

AMENDED PRELIMINARY AND FINAL SITE PLAN THE PRESERVE AT HILLSDALE CARPORTS

LOT 15.02, BLOCK 1212 BOROUGH OF HILLSDALE, COUNTY OF BERGEN, NEW JERSEY 07642

DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
55 LANE ROAD, SUITE 220, FAIRFIELD, NJ 07004
TEL: 973.696.2600 FAX: 973.696.1362
NJ CERTIFICATE OF AUTHORIZATION - 246A27926000

Jersey City • Fairfield • Asbury Park • Cherry Hill

ABBREVIATIONS

ACP	ASBESTOS CEMENT PIPE
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
BLDG	BUILDING
BLK	BLOCK
BIT	BITUMINOUS
BM	BENCHMARK
BOL	BOLLARD
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
DC	DEPRESSED CURB
DIP	DUCTILE IRON PIPE
D/W	DRIVEWAY
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FC	FLUSH CURB
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FF	FINISHED FLOOR
FND	FOUND
FR	FRAME
FT	FEET
GAR	GARAGE
GF	GARAGE FLOOR
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
INV	INVERT
IP	IRON PIPE
LF	LINEAR FEET
MB	MAIL BOX
MH	MANHOLE
MW	MONITORING WELL
N/F	NOW & FORMERLY
OC	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
OHW	OVERHEAD WIRE
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PVI	POINT OF VERTICAL INTERSECTION
PF	POINT OF FROG
PS	POINT OF SWITCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PCP	REINFORCED CONCRETE PIPE
RD	ROAD
RR	RAILROAD
RRT	RAILROAD TIE
SAN	SANITARY
SL	SLOPE
SRF	SPLIT RAIL FENCE
STOCK	STOCKADE FENCE
STM	STORM
STRP	STRIP
STY	STORY
S/W	SIDEWALK
TEL	TELEPHONE
TC	TOP OF CURB
T/L	TRAFFIC LIGHT
TP	TOP OF PARAPET
TW	TOP OF WALL
TG	TOP OF GRATE
TYP	TYPICAL
UC	UNDERGROUND CONDUIT
UGE	UNDERGROUND ELECTRIC
U/P	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
WSF	WOOD STOCKADE FENCE
WV	WATER VALVE

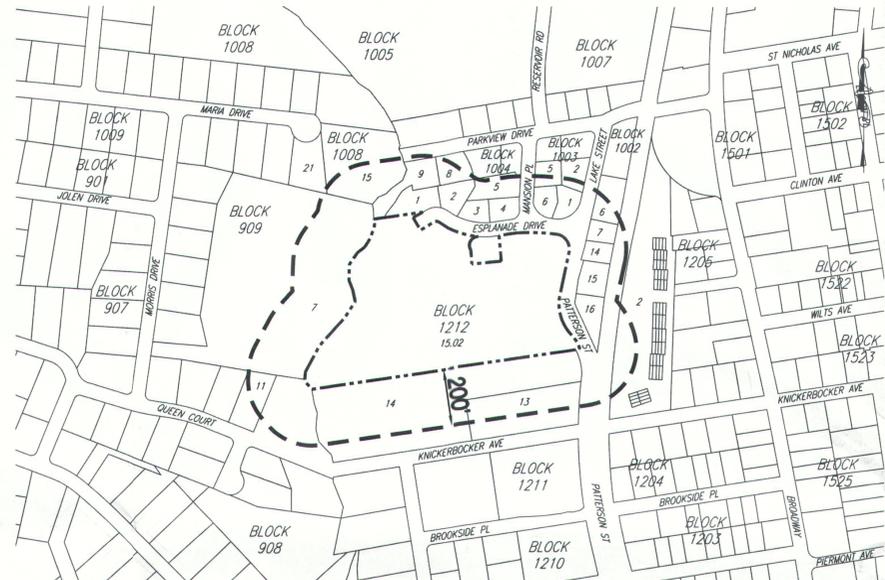
ZONE LEGEND
C COMMERCIAL
I INDUSTRIAL
R-2 RESIDENTIAL - 15,000 SQ. FT.
R-4 RESIDENTIAL - 7,500 SQ. FT.



KEY MAP

SOURCE: AERIAL IMAGE SHOWN BASED ON GEODETIC INFORMATION WAREHOUSE (NIGN) SID TILE K4B10.
ZONE DISTRICTS PER ZONING MAP BOROUGH OF HILLSDALE ZONING MAP LAST REVISED 10/16/06.

LOCATION MAPS



AREA MAP

SOURCE: BOROUGH OF HILLSDALE TAX MAPS; SHEET NO: 9, 10, 12, & 15
LATITUDE: 41° 00' 32" N LONGITUDE: -74° 02' 45" W

PROJECT CONTACTS

CIVIL ENGINEER
DRESDNER ROBIN
55 LANE ROAD, SUITE 220
FAIRFIELD, NEW JERSEY 07004
(973) 696-2600

SURVEYOR
AZZOLINA & FEURY ENGINEERING INC.
30 MADISON AVENUE
PARAMUS, NEW JERSEY 07652
(201) 845-8500

LANDSCAPE ARCHITECT
DRESDNER ROBIN
55 LANE ROAD, SUITE 220
FAIRFIELD, NEW JERSEY 07004
(973) 696-2600

ARCHITECT
ZAMPOLIN & ASSOCIATES ARCHITECTS
187 FAIRVIEW AVENUE
WESTWOOD, NEW JERSEY 07675
(201) 358-1166

STRUCTURAL
ALLIED ENGINEERING ASSOCIATES
1700 VALLEY ROAD
WAYNE, NEW JERSEY 07470
(201) 677-1744

ATTORNEY
BEATTIE PADOVANO, LLC
50 CHESTNUT RIDGE ROAD
MONTVALE, NEW JERSEY 07645
(908) 233-6800 EXT. 2417

GENERAL NOTES

- DRESDNER ROBIN ACCEPTS NO RESPONSIBILITY FOR THE MODIFICATION, COPYING, OR USE OF THESE DOCUMENTS BY ANY PARTY. THESE DOCUMENTS ARE INTENDED FOR USE BY THE CLIENT TO WHICH WE ARE CONTRACTED FOR OUR SERVICES. THESE PLANS ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.
- THE USE OF THIS PLAN, OR SET OF PLANS, MAY BE DEFICIENT ON ITS OWN TO PROPERLY COMPREHENSIVE SET OF PLANS AND MAY ONLY PARTIALLY REPRESENT THE INTENDED IMPROVEMENTS OR WORK. EACH INDIVIDUAL PLAN CONTAINS RELEVANT INFORMATION FOR A SPECIFIC PURPOSE, BUT INTENDED TO BE USED IN CONJUNCTION WITH THE REMAINDER OF THE PLAN SET. FURTHERMORE, THE ENTIRE PLAN SET MAY REQUIRE ADDITIONAL INFORMATION REPRESENTED IN DESIGN DOCUMENTS BY OTHERS (I.E. ARCHITECTURAL PLANS, ROADWAY PLANS, STRUCTURAL PLANS, GEOTECHNICAL REPORTS, ETC.) IN ORDER TO PROPERLY PERFORM THE WORK.
- THESE DOCUMENTS ARE PREPARED FOR THE PURPOSES OF REVIEW BY VARIOUS REGULATORY AGENCIES AND ARE NOT REPRESENTED AS SUITABLE FOR ANY OTHER PURPOSE. INFORMATION SHOWN HEREIN GENERALLY REFLECTS A PROJECT LOCATION, PROPERTY LIMIT, USE, SCOPE AND NATURE OF IMPROVEMENTS. PLAN DIMENSIONS ARE FURNISHED SOLELY IN SUPPORT OF THE FOREGOING DEFINITION AND ARE NOT REPRESENTED AS BEING SUITABLE FOR ANY OTHER USE.
- EXISTING TOPOGRAPHIC FEATURES, UTILITIES AND SUBSURFACE CONDITIONS SHOWN HEREIN ARE BASED ON SURVEY INFORMATION OR INFRASTRUCTURE RECORDS FURNISHED BY OTHERS OR AN INTERPRETATION OF FEATURES READILY OBSERVABLE AT THE TIME OF DRESDNER ROBIN'S SERVICES. UNLESS SPECIFICALLY NOTED, NO DETAILED OR INTRUSIVE INVESTIGATIONS OF UTILITY OR SUBSURFACE FEATURES HAVE BEEN UNDERTAKEN TO CONFIRM DEPICTED FEATURES. DRESDNER ROBIN ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
- PURSUANT TO NEW JERSEY'S UNDERGROUND FACILITY PROTECTION ACT (N.J.S.A. 48:2-73), THE CONTRACTOR MUST CONTACT THE NEW JERSEY ONE CALL SYSTEM AT (800) 272-1000 OR 811 FOR A MARKOUT OF ALL PUBLIC UTILITY LINES ON AND ADJACENT TO THE WORKSITE. AS REQUIRED BY THE REGULATION CONTAINED IN N.J.A.C. 14:27, THE CONTRACTOR MUST ALLOW FOR THE REQUIRED WAITING PERIOD TO EXPIRE PRIOR TO EXCAVATION IN ORDER TO ENSURE THAT ALL PUBLIC UTILITY LINES ARE MARKED. PRIVATE UTILITY LINES MAY EXIST WITHIN THE WORK AREA AND MAY OR MAY NOT BE MARKED. CARE SHOULD BE TAKEN TO AVOID DAMAGING ALL UTILITY LINES (MARKED AND UNMARKED) DURING EXCAVATION WORK.
- UTILITY AND OTHER CONSTRUCTION NOTES, WHERE SHOWN ON THE DOCUMENTS, ARE PROVIDED AS REQUESTED BY REGULATORY REVIEW AGENCIES AND/OR QUASI-GOVERNING AGENCIES SUCH AS UTILITY PROVIDERS. SAID NOTES ARE NOT FURNISHED TO ENABLE THESE DOCUMENTS FOR CONSTRUCTION PURPOSES.
- EXISTING INFORMATION SHOWN HEREIN SHALL BE VERIFIED, BY THE CONTRACTOR, PRIOR TO COMMENCING CONSTRUCTION, CONSTRUCTION LAYOUT OR ORDERING MATERIALS. THE ENTITY RESPONSIBLE FOR CONSTRUCTION LAYOUT SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF INFORMATION SHOWN WITHIN THESE DOCUMENTS UTILIZING AN INDEPENDENT VERIFICATION AND IMMEDIATELY REPORT ANY DEVIATIONS TO DRESDNER ROBIN PRIOR TO CONSTRUCTION.
- THE IMPLEMENTATION OF ALL APPLICABLE WORKSITE SAFETY REGULATIONS, INCLUDING THOSE REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ALL STATE AND LOCAL AUTHORITIES HAVING JURISDICTION, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OSHA WORKSITE SAFETY REGULATIONS ARE PUBLISHED AT 29 CFR 1926 WITHIN VARIOUS SUBPARTS RELATIVE TO SPECIFIC TYPES OF WORK. DRESDNER ROBIN TAKES NO RESPONSIBILITY FOR WORKSITE SAFETY PROVISIONS RELATIVE TO THE ONSITE WORK FORCE.

200 FT PROPERTY OWNERS LIST

BLOCK/LOT(S)	PROPERTY LOCATION	PROPERTY OWNER	PROPERTY OWNER ADDRESS
BLOCK 900	REAR MORRIS DRIVE	ALFRED & MARY VOLEK	15 MARIA DRIVE, HILLSDALE, NEW JERSEY 07642
11	74 QUEEN COURT	ANDREW R. & PATI WISNOLM	74 QUEEN CT., HILLSDALE, NEW JERSEY 07642
12	70 QUEEN COURT	MICHAEL & ANNE BUCHANAN	70 QUEEN CT., HILLSDALE, NEW JERSEY 07642
BLOCK 1002	22 LAKE DRIVE	CONNIE JO KERCHER	22 LAKE STREET, HILLSDALE, NEW JERSEY 07642
7	34 LAKE DRIVE	JAMES & KATHLEEN MALLET	34 LAKE STREET, HILLSDALE, NEW JERSEY 07642
8	9 PARK VIEW DRIVE	PHILIPS 297 BROOKVIEW LLC	143 BROOKSIDE DRIVE, RIVER VALE, NEW JERSEY 07075
BLOCK 1003	325 PATTERSON STREET	EMILIA MONDALUVELI	325 PATTERSON STREET, HILLSDALE, NEW JERSEY 07642
2	15 LAKE DRIVE	MARK H. VAN MATER	15 LAKE STREET, HILLSDALE, NEW JERSEY 07642
3	13 MANSON PLACE	ROBERT & JENNIFER KARNICK	13 MANSON PLACE, HILLSDALE, NEW JERSEY 07642
6	6 MANSON PLACE	JUSTIN CIMMINI	6 MANSON PLACE, HILLSDALE, NEW JERSEY 07642
BLOCK 1004	38 ESPLANADE DRIVE	VINCENT SPARACO (ETAL)	437 LINDEN AVENUE, ELIZABETH, NEW JERSEY 07202
2	32 ESPLANADE DRIVE	WALTER JR & LINDA TUR	32 ESPLANADE DRIVE, HILLSDALE, NEW JERSEY 07642
2	28 ESPLANADE DRIVE	MICHAEL J. MARTONE & DANIELLE MARTINA	28 ESPLANADE DRIVE, HILLSDALE, NEW JERSEY 07642
4	13 MANSON PLACE	TERENCE J. & KATHLEEN C. REILLY	13 MANSON PLACE, HILLSDALE, NEW JERSEY 07642
5	71 PARK VIEW DRIVE	THOMAS C. GUADAGNOLI (ETAL)	71 PARK VIEW DRIVE, HILLSDALE, NEW JERSEY 07642
7	85 PARK VIEW DRIVE	MATTHEW & ANGELA MACCRELL	85 PARKVIEW DRIVE, HILLSDALE, NEW JERSEY 07642
BLOCK 1008	11 MARIA DRIVE	FRANK SAUSA	11 MARIA DRIVE, HILLSDALE, NEW JERSEY 07642
BLOCK 1205	1 COLONIAL VILLAGE DRIVE	MARIE DETALIS, MARK BORSSELLINO	1 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
2	2 COLONIAL VILLAGE DRIVE	PEOPLES, PHILIP J. & KELSEY A.	400 FARMVIEW AVENUE 4TH FLOOR, NEW JERSEY 07029
3	3 COLONIAL VILLAGE DRIVE	POURAHY, VINAY	4 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
4	4 COLONIAL VILLAGE DRIVE	ROCK, FRANK P.	5 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
5	5 COLONIAL VILLAGE DRIVE	DESMOND, JOAN CAROLINE & BRIAN DAVID	7 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
6	6 COLONIAL VILLAGE DRIVE	ARROYO, SONIA	8 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
7	7 COLONIAL VILLAGE DRIVE	MCSHANE, JAMES & MARIA	9 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
8	8 COLONIAL VILLAGE DRIVE	STONICK, BARBARA & ROAM	298 N. HIGHLAND AVENUE, RIVER VALE, NJ 07075
9	9 COLONIAL VILLAGE DRIVE	RAZINGO, JANELLE F.	11 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
10	10 COLONIAL VILLAGE DRIVE	CORTEY, CATHERINE E.	12 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
11	11 COLONIAL VILLAGE DRIVE	HEALY, MARY C.	13 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
12	12 COLONIAL VILLAGE DRIVE	NAGASAKI, MATTHEW	20 WERNERS LANE, WOODCLIFF LAKE, NEW JERSEY 07077
13	13 COLONIAL VILLAGE DRIVE	WASHINEK, TANYA B.	15 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
14	14 COLONIAL VILLAGE DRIVE	KUHLKE, JAMES B.	16 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
15	15 COLONIAL VILLAGE DRIVE	DAVIS, JAMES	17 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
16	16 COLONIAL VILLAGE DRIVE	BERRY, LINDA S.	18 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
17	17 COLONIAL VILLAGE DRIVE	MELONTO, MICHAEL	19 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
18	18 COLONIAL VILLAGE DRIVE	SCHRAMM, JAMES A.	20 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
19	19 COLONIAL VILLAGE DRIVE	WARD, RICHARD	21 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
20	20 COLONIAL VILLAGE DRIVE	GOURAEE, TIMOTHY & CHRISTINA	22 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
21	21 COLONIAL VILLAGE DRIVE	CARROLL, BRITNEY A.	23 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
22	22 COLONIAL VILLAGE DRIVE	SMEREC, REBECCA M.	24 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
23	23 COLONIAL VILLAGE DRIVE	CHRYST, S. S. & SUSANNE L.	25 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
24	24 COLONIAL VILLAGE DRIVE	SPLANE, JEFFERY J. & STEVE T.	18 VERMONT DRIVE, PARAMUS, NEW JERSEY 07652
25	25 COLONIAL VILLAGE DRIVE	MELCHIORRE, DANIEL	27 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
26	26 COLONIAL VILLAGE DRIVE	DANK, MATTHEW	28 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
27	27 COLONIAL VILLAGE DRIVE	PAVLOVICH, JASON & LEAH	29 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
28	28 COLONIAL VILLAGE DRIVE	DESER, PETER J. & CHERISSA, KRISTEN C.	30 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
29	29 COLONIAL VILLAGE DRIVE	KELLER, GLADYS M.	31 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
30	30 COLONIAL VILLAGE DRIVE	FERRATO, MATTHEW S.	32 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
31	31 COLONIAL VILLAGE DRIVE	SCHULT, ROBERT	33 UPPER SAOUL RIVER RD., MONTVALE, NEW JERSEY 07645
32	32 COLONIAL VILLAGE DRIVE	LOTRO, MICHAEL	34 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
33	33 COLONIAL VILLAGE DRIVE	SCHRAMM, STEPHANIE	35 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
34	34 COLONIAL VILLAGE DRIVE	HILL, TERRY L.	36 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
35	35 COLONIAL VILLAGE DRIVE	37 COLONIAL VILLAGE LLC	38 COUNTRY CLUB DRIVE, ORADELL, NEW JERSEY 07642
36	36 COLONIAL VILLAGE DRIVE	ALLIANCE VILLAGE DRIVE	39 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
37	37 COLONIAL VILLAGE DRIVE	EMMET, DAWN & RICHARD	40 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
38	38 COLONIAL VILLAGE DRIVE	PAGANO, THOMAS & MEGAN	41 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
39	39 COLONIAL VILLAGE DRIVE	GODLER, THOMAS J.	42 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
40	40 COLONIAL VILLAGE DRIVE	SARDO, LUIS & SUSAN	43 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
41	41 COLONIAL VILLAGE DRIVE	GASPARI, LYNN K.	44 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
42	42 COLONIAL VILLAGE DRIVE	HODGSONDOON, ALYSSA	45 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
43	43 COLONIAL VILLAGE DRIVE	HOGAN, TRACI	46 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
44	44 COLONIAL VILLAGE DRIVE	LADA, ALESSANDRA	47 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
45	45 COLONIAL VILLAGE DRIVE	TYRKA, GERARD J.	48 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
46	46 COLONIAL VILLAGE DRIVE	KARL, JONATHAN C.	49 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
47	47 COLONIAL VILLAGE DRIVE	DAKARANTONIS, KENNETH	50 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
48	48 COLONIAL VILLAGE DRIVE	KASTIL, JUSTIN TYLER & HARRIS, HARLEE	51 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
49	49 COLONIAL VILLAGE DRIVE	SANTONO, ERICA A.	52 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
50	50 COLONIAL VILLAGE DRIVE	CHOMAR, CHRISTIE	53 COLONIAL VILLAGE DRIVE, HILLSDALE, NEW JERSEY 07642
51	51 COLONIAL VILLAGE DRIVE	NEW & MARY O'SULLIVAN	26 LAKE DRIVE, HILLSDALE, NEW JERSEY 07642
52	52 COLONIAL VILLAGE DRIVE	J.K.D., INC.	10 STONEHOLLOW ROAD, MONTVALE, NEW JERSEY 07645
53 & 54	36 PATTERSON STREET		
BLOCK 1212	1 ESPLANADE DRIVE	EDWARD & ROSANN MATEO	136 ALEXANDER RD., MONROE, NEW YORK 10950
13	279 KNICKERBOCKER AVENUE	HILLER & SROGGLAND LAND ASSOCIATES	94 WALDWICK AVE., WALDWICK, NEW JERSEY 07463
14	295 PATTERSON STREET	PUBLIC SERVICE ELECTRIC & GAS CO.	80 PARK PLAZA, NEWARK, NEW JERSEY 07101

OTHER AGENCIES
BOROUGH OF HILLSDALE CONSTRUCTION OFFICIAL - 380 HILLSDALE AVENUE, HILLSDALE, NJ 07642
BOROUGH OF HILLSDALE ENVIRONMENTAL COMMISSION - 380 HILLSDALE AVENUE, HILLSDALE, NJ 07642
BOROUGH OF HILLSDALE PLANNING BOARD - 380 HILLSDALE AVENUE, HILLSDALE, NJ 07642
BERGEN COUNTY SOIL CONSERVATION DISTRICT - 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NEW JERSEY 07649

REFERENCE: OWNER & ADDRESS REPORT BASED ON CERTIFIED LIST DATED 07/30/2018 PREPARED BY BOROUGH OF HILLSDALE TAX ASSESSOR.

SHEET INDEX

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	DATE	REVISION DATE
1	G-001	COVER SHEET	02-06-2020	-
2	C-331	SITE PLAN	02-06-2020	-
3	C-332	NORTHERN CARPORT PLAN	02-06-2020	-
4	C-333	SOUTHERN CARPORT PLAN	02-06-2020	-

AGENCY CONTACTS

- PLANNING**
BERGEN COUNTY PLANNING BOARD
ONE BERGEN COUNTY PLAZA RM 415
HACKENSACK, NEW JERSEY 07601
- BOROUGH OF HILLSDALE PLANNING BOARD**
380 HILLSDALE AVENUE
HILLSDALE, NEW JERSEY 07642
- CABLEVISION - OPTIMUM**
12-20 RIVER ROAD
FAIR LAWN, NEW JERSEY 07410
- ELECTRIC / GAS - PUBLIC SERVICE ELECTRIC & GAS CO.**
LAND USE MATTERS
900 CLINTON AVE.
IRVINGTON, NEW JERSEY 07017
- TELECOMMUNICATION - VERIZON NEW JERSEY INC.**
LAND USE MATTERS
900 CLINTON AVE.
IRVINGTON, NEW JERSEY 07017
- SEWER - BERGEN COUNTY UTILITIES AUTHORITY**
DOMINIC L. DISALVO, P.E., C.M.E.
DIRECTOR ENGINEER/DIR OF WPC DIV.
FOOT FOR MEHRHOF RD.
P.O. BOX NINE
LITTLE FERRY, NEW JERSEY 07643
- WATER - SUEZ**
69 DEVOTE PLACE
HACKENSACK, NEW JERSEY 07601

REFERENCE: OWNER & ADDRESS REPORT BASED ON CERTIFIED LIST DATED 07/14/2020 PREPARED BY BOROUGH OF HILLSDALE TAX ASSESSOR.

CERTIFICATIONS

BOROUGH OF HILLSDALE

APPROVED BY THE PLANNING BOARD OF THE
BOROUGH OF HILLSDALE AT A MEETING HELD
ON THE _____ DAY OF _____ 20____

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

COVER SHEET

305 PATTERSON ST. LLC
PO BOX 100
HACKENSACK, NEW JERSEY 07602

PROJECT:
**THE PRESERVE
AT HILLSDALE CARPORTS**

LOT 15.02, BLOCK 1212
BOROUGH OF HILLSDALE
BERGEN COUNTY,
NEW JERSEY, 07642

AS NOTED

SCALE:
G-011

DRAWN BY: MSB CHECKED BY: GBL DRAWING NUMBER:
SCALE: AS NOTED DATE: 02-06-2020
JOB NO: 10938-001 SHEET 01 OF 04

BOROUGH OF HILLSDALE - ZONING TABLE OF BULK REQUIREMENTS

INDUSTRIAL ZONE "I"

Block 1212 Lot(s) 15.02

Zoning Regulation:	REQ'D/PERMITTED	PREVIOUSLY APPROVED	STATUS	PROPOSED CARPORT	STATUS	CODE
Permitted Uses	See Note 1	Multifamily Dwelling	V	Multifamily Dwelling	C	BHO §310-53[1]
Lot Size Min (sf)	20,000	372,874	C	372,874	C	BHO §310-53[1]
Lot Frontage Min (ft)	100	419.20	C	419.20	C	BHO §310-53[1]
Lot Width Min (ft)	100	365.4	C	365.4	C	BHO §310-53[1]
Lot Depth Min (ft)	N/A	>100	N/A	>100	N/A	BHO §310-53[1]
Front Yard Min (ft)	25	72.8	C	72.8	C	BHO §310-53[1]
Side Yard Min (ft) (see note 2)	30	40.4	C	40.4	C	BHO §310-53[1]
Rear Yard Min (ft)	10	>10	C	>10	C	BHO §310-53[1]
Bldg. Coverage Max (%)	50%	6.8%	C	6.8%	C	BHO §310-53[1]
Impervious Coverage Max (%)	N/A	18.3%	N/A	18.3%	N/A	BHO §310-53[1]
Bldg. Height Max (ft) (see note 7)	30	32.99	V	32.99	C	BHO §310-53[1]
Floor Area Ratio (F.A.R.) Max (%)	N/A	14.5%	N/A	14.5%	N/A	BHO §310-53[1]
Buffer Area at Residential Zone (ft)	See Note 3	N/A (see note 4)	N/A	N/A (see note 4)	N/A	BHO §310-53[1]

Additional Site Statistics:				COMMENTS:
Building Coverage (sf)		25,436	25,436	
No. of Dwelling Units		40	40	Based on architectural plan
Average Grade (El. in ft)		69.0	69	
Elevation of Roof (El. in ft)		101.99	101.99	Based on architectural plan

Parking				
No. of Standard Spaces	77	74	74	see note 5
No. of ADA Spaces	4	5	5	see note 6
No. of Banked Stalls		17	17	
Total	77	96	96	not including banked stalls including banked stalls

Abbreviations:
 C - Complies/Conforms to specified code
 V - Variance from Municipal Ordinance Required
 ENC - Existing Non-Conformance
 N/A - Not applicable
 BHO - Borough of Hillsdale Ordinance

Notes:
 1) Light industrial use which could not cause injurious or obnoxious noise, vibration, smoke, gas fumes, odors, dust or other objectionable conditions.
 a. Laboratories: research, experimental or testing
 b. Light, non-nuisance manufacturing, processing, fabrication, assemblage, packaging and warehousing of products
 c. Public Utility installations
 2) Minimum 30' on each side of 15% of lot width on each side, whichever is lesser.
 3) All permitted commercial and industrial activities or processes shall take place within an enclosed building. Incidental storage out-of-doors shall be shielded from view from public streets and adjacent residential zones by fencing, landscaping, or other appropriate measures. Whenever any lot in a Commercial "C" District or in an Industrial "I" District shall have a common boundary line, in whole or in part, with a lot or lots in a Residential District, no commercial or industrial use shall be commenced or maintained on the lot in such Commercial or Industrial District unless and until there shall first have been established and, at all times during such use, maintained, along or in line the immediate vicinity of such common boundary line, a buffer strip on which there shall be closely planted evergreens or other natural foliage, not less than six feet in height, and of such character as will effectively screen such use from the abutting Residential District.
 4) Buffer area at residential zone is required for commercial and industrial uses. The amended site plan proposes a multifamily dwelling residential use, therefore a buffer area to an adjacent residential zone is not required.
 5) Per RSIS § 5:21-4.14 Table 4.4 Parking Requirements for Residential Land Uses:
 (1) 1 Bedroom require 1.8 spaces: 27
 (2) 2 Bedroom require 2.0 spaces: 48
 (3) 3 Bedroom require 2.1 spaces: 2.1
 Total: = 77
 RSIS notes: Parking spaces resulting in fractional space for entire development, any fraction 1/2 or less may be disregarded, and anything excess of 1/2 shall be counted as one parking space.
 6) Per ADA Standards for Accessible Design: 76 to 100 parking spaces require min. 4 ADA parking spaces with min. 1 of the 4 having min. 96" wide access aisle for van accessibility.
 7) §310-4 Building Height Definition - The vertical dimension measured from the average elevation of the finished grade at the perimeter of the building to the highest point of the roof.
 Average finished grade = (71.73 + 71.9 + 71.55 + 71.4 + 71.5 + 65.0 + 64.5 + 64.5 + 66.0 + 72.0) / 10 = 69.0 (see grading plan C-401 for grade shots)
 Finish Floor Elevation = 72.0
 FF To Peak of Roof = 29.99'
 Finish Floor Elevation + Distance to Peak Roof - Average finished grade = 72 + 29.99' - 69.0 = 32.99'
 8) §310-55(H) No accessory structure other than a conforming sign, flagpole or fence shall be located in a required front yard.

FLOOR AREA RATIO (F.A.R.)			
DESCRIPTION	APARTMENTS AREA (SF)	TERRACES (SF)	TOTALS
1ST FLOOR	25,395	550	25,945
2ND FLOOR	25,041	0	25,041
UPPER LOFT	3,078	0	3,078
TOTAL FLOOR AREA:			54,064
LOT AREA (SF)	372,874		
F.A.R. CALCULATION (%)	F.A.R. = TOTAL FLOOR AREA / LOT AREA		14.5%

IMPERVIOUS COVERAGE SUMMARY					
	EXISTING	PROPOSED	NET INCREASE	PROPOSED WITH CARPORT	NET INCREASE
IMPERVIOUS COVERAGE (%)	0%	18.3%	18.3%	18.3%	0.0%
IMPERVIOUS COVERAGE (SF)	0	68,082	68,082	68,166	84

SYMBOL

STOP SIGN	R1-1 STOP	2
DO NOT ENTER SIGN	R5-1 DO NOT ENTER	4
NO PARKING/LOADING ZONE SIGN	R7-6 NO PARKING/LOADING ZONE	1
HANDICAPPED PARKING SIGN	R7-8 HANDICAPPED PARKING	5
VAN SIGN	R7-8A VAN	5
PENALTY SIGN	R7-8P PENALTY SIGN	5
EMERGENCY VEHICLES ONLY SIGN	N/A EMERGENCY VEHICLES ONLY	2

QUANTITY

EXISTING

PROPOSED

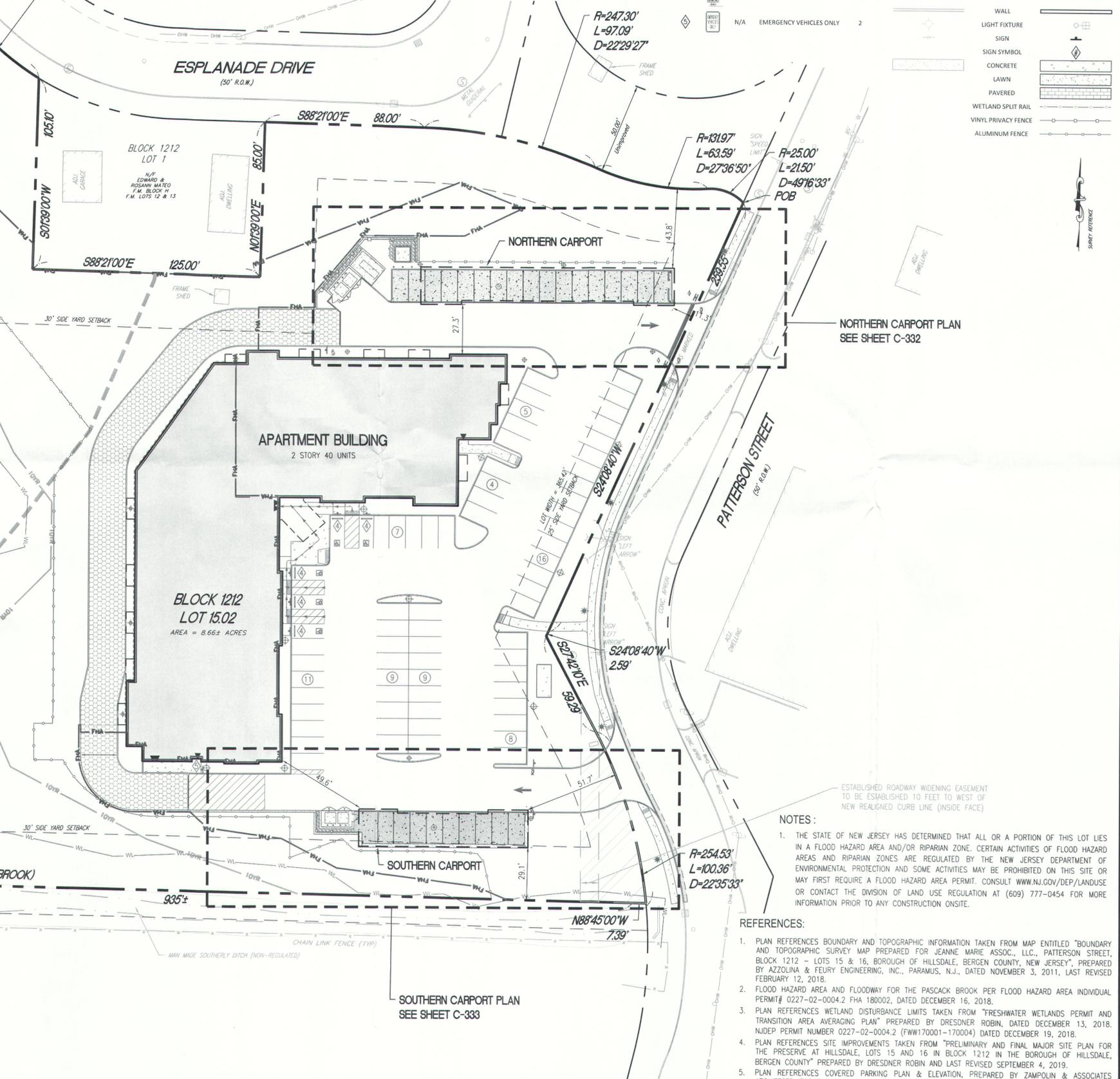
SITE LEGEND

- PROPERTY LINE
- LOT LINE
- BUILDING
- OVERHANG
- INTERIOR PARTITION
- DOOR
- CURB
- EDGE OF PAVEMENT
- FENCE
- WALL
- LIGHT FIXTURE
- SIGN
- SIGN SYMBOL
- CONCRETE
- LAWN
- PAVERED
- WETLAND SPLIT RAIL
- VINYL PRIVACY FENCE
- ALUMINUM FENCE

DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
 55 LANE ROAD, SUITE 220, FAIRFIELD, NJ 07004
 TEL: 973.696.2600 FAX: 973.696.1362
 NJ CERTIFICATE OF AUTHORIZATION: 246A27926000

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NOTES:
 1. THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES OF FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT WWW.NJ.COM/DEP/LANDUSE OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.

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NO. DATE DESCRIPTION BY

REVISIONS:

OWNER / APPLICANT:

305 PATTERSON ST. LLC
 PO BOX 100
 HACKENSACK, NEW JERSEY 07602

DRAWING TITLE:

SITE PLAN

PROJECT:

THE PRESERVE AT HILLSDALE CARPORTS

LOCATION:

LOT 15.02, BLOCK 1212
 BOROUGH OF HILLSDALE
 BERGEN COUNTY,
 NEW JERSEY, 07642

Grant B. Lewis 02/06/2020

GRANT B. LEWIS
 PROFESSIONAL ENGINEER
 NJ LICENSE NUMBER 246G4809200

SCALE:

30 15 0 30
 SCALE: 1"=30'

DRAWN BY: MSB CHECKED BY: GBL DRAWING NUMBER: C-331

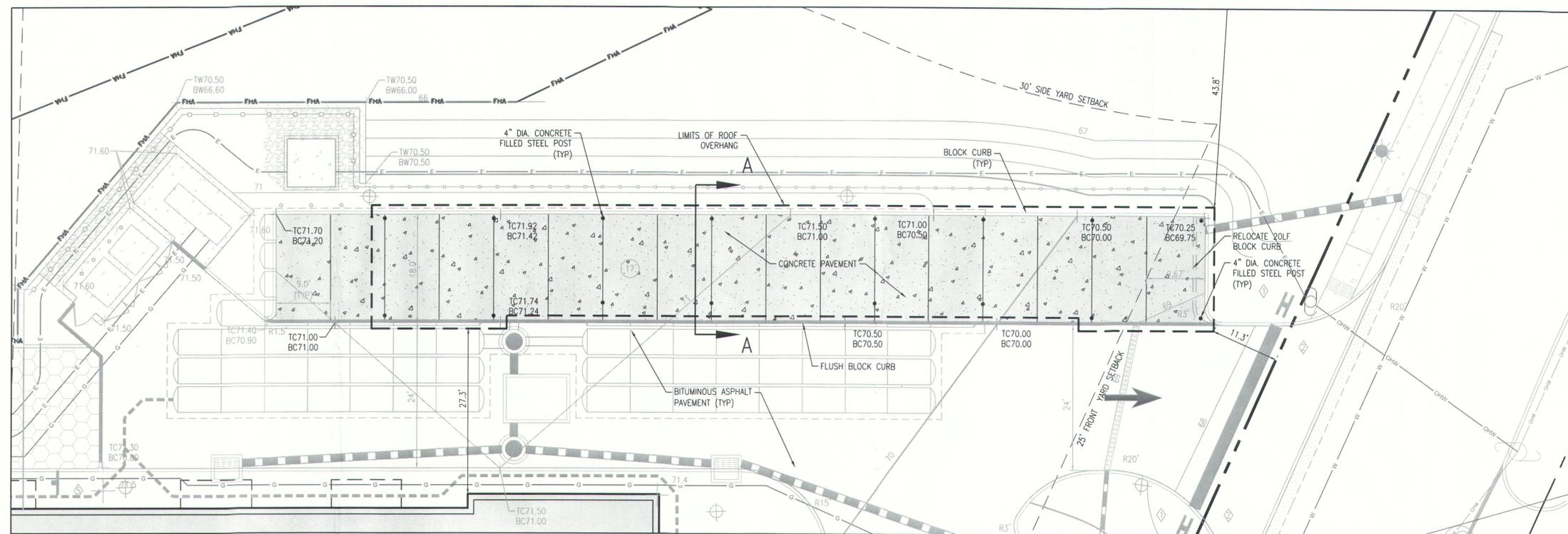
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JOB NO: 10938-001 SHEET 02 OF 04

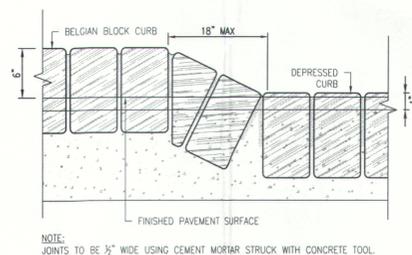
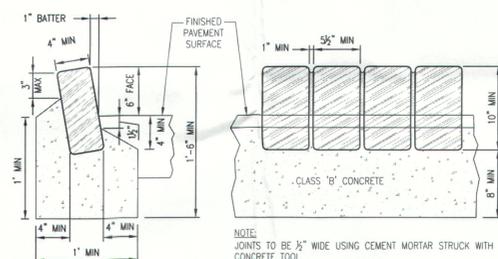
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TEL: 973.696.2600 FAX: 973.696.1362
NJ CERTIFICATE OF AUTHORIZATION: 24GA27926000

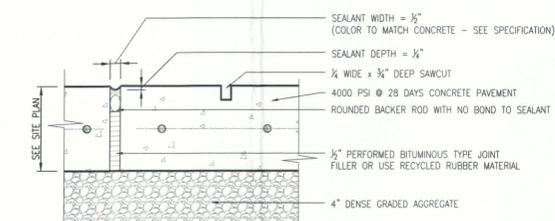
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NORTHERN CARPORT SITE AND GRADING PLAN

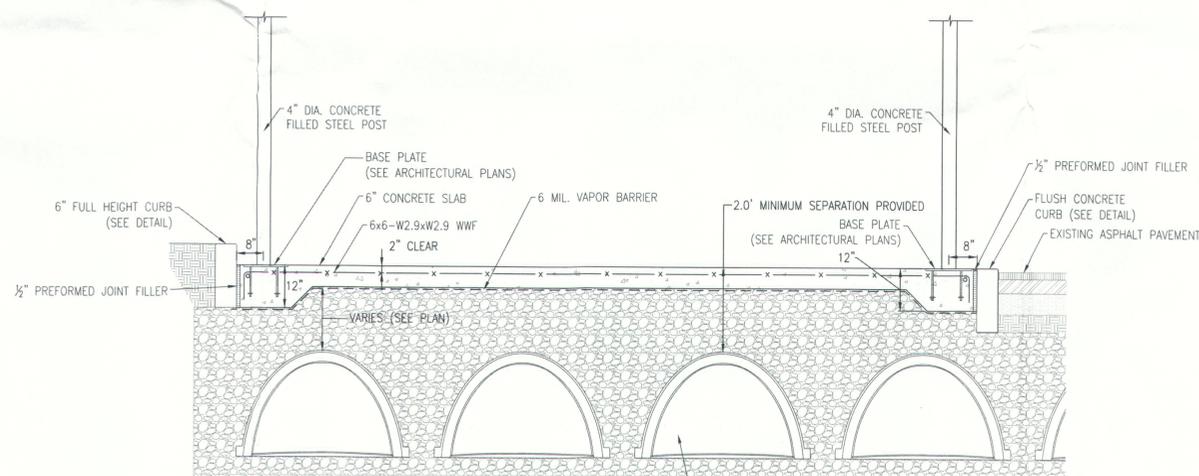


BELGIAN BLOCK RAISED AND FLUSH CURB
NTS



NOTES:
1. WHERE APPLICABLE, EXPANSION AND SCORE JOINT PATTERN SHALL MATCH EXISTING, OTHERWISE.
2. EXPANSION JOINTS SHALL RUN CONTINUOUS ALONG BUILDING FACADE, CURBS, WALLS OR EXISTING RIGID PAVEMENTS.

EXPANSION JOINT
NTS



NOTES:
1. CONCRETE TO BE 28 DAY COMPRESSIVE STRENGTH $f'_c = 4500$ PSI.
2. SEE CURB DETAILS FOR ADDITIONAL DETAIL.
3. FINAL DESIGN OF CONCRETE SLAB AND STEEL REINFORCEMENT TO BE PROVIDED BY LICENSED NEW JERSEY PROFESSIONAL ENGINEER.

SECTION A-A

NOTES:

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NO.	DATE	DESCRIPTION	BY
REVISIONS:			

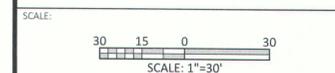
OWNER / APPLICANT:
305 PATTERSON ST. LLC
PO BOX 100
HACKENSACK, NEW JERSEY 07602

DRAWING TITLE:
NORTHERN CARPORT PLAN

PROJECT:
THE PRESERVE AT HILLSDALE CARPORTS

LOCATION:
LOT 15.02, BLOCK 1212
BOROUGH OF HILLSDALE
BERGEN COUNTY,
NEW JERSEY, 07642

Grant B. Lewis 02/06/2020
GRANT B. LEWIS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GED4809200

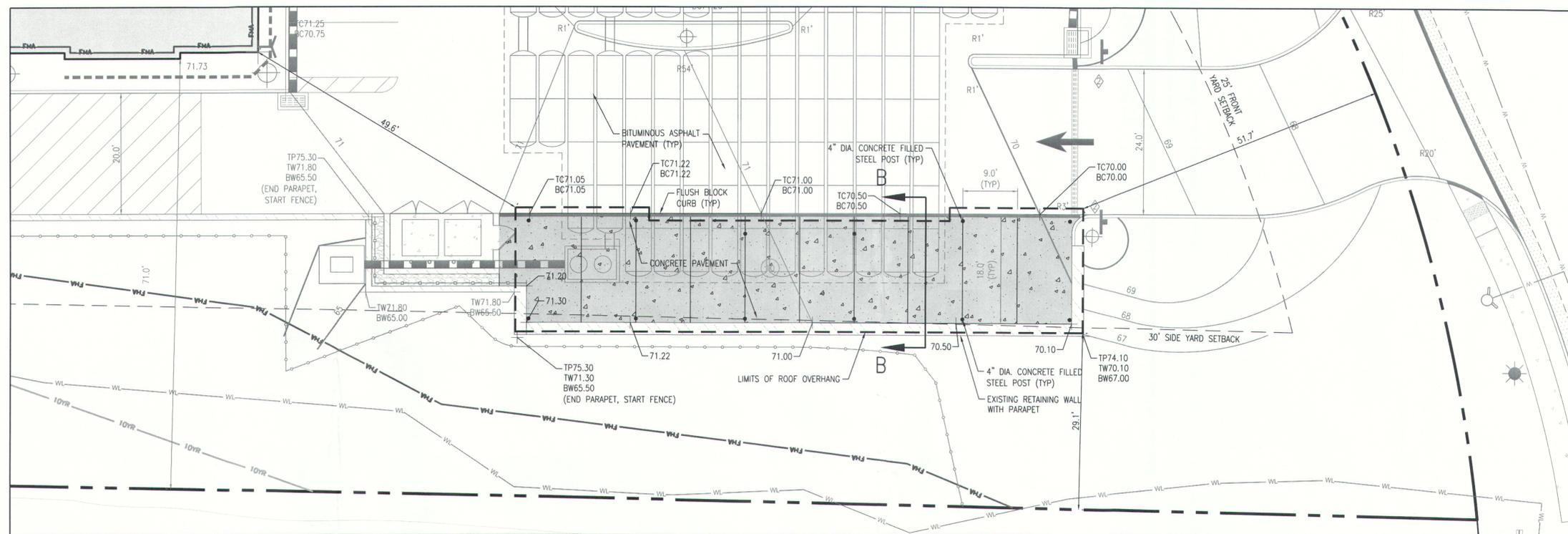


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JOB No: 10938-001	SHEET 03 OF 04	

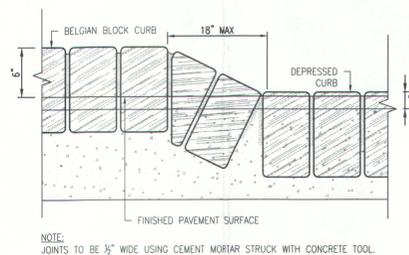
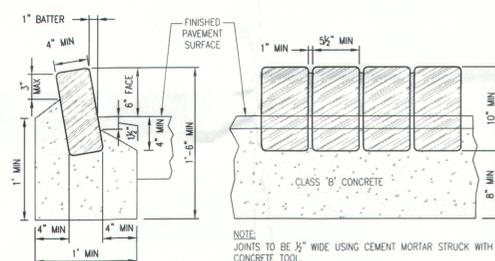
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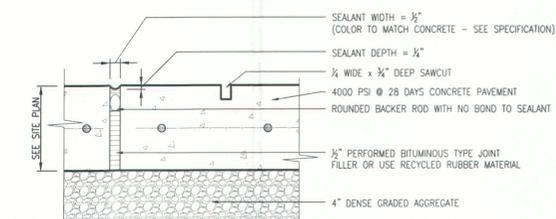
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SOUTHERN CARPORT SITE AND GRADING PLAN

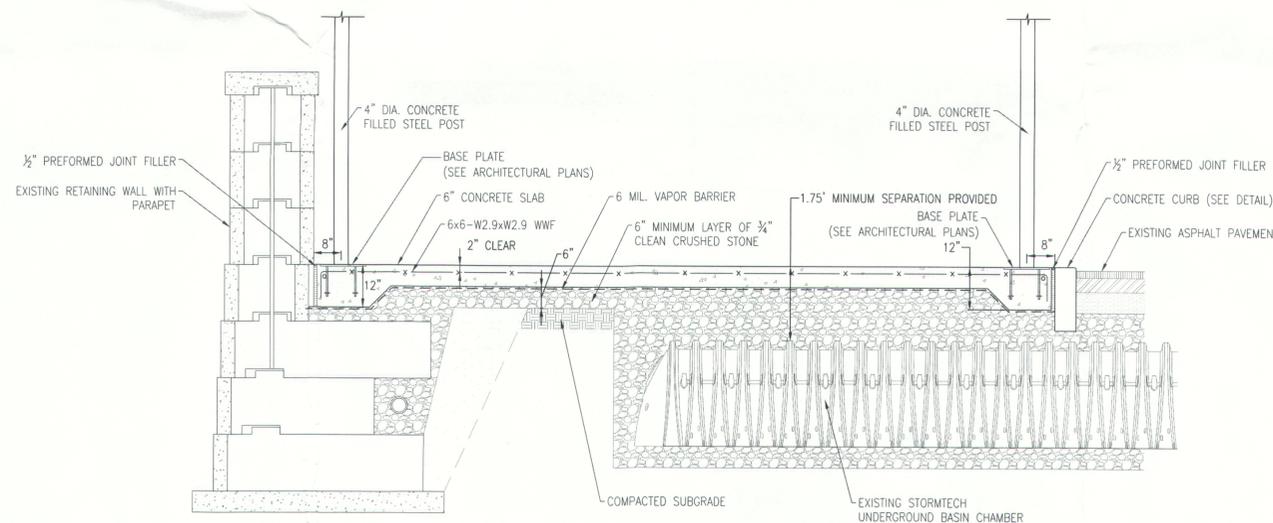


BELGIAN BLOCK RAISED AND FLUSH CURB
NTS



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EXPANSION JOINT
NTS



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SECTION B-B

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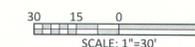
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Grant B. Lewis 01/06/2020

GRANT B. LEWIS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 246D4809200

SCALE:



DRAWN BY: MSB	CHECKED BY: GBL	DRAWING NUMBER: C-333
SCALE: 1"=30'	DATE: 02-06-2020	
JOB NO.: 10938-001	SHEET 04 OF 04	