6) ALL EDGES SHALL BE FINISHED AND ROUNDED WITH AN EDGING TOOL HAVE A RADIUS OF 1/4 INCH.
7) THE SURFACE OF THE CONCRETE SHALL BE SO FINISHED AS TO DRAIN COMPLETELY AT ALL TIMES.
8) CONCRETE SHALL BE STRUCK OFF WITH A TRANSVERSE TEMPLATE AND FINISHED WITH FLOATS AND STRAIGHT EDGES UNTIL A SMOOTH SURFACE HAS BEEN OBTAINED.
9) ALL CONCRETE SURFACES SHALL BE TREATED WITH A CONCRETE CURING AND SEALING COMPOUND CONFORMING WITH SECTION 905.03 CURING MATERIALS, NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2001.
10) CONCRETE TO BE 4,000 P.S.I. MINIMUM.



SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL

NTS

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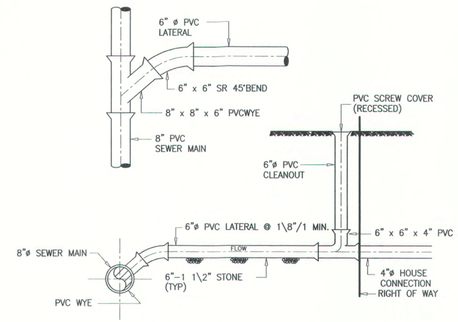
SHOWN



NOTE: CONTRACTOR TO VERIFY PIPE SIZE AND TYPE

HOUSE LATERAL AND CLEANOUT DETAIL

NTS

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

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

Attested to by: Date:

NO.	REVISIONS	DATE	BY	CHKD
1	MODIFIED TO THREE LOTS	3–10–20	B.W.	M.J.H.

SOIL EROSION & SEDIMENT CONTROL PLAN

LOTS 15 & 16 — BLOCK 1308
PROPOSED MAJOR SUBDIVISION
No. 333 WASHINGTON AVENUE
BOROUGH OF HILLSDALE — BERGEN COUNTY — NEW JERSEY

APPLICANT/OWNER: RJN333, LLC
410 PIERMONT AVE.
HILLSDALE, NJ

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200
3–8–19
DATE

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

DRAWN BY: B.W.
CHKD BY MJH
SCALE: 1"=20'
DRAWING NO. 3621–9 — REV. 1
4 of 5

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LIST OF PROPERTY OWNERS

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1307	10		2	MERKEL, GLEN A 23 HARRINGTON STREET HILLSDALE, NJ 07642	23 HARRINGTON ST	
1307	11		2	STEBBINS, SHERREE 27 HARRINGTON ST HILLSDALE, NJ 07642	27 HARRINGTON ST	
1307	12.01		2	CONDEMI, ANTHONY & VITTORIA 33 HARRINGTON ST HILLSDALE, NJ 07642	33 HARRINGTON ST.	
1307	12.02		2	PATHRI, VAMSI K & ASWINI D 37 HARRINGTON STREET HILLSDALE, NJ 07642	37 HARRINGTON ST.	
1307	13		4A	VALLEY CO.INC.C/O BONNIE COSTELLO 53 GODWIN TERR. WESTWOOD, NJ 07675	50 BROADWAY	
1308	1		4A	NAZARIAN,VARTAN,DBA,HILLSDALE AMOCO 60 BROADWAY HILLSDALE, NJ 07642	60 BROADWAY	
1308	2		2	YOUNAN,DINA & MAGDALLA,KHALIL MAGDY 50 HARRINGTON ST HILLSDALE, NJ 07642	50 HARRINGTON ST.	
1308	3		2	BURLESON, DEWEY & PATRICIA 46 HARRINGTON ST HILLSDALE, NJ 07642	46 HARRINGTON ST	
1308	4		2	GLASER, HERBERT S. & REBECCA L. 41 BIRCHWOOD RD OLD TAPPAN, NJ 07675	34 HARRINGTON ST	
1308	5		2	ROSCA, SERGHEI 30 HARRINGTON STREET HILLSDALE, NJ 07642	30 HARRINGTON ST.	
1308	6		2	ATCHISON, JUDITH A. 24 HARRINGTON ST. HILLSDALE, NJ 07642	24 HARRINGTON ST	
1308	7		2	KAVANAGH, JENNIFER A & SEAN P 20 HARRINGTON ST HILLSDALE, NJ 07642	20 HARRINGTON ST.	
1308	8		2	PELLEGRINO, CHRISTOPHER 116 RALPH AVE HILLSDALE, NJ 07642	16 HARRINGTON ST	
1308	9.01		2	ZHANG (ETAL), MING 12 HARRINGTON ST HILLSDALE, NJ 07642	12 HARRINGTON ST	
1308	10		2	LHS MAGNOLIA LLC 260 UNION ST NORTHVALE, NJ 07647	63 MAGNOLIA AVE	
1308	12.01		2	MONTANARO, RAYMOND C 305 WASHINGTON AVE HILLSDALE, NJ 07642	305 WASHINGTON AVE.	
1308	13		2	GALKIN, DMITRIY & JULIA 307 WASHINGTON AVE HILLSDALE, NJ 07642	307 WASHINGTON AVE	
1308	14		2	DENBEAUX, JOSHUA & SALLY 321 WASHINGTON AVE HILLSDALE, NJ 07652	321 WASHINGTON AVE.	
1308	15		1	RJN 333 LLC 410 PIERMONT AVENUE HILLSDALE, NJ 07642	333 WASHINGTON AVE	16
1308	17		2	SALERNO (ETAL), MARLENE 341-343 WASHINGTON AVE HILLSDALE, NJ 07642	341 WASHINGTON AVE	
1308	18		2	CLARK, PAMELA J 345 WASHINGTON AVE HILLSDALE NJ 07642	345 WASHINGTON AVE.	
1308	19	C0100	4A	HAGLID, KLAS C 80 BROADWAY AVE STE 102 HILLSDALE, NJ 07642	80 BROADWAY	
1308	19	C0101	4A	KLAS C. HAGLID 80 BROADWAY, SUITE 102 HILLSDALE NJ 07642	80 BROADWAY	
1308	19	C0102	4A	HAGLID, KLAS C 80 BROADWAY HILLSDALE, NJ 07642	80 BROADWAY	
1308	19	C0103	4A	POPIEL ADMINISTRATORS, INC. 80 BROADWAY STE 103 HILLSDALE NJ 07642	80 BROADWAY	
1308	19	C0104	4A	HAGLID, KLAS C 80 BROADWAY HILLSDALE, NJ 07642	80 BROADWAY	
1308	20		4A	PUENTES, FLAVIO 60 WHEELER AVE WESTWOOD, NJ 07675	76 BROADWAY	
1308	21		4A	CIZ-PAL LLC 74 BROADWAY HILLSDALE, NJ 07642	74 BROADWAY	
1309	1		2	DAMIANO, VINCENT & WENDY 334 WASHINGTON AVE HILLSDALE, NJ 07642	334 WASHINGTON AVE	
1309	2		2	MYSLINSKI (ETAL), RICHARD J 330 WASHINGTON AVE HILLSDALE, NJ 07642	330 WASHINGTON AVE	
1309	3		2	HUTCHINSON, JAY L & GINA MARIE 326 WASHINGTON AVE HILLSDALE, NJ 07642	326 WASHINGTON AVE	L4
1309	5		2	WOODFOOD, MICHAEL C (ETAL) 314 WASHINGTON AVENUE HILLSDALE, NJ 07642	314 WASHINGTON AVE	
1309	6		2	MCLAUGHLIN, DANIEL E. & EILEEN M. 310 WASHINGTON AVE HILLSDALE, NJ 07642	310 WASHINGTON AVE.	
1309	7		2	AMATO, MARY 81 MAGNOLIA AVE. HILLSDLE, NJ 07642	81 MAGNOLIA AVE.	
1309	10		2	DONATO NICOLE, SUZANNE ETAL 357 HILLSDALE AVE HILLSDALE, NJ 07642	357 HILLSDALE AVE.	
1309	11		2	HILLSDALE RLTY LLC C/O FERRARA 609 WOODLAND CT RIVER VALE, NJ 07675	375 HILLSDALE AVE.	
1309	12		15C	BOROUGH OF HILLSDALE 380 HILLSDALE AVE HILLSDALE NJ 07642	HILLSDALE & WASH AVE	
1309	16		4A	TOJO REALTY CO. C/O J SCHEPISI 473 SYLVAN AVE. ENGLEWOOD CLIFFS NJ 07632	88 BROADWAY	

UTILITIES

Manager - Corp. Properties
Public Service Electric & Gas Co.
80 Park Plaza,T6B
Newark, NJ 07102

Verizon New Jersey Inc.
900 Clinton Ave.
Irvington, NJ 07017

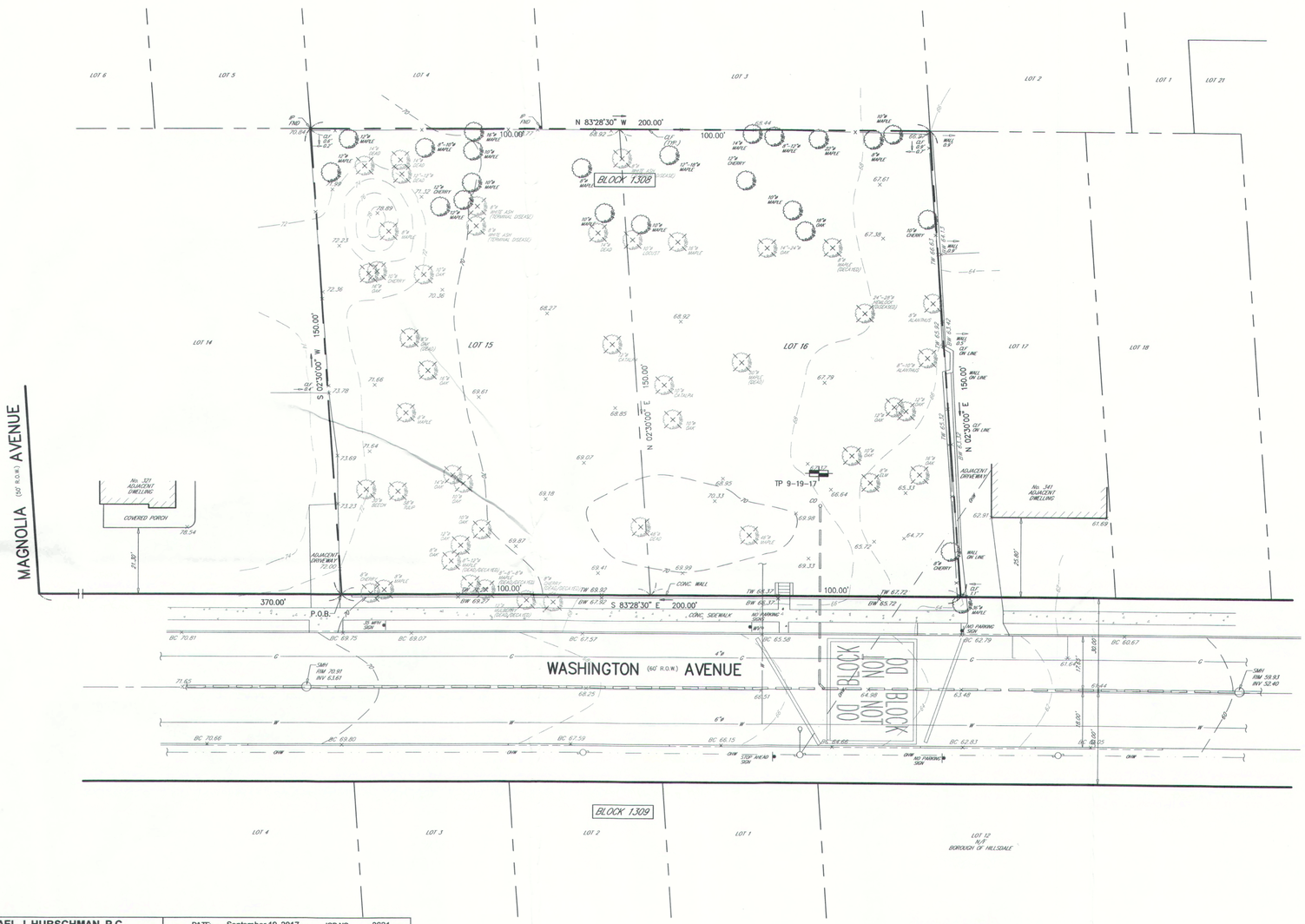
Director Engineer Dir of WPC Div.
Bergen County Utilities Authority
Foot of Madison Rd.
P.O. Box Nine
Little Ferry, NJ 07643

Dominic L. Disalvo, P.E., C.M.E.

Corporate Accounting
Island Water Resources
200 Old Hook Rd.
Harrington Park, NJ 07640

General Manager
Cablevision of NJ
5 Legion Pl.
Cresskill, NJ 07626

Bergen County Planning Bd.
ONE Bergen County Plaza
Rm. 415
Hackensack, NJ 07601



MICHAEL J. HUBSCHMAN, P.C. PROFESSIONAL ENGINEER AND PLANNER 263A SOUTH WASHINGTON AVENUE BERGENFIELD, NEW JERSEY 07621 (P) 201-384-5666 (F) 201-384-7968	DATE: September 19, 2017 JOB NO. 3621 PROJECT Proposed Development LOCATION 333 Washington Avenue, Hillsdale CONTRACTOR APPLICANT Bob Nagler WEATHER Clear TEMP 75°F @ 2:15 PM PRESENT AT SITE: Excavating: Boring Machine Hubschman: Paul Ercolano Borough of Hillsdale
TO:	

TEST EXCAVATION No. 1

DEPTH & WIDTH SOIL HORIZON	COLOR DESCRIBED USING MUNSEL SYSTEM	SOIL TEXTURE FIG. 3 APP. A	VOLUME % OF COURSE FRAGMENTS FIG. A, APP. A	SIZE AND ABUNDANCE OF MOTTLING	SOIL STRUCTURE	SOIL CONSISTENCY	LIMITING ZONE	NOTES
0' to 5'	7.5YR 5/8	Sand	<5%	None	-	-	-	
5' to 10'	7.5YR 4/4	Sand/Silt	<5%	None	-	-	-	
10'	No Rock							

COPIES TO: _____ SIGNED _____

FIELD REPORT

GENERAL NOTES:

1) TOTAL LOT AREA = 29,926 S.F. (0.687 Ac.)
2) ELEVATIONS BASED ON NGVD 1929.
3) 12" W.P. WHITE MAPLE EXISTING TREE TO BE REMOVED.

REFERENCES

1) DEED BOOK 7727, PAGE 135.
2) A CERTAIN MAP ENTITLED "MAP OF LOTS AND VILLA PLOTS AT HILLSDALE" FILED IN THE BCCO ON JUNE 14, 1870 AS MAP No. 147. BEING LOTS 10, 12, 14 AND 16, IN BLOCK "L" ON SAID MAP.
3) SURVEY OF PREMISES BY EID ASSOC. DATED 7-9-08.
4) BOROUGH OF HILLSDALE TAX MAP.

0 20 40
SCALE: 1"=20'

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC No. 37206
3-8-19
DATE

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200
3-8-19
DATE

NO.	REVISIONS	DATE	BY	CHKD
2	MODIFIED TO THREE LOTS	3-10-20	B.W.	M.J.H.
1	ADDED "DEAD, DISEASED, DECAYED" TO TREES	4-25-19	B.W.	M.J.H.

EXISTING CONDITIONS PLAN; TREE REMOVAL PLAN

LOTS 15 & 16 — PROPOSED MAJOR SUBDIVISION — BLOCK 1308

No. 333 WASHINGTON AVENUE

BOROUGH OF HILLSDALE BERGEN COUNTY NEW JERSEY

APPLICANT/OWNER: RJN333, LLC
410 PIERMONT AVE.
HILLSDALE, NJ

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