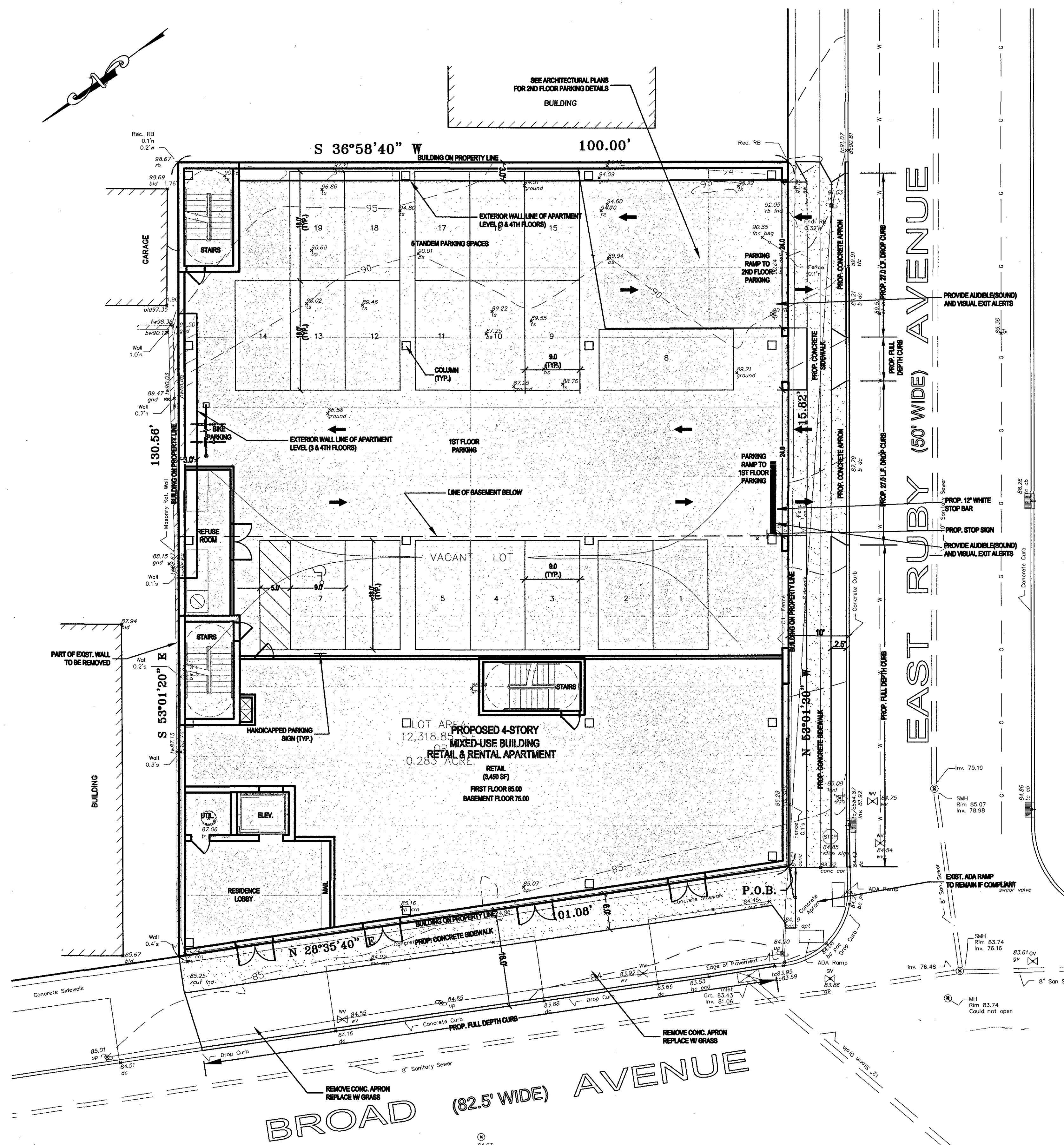


KEY & ZONING MAP
SCALE: 1"=200'



LEGEND

- BM - BENCH MARK
- CB - CATCH BASIN
- I - INVERT
- MH - MANHOLE
- TC - TOP CURB
- BC - BOTTOM CURB
- EP - EDGE PAVEMENT
- BW - BOTTOM WALL
- TW - TOP WALL
- TS - TOP SLOPE
- BS - BOTTOM SLOPE
- F - FENCE
- FC - FENCE CORNER
- G - GROUND
- FF - FINISHED FLOOR
- IP - IRON PIPE or PIPE
- TP - TEST PIT
- MON - MONUMENT
- TR - TO REMAIN
- TBR - TO BE REMOVED
- 000.00 - EXISTING ELEVATION
- 000 - EXISTING CONTOUR
- 1000.00 - PROP. ELEVATION
- 000 - PROP. CONTOUR
- UT - UTILITY POLE
- SIGN
- SWALE FLOW
- LIGHT POST
- STORM MH
- SANITARY MH
- SEEPAGE PIT
- SHRUB
- TREE
- TREE TO BE REMOVED
- TRAFFIC FLOW

- NOTES:**
1. DATUM: U.S.G.S. N.G.V.D. 1929.
 2. ALL CONSTRUCTION WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CONSTRUCTION CODE, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICE AS PERTAINS TO SAFETY.
 3. EXISTING DWELLINGS AND ON SITE STRUCTURES ARE TO BE REMOVED.
 4. NEW JERSEY RULES AND REGULATIONS GOVERNING BLASTING OPERATIONS AND EXCAVATION SAFETY MUST BE FOLLOWED. PROVISIONS SHALL BE MADE FOR DUST CONTROL DURING ROCK DRILLING AND OTHER GRADING AND EXCAVATION OPERATIONS.
 5. CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH SPECIFICATIONS.
 6. ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED.
 7. THERE ARE NO KNOWN COVENANTS, DEED RESTRICTIONS, EASEMENTS OR EXCEPTIONS AFFECTING THE SITE.
 8. ANY DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 9. LOTS 18, 19, 20, 21 & 22 TO BE CONSOLIDATED. PROPOSED LOT DESIGNATION LOT 18.01.
 10. SEPARATE UTILITY PERMIT APPLICATIONS WILL BE REQUIRED FOR EACH PROPOSED UTILITY WORK (GAS ELECTRIC, WATER, SEWER, ETC.) APPLICATIONS SHALL BE FILED WITH RESPECTIVE UTILITY COMPANY.

SITE PLAN

LOT 23 BLOCK 614
TAX MAP
BOROUGH OF PALISADES PARK
BERGEN COUNTY, NEW JERSEY

| | | |
|---------------|-----------------------|------|
| SCALE: 1"=10' | DATE: 10-01-2020 REV2 | REV4 |
| | REV1 03-01-2021 REV3 | REV5 |

STEVEN L. KOESTNER, P.E. & L.S. LIC. # 27901
 KOESTNER ASSOCIATES
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 61 HUDSON STREET HACKENSACK, N.J. 07601

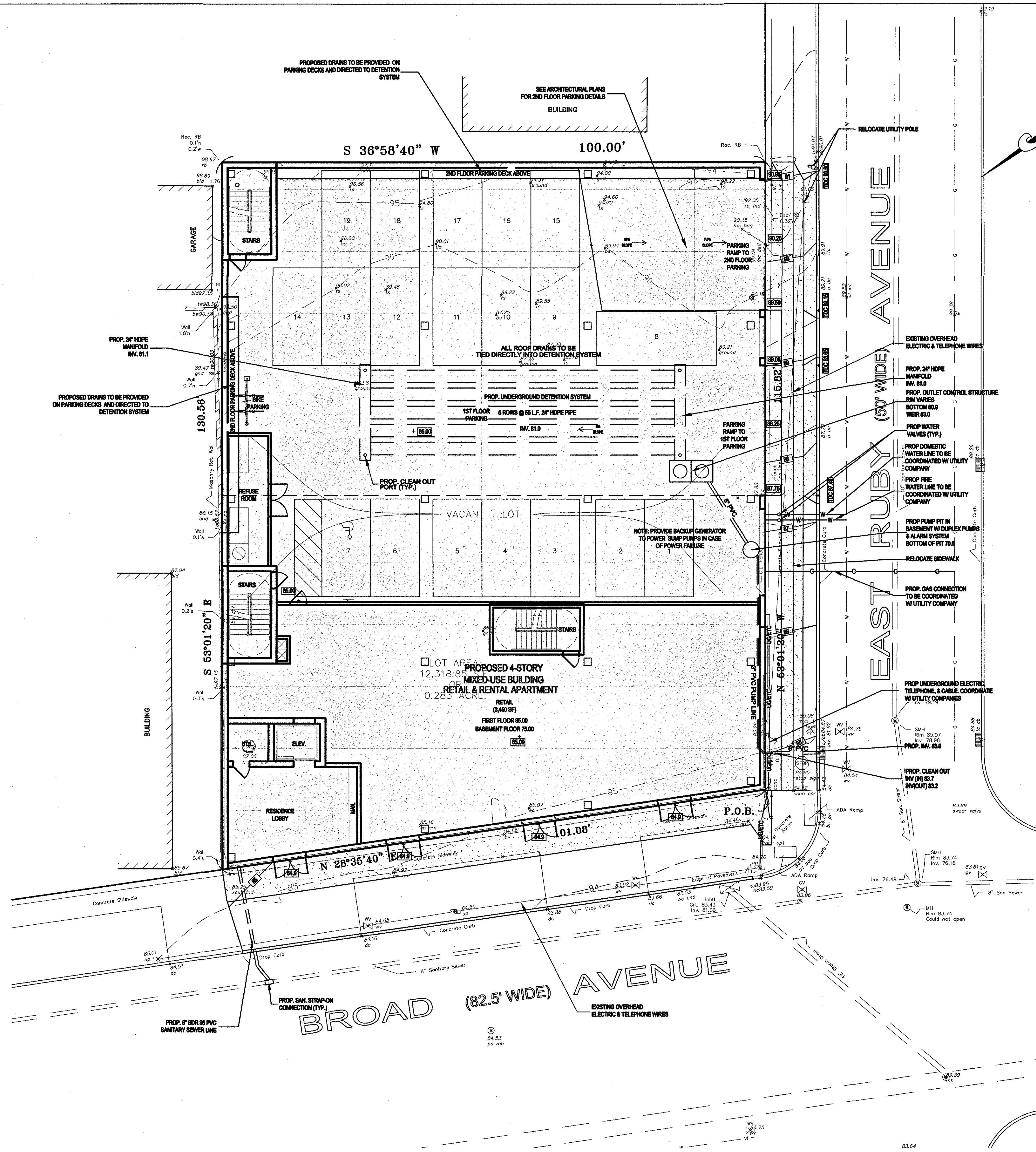
SHEET: 1 OF 6

NOTES:

- DATUM: U.S.G.S. N.G.V.D. 1929.
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- NEW JERSEY RULES AND REGULATIONS GOVERNING BLASTING OPERATIONS AND EXCAVATION SAFETY MUST BE FOLLOWED. PROVISIONS SHALL BE MADE FOR DUST CONTROL DURING ROCK DRILLING AND OTHER GRADING AND EXCAVATION OPERATIONS.
- CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH SPECIFICATIONS.
- ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURB, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED.
- ALL ROOF LEADERS SHALL BE TIED INTO PROPOSED DRAINAGE SYSTEM.
- SANITARY & WATER SERVICE LINES TO BE 10 FT. APART.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- NO DIRECT SUMP PUMP DISCHARGE ONTO STREET OR TO ADJACENT PROPERTIES.
- ANY DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEPARATE UTILITY PERMIT APPLICATIONS WILL BE REQUIRED FOR EACH PROPOSED UTILITY WORK (GAS, ELECTRIC, WATER, SEWER, ETC.) APPLICATIONS SHALL BE FILED WITH RESPECTIVE UTILITY COMPANY.

MAINTENANCE NOTES

- MAINTENANCE OF STORMWATER SYSTEM:
 - MAINTENANCE OF THE SUBJECT PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
 - MAINTENANCE SHALL INCLUDE THE FOLLOWING:
 - PERIODIC CLEANING OF INLETS TO PREVENT DEBRIS FROM ENTERING THE DETENTION SYSTEM (3 MONTH INTERVALS)
 - DETENTION SYSTEM & OUTLET CONTROL STRUCTURE SHALL BE INSPECTED (4) TIMES ANNUALLY AND MAINTAINED YEARLY.



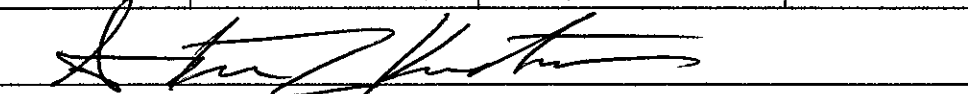
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- T - TREE TO BE REMOVED
- TF - TRAFFIC FLOW

GRADING, DRAINAGE & UTILITIES PLAN

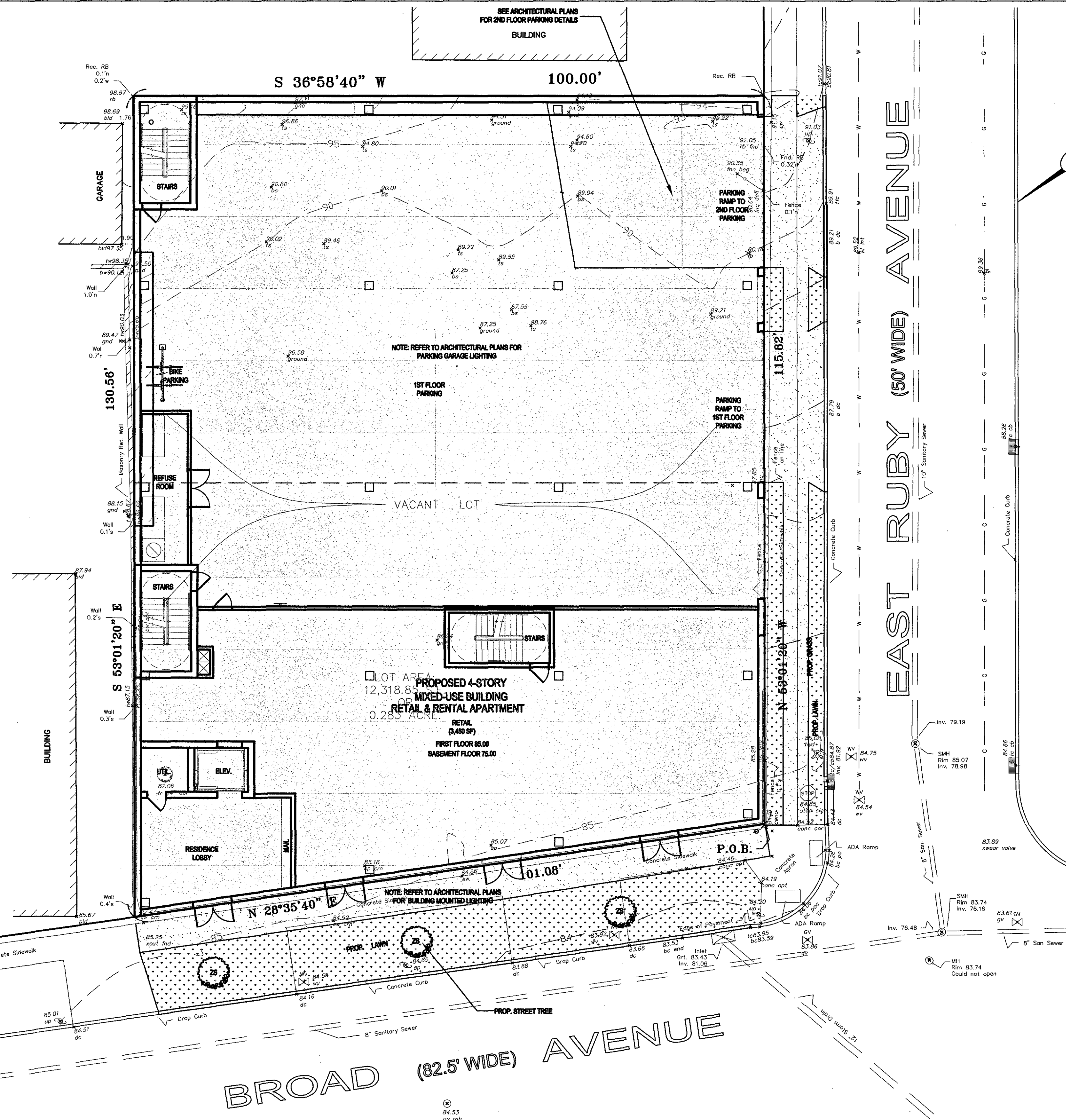
LOT 23 BLOCK 614
TAX MAP
BOROUGH OF PALISADES PARK
BERGEN COUNTY, NEW JERSEY

| | | |
|---------------|-----------------------|------|
| SCALE: 1"=10' | DATE: 10-01-2020 REV2 | REV4 |
| | REV1 03-01-2021 REV3 | REV5 |

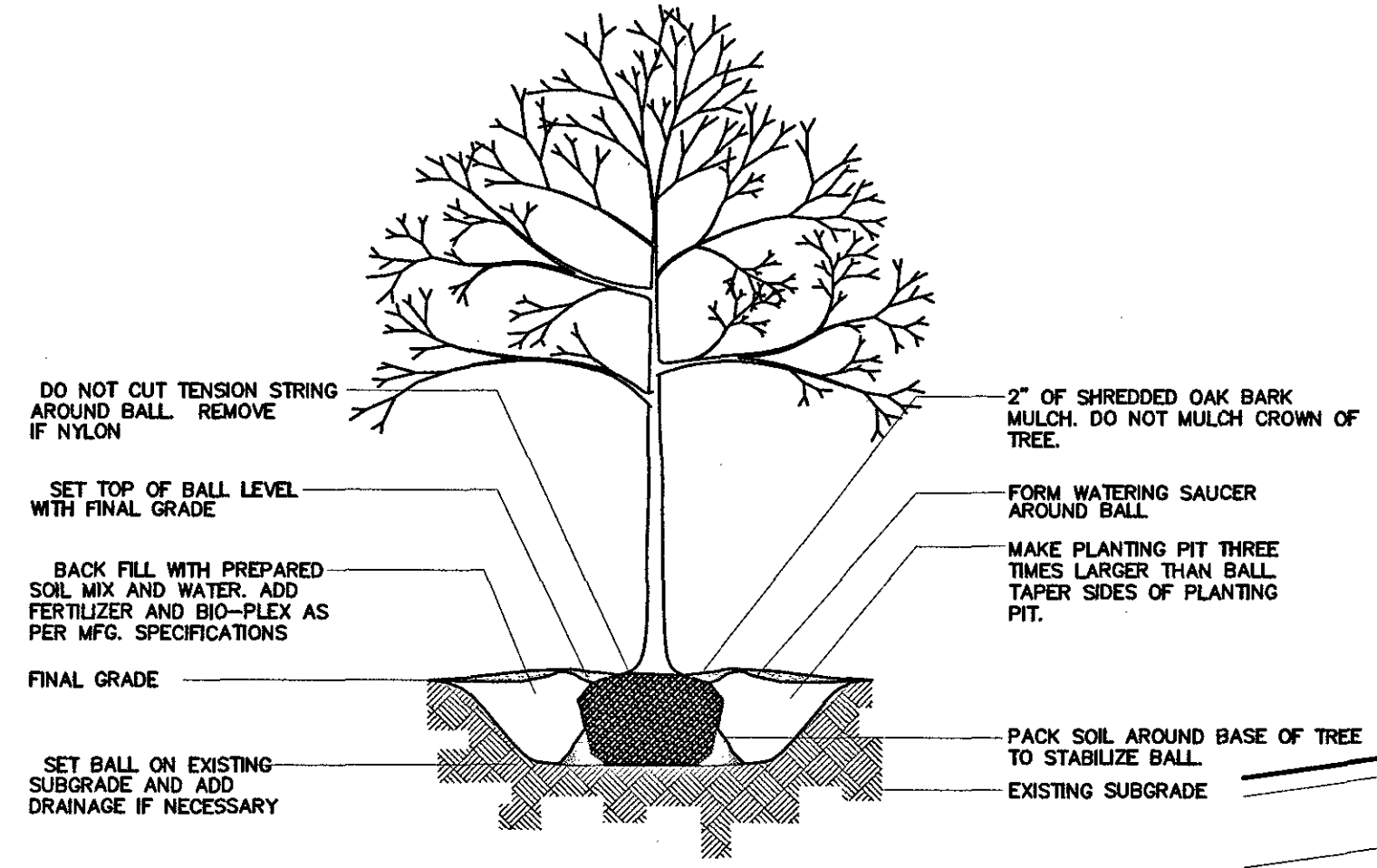

STEVEN L. KOESTNER, P.E. & L.S. LIC. # 27901
 KOESTNER ASSOCIATES
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 61 HUDSON STREET HACKENSACK, N.J. 07601

SHEET: 2 OF 6

- LEGEND**
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- LANDSCAPE NOTES:**
1. EVERY EFFORT TO BE MADE BY THE CONTRACTOR TO PREVENT/MINIMIZE COMPACTION OF SOIL IMMEDIATELY OVER THE TREES ROOT SYSTEM WITHIN THE DRIP LINE.
 2. ALL STUMPS AND OTHER TREE PARTS, LITTER, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR TYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE.
 3. PRIOR TO ANY EXCAVATION FOR THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ANY AND ALL UNDERGROUND UTILITIES.
 4. THE CONTRACTOR SHALL INSPECT ALL PLANTING AREAS BEFORE ANY TOPSOILING OR PLANTING IS BEGUN TO ENSURE ADEQUATE DRAINAGE EXISTS. IF ANY AREAS TO BE LANDSCAPED SHOW EVIDENCE OF POOR DRAINAGE, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY FOR CORRECTIVE ACTION. ANY PLANT MATERIAL THAT DIES DUE TO POOR OR INADEQUATE DRAINAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 5. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER TO ALL AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING, SOODING OR PLANTING.
 6. TOPSOIL SHALL BE A NATURAL, FRABLE TOPSOIL, REPRESENTATIVE OF PRODUCTIVE SOILS IN THE VICINITY. IT SHALL BE OBTAINED FROM WELL-DRAINED AREAS, FREE OF SUBSOIL, FOREIGN MATTER, TOXIC SUBSTANCES AND ANY HARMFUL MATERIAL.
 7. BACKFILL MATERIAL FOR BACKFILLING AROUND TREE/SHRUB BALLS SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED: 1/6 PEAT MOSS, 4/6 TOPSOIL. ADD 15 LBS. OF 20-10-5 FERTILIZER PER CUBIC YARD OF BACKFILL. BACKFILL MATERIAL BY ANALYSIS SHALL HAVE AT LEAST 15% ORGANIC MATTER.
 8. ALL PLANT MATERIAL THAT IS TO BE INSTALLED TO BE IN FULL COMPLIANCE WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY DEVIATION/SUBSTITUTION FROM THE PLANT LIST TO BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PURCHASE OF THE MATERIAL.
 9. ALL LANDSCAPE MATERIALS TO BE OF NURSERY STOCK AND FREE OF INSECTS AND DISEASE.
 10. ALL TREES, SHRUBS, AND GROUND COVERS TO COMPLY WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" AND AS FURTHER SPECIFIED.
 11. ALL TREES TO BE STRAIGHT TRUNKED AND LEADER(S) INTACT.
 12. PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A COMPLIANCE WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY DEVIATION/SUBSTITUTION FROM THE PLANT LIST TO BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PURCHASE OF THE MATERIAL.
 13. IF AFTER REGRADING ROCK IS EXPOSED PLANTINGS SHALL BE ADJUSTED ACCORDINGLY.
 14. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
 15. ALL LANDSCAPING IS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL FINAL ACCEPTANCE, BUT IN NO CASE LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION OF PLANTING. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH, RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWNS FOR NOT LESS THAN THE PERIOD STATED BELOW, AND LONGER AS REQUIRED TO ESTABLISH AND ACCEPTABLE LAWN.
 1. SEEDED LAWNS, NOT LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION.
 2. IF SEEDED IN FALL AND NOT GIVE FULL 60 DAYS OF MAINTENANCE, OR IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
 3. SOODED LAWNS, NOT LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION.
 MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.



DECIDUOUS TREE PLANTING DETAIL
NO SCALE

| PLANT SCHEDULE | | | | | | |
|----------------|------|-----------------------------|----------------------------|-------|------|------------------|
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | REMARKS |
| ZS | 3 | ZELKOVA SERRATA 'MUSASHINO' | MUSASHINO JAPANESE ZELKOVA | B & B | N/A | FULL, DENSE FORM |

LANDSCAPE PLAN

LOT 23 BLOCK 614
TAX MAP

**BOROUGH OF PALISADES PARK
BERGEN COUNTY, NEW JERSEY**

SCALE: 1"=10' DATE: 10-01-2020 REV2 REV4
REV1 03-01-2021 REV3 REV5

Steven L. Koestner
STEVEN L. KOESTNER, P.E. & L.S. LIC. # 27901
KOESTNER ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
61 HUDSON STREET HACKENSACK, N.J. 07601 SHEET: 3 OF 6

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

SOIL EROSION AND SEDIMENT CONTROL NOTES

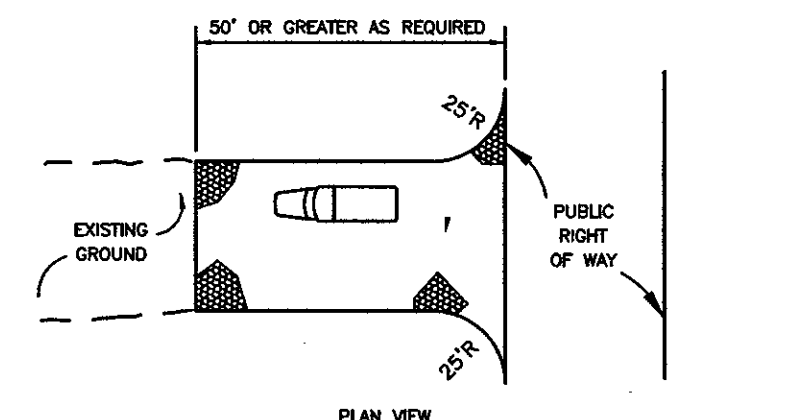
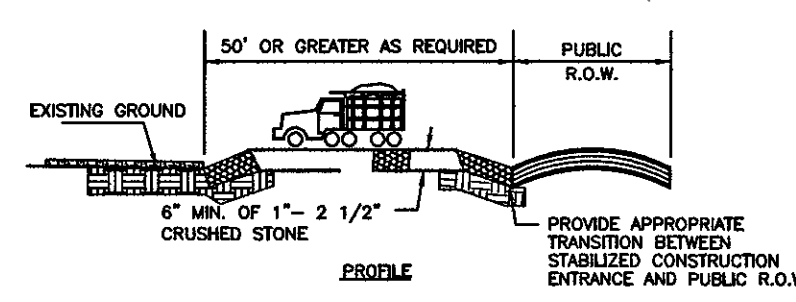
- All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
- Any disturbed area that will 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 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 sq. ft., to be 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 - 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 seeds; plant between March 1 and October 15 (summer seedings require irrigation).
Mulch - Unrotted straw or hay at a rate of 70 to 90 lbs./1,000 sq. ft., to be 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).
- 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 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 hay bale 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'x100' 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 disturbed or onto public right-of-ways, will be removed immediately. Paved roadways must be kept clean at all times.
- All 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.
- Downspout 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 filter in accordance with Section 16-1 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 07640 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.

—Revised 12/7/17

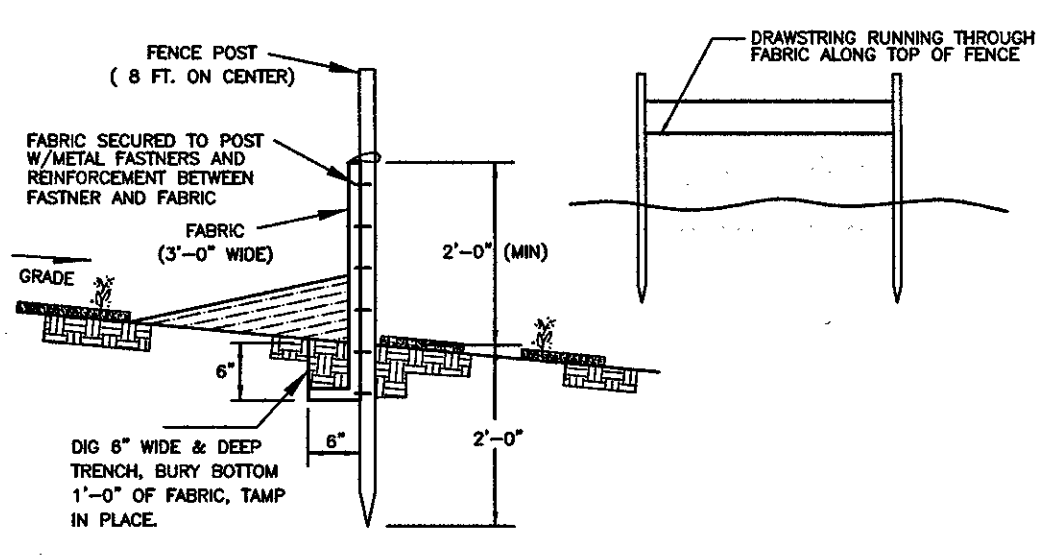
- SOIL EROSION CONSTRUCTION SEQUENCE**
- INSTALL SILT FENCES, INSTALL CONSTRUCTION ACCESS DRIVEWAY, STRIP TOPSOIL - 3 DAYS
 - CONSTRUCT DRAINAGE SYSTEM & INLET FILTER - 2 WEEKS
 - EXCAVATE & CONSTRUCT FOUNDATION & WALLS - 1 MONTH
 - BACKFILL FOUNDATIONS TO GRADE, TEMPORARY SEED/MULCH DISTURBED AREAS - 1 WEEK
 - CONSTRUCT PROPOSED BUILDING - 12 MONTHS
 - FINAL GRADING & UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE, INSTALL PLANTINGS & SEEDING - 2 DAYS
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON PERMANENT STABILIZATION OF DISTURBED AREAS - 2 DAYS

LEGEND

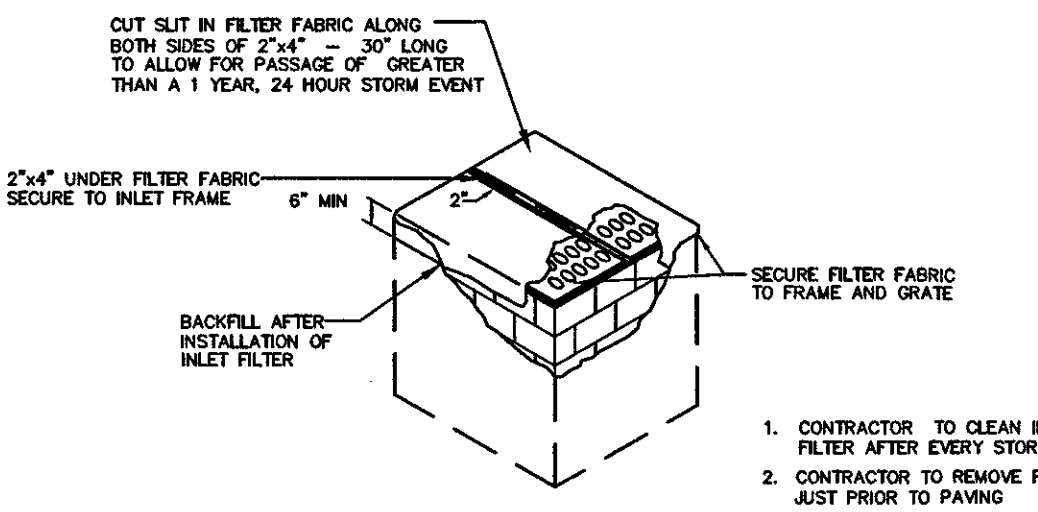
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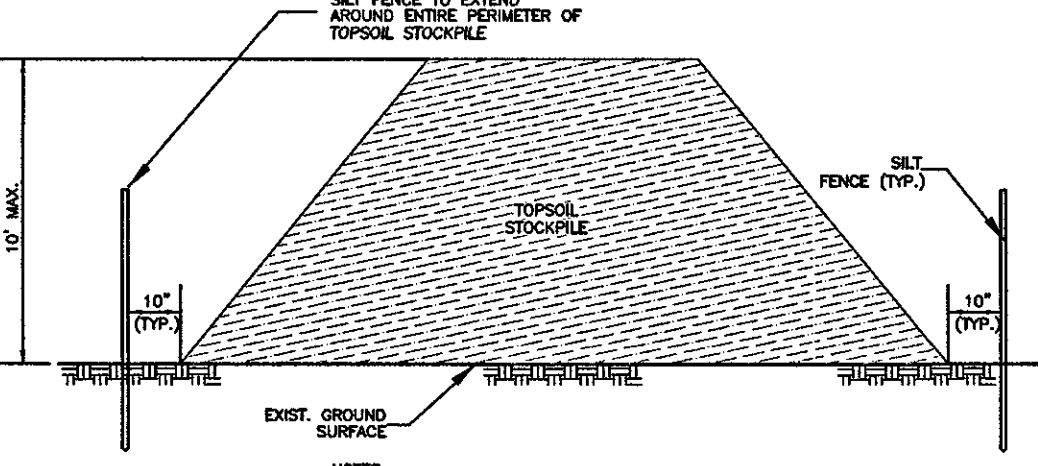
STABILIZED CONSTRUCTION ENTRANCE



SILT FENCE DETAIL

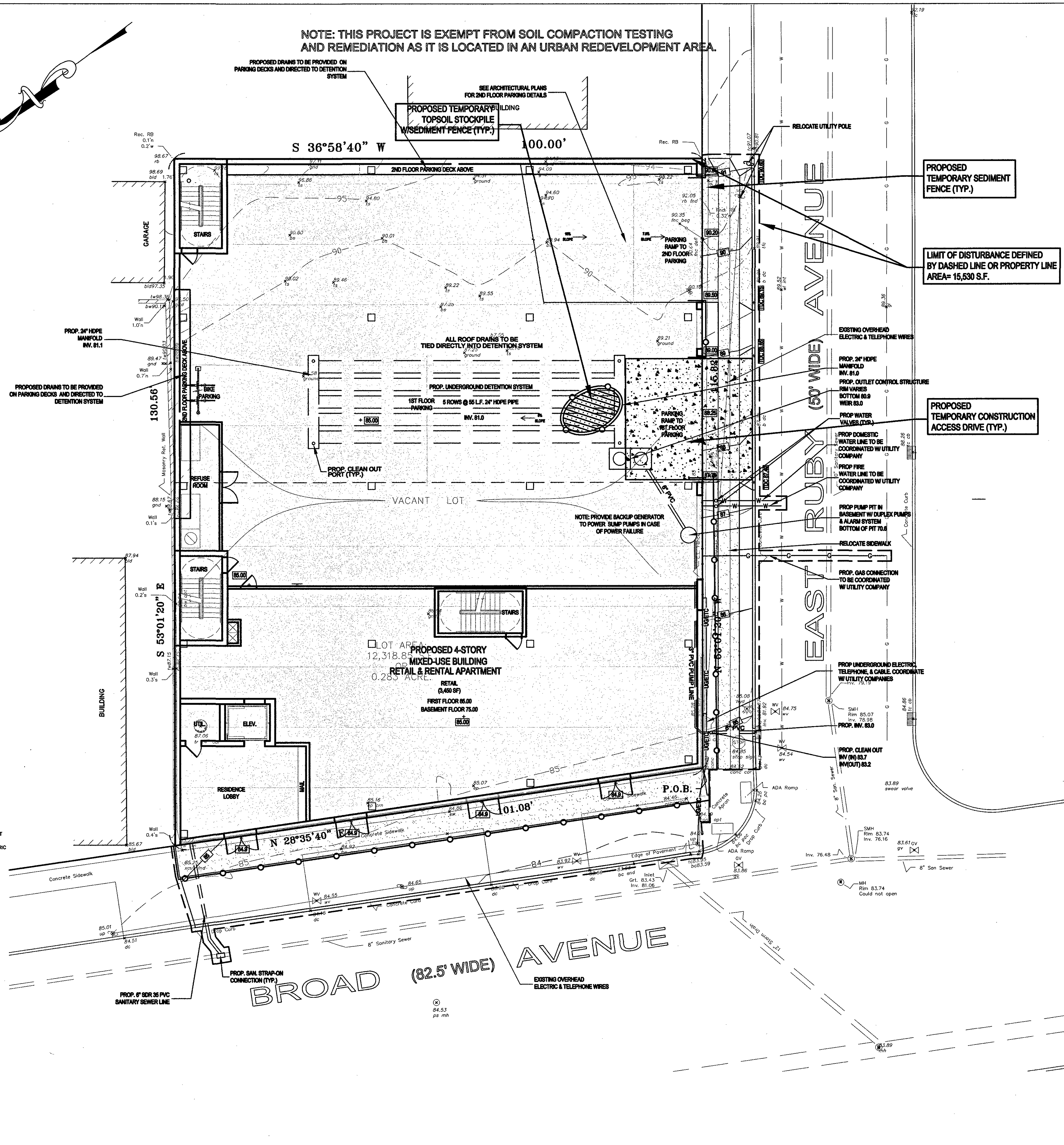


FLAT GRATE TYPE INLET FILTER DETAIL



- NOTES:**
- IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH A STRAW BLANKET OR SEEDING TO MINIMIZE EROSION.
 - INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK, AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (1/2") PER DAY OR EQUAL SHOW MUST BE REPAIRED OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
 - SEDIMENT TRAPPED BY THE SILT FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES.

TEMPORARY TOPSOIL STOCKPILE DETAIL



SOIL EROSION & SEDIMENT CONTROL PLAN

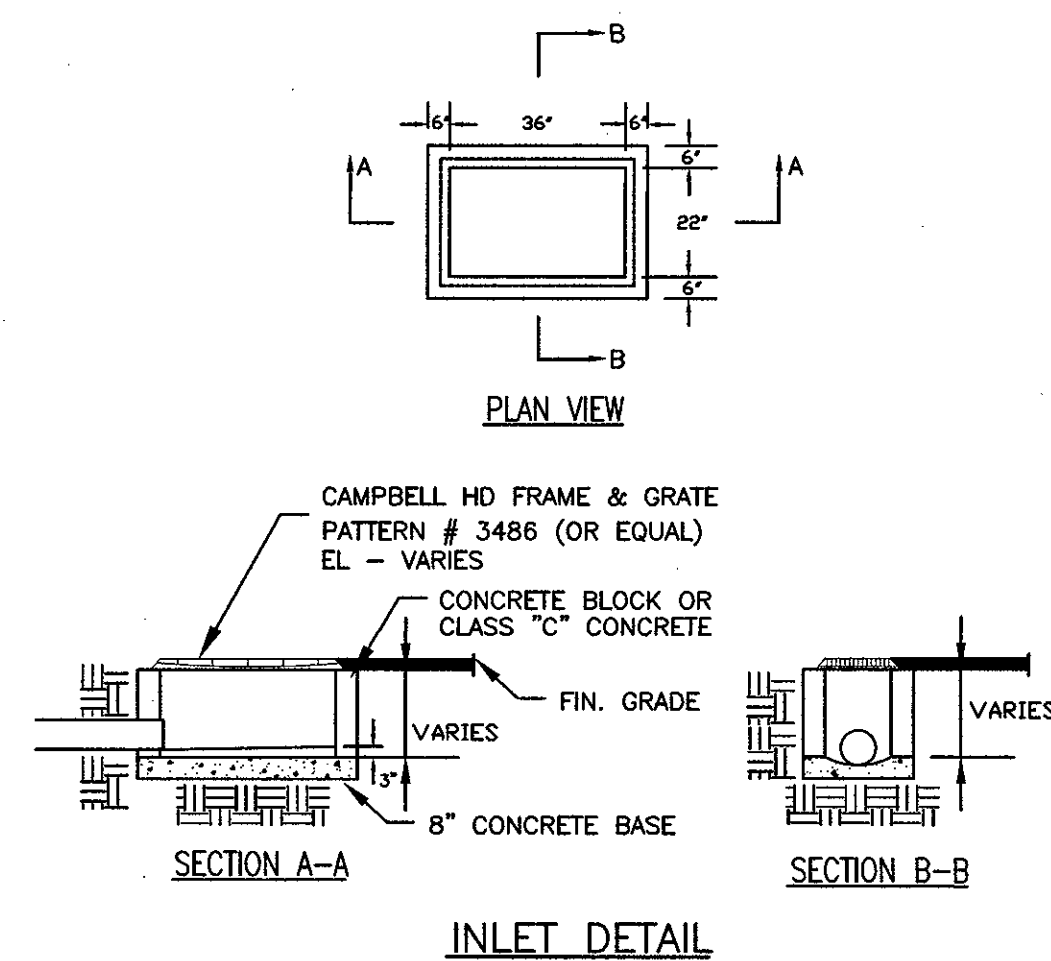
LOT 23 BLOCK 614
TAX MAP
BOROUGH OF PALISADES PARK
BERGEN COUNTY, NEW JERSEY

SCALE: 1"=10'

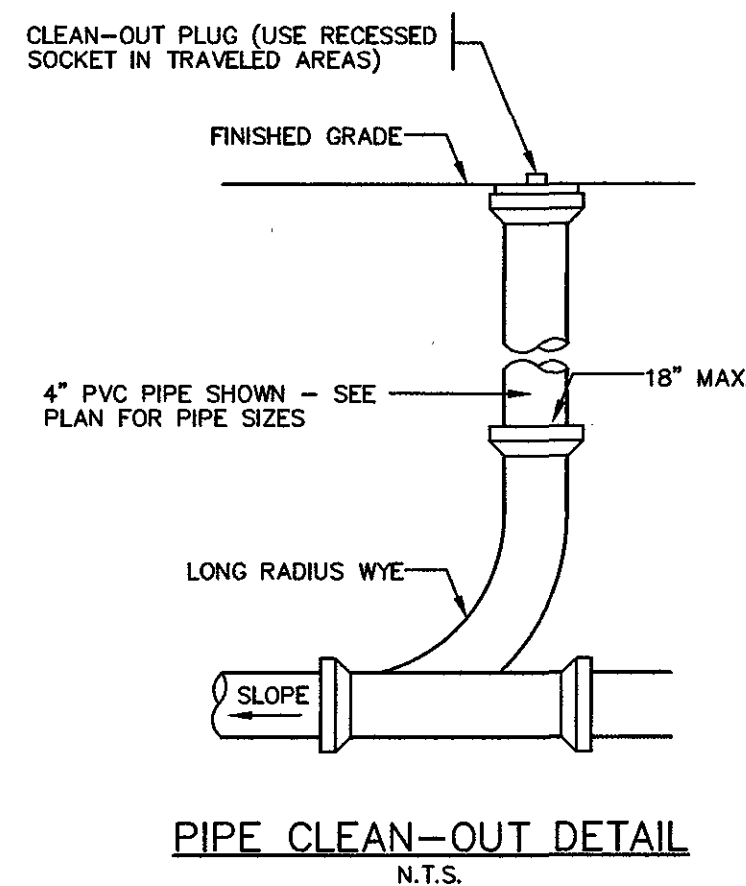
| | | |
|------------------|------|------|
| DATE: 10-01-2020 | REV2 | REV4 |
| REV1 03-01-2021 | REV3 | REV5 |

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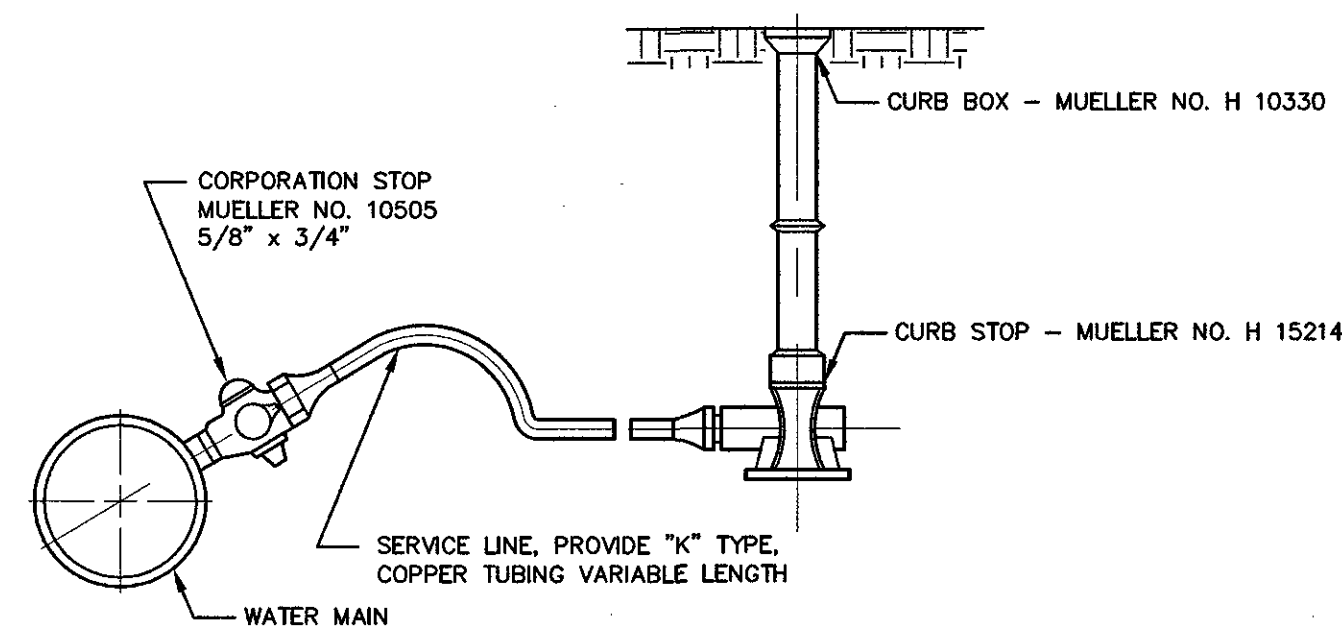
SHEET: 4 OF 6



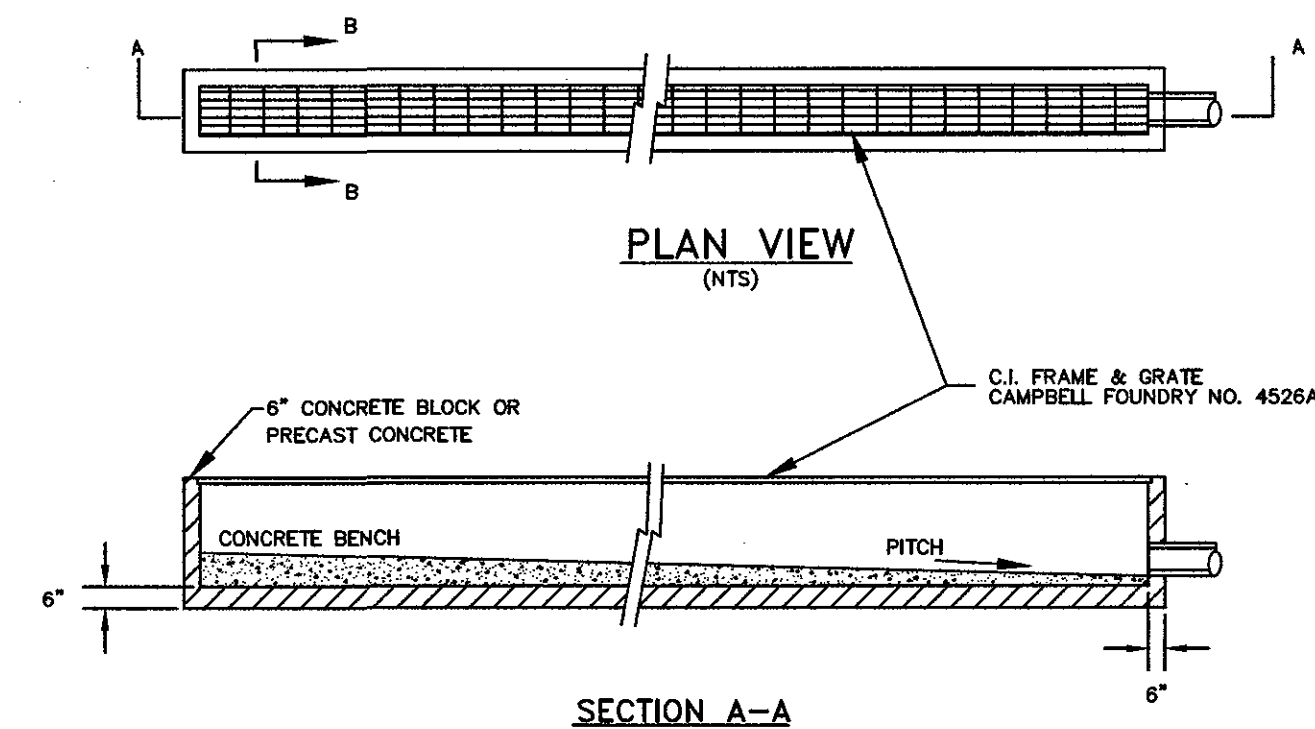
INLET DETAIL
N.T.S.



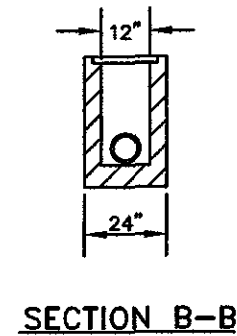
PIPE CLEAN-OUT DETAIL
N.T.S.



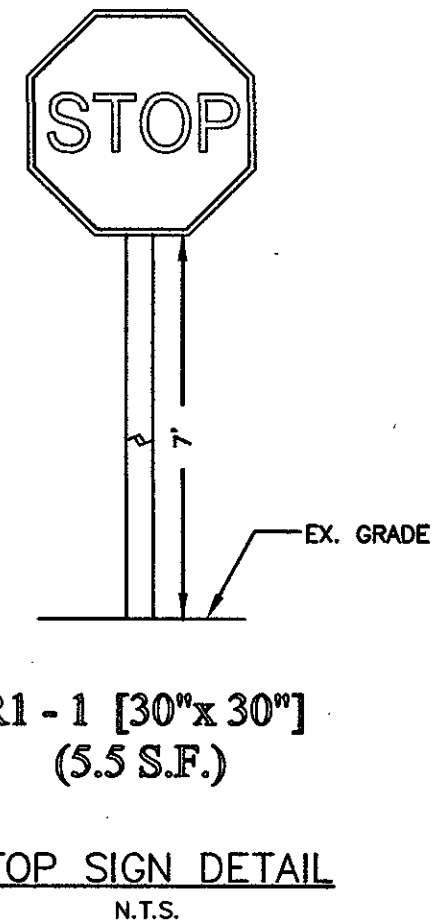
TYPICAL WATER SERVICE CONNECTION
N.T.S.



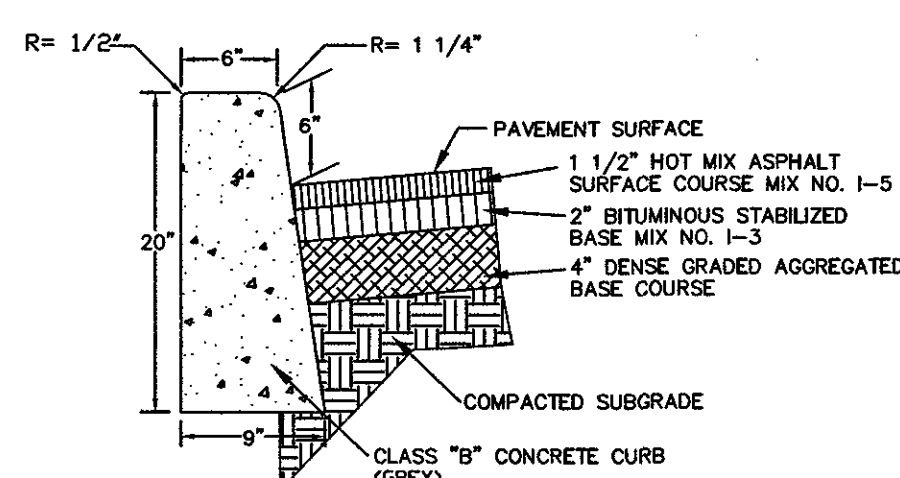
TRENCH DRAIN DETAIL
(TYPICAL)



SECTION B-B

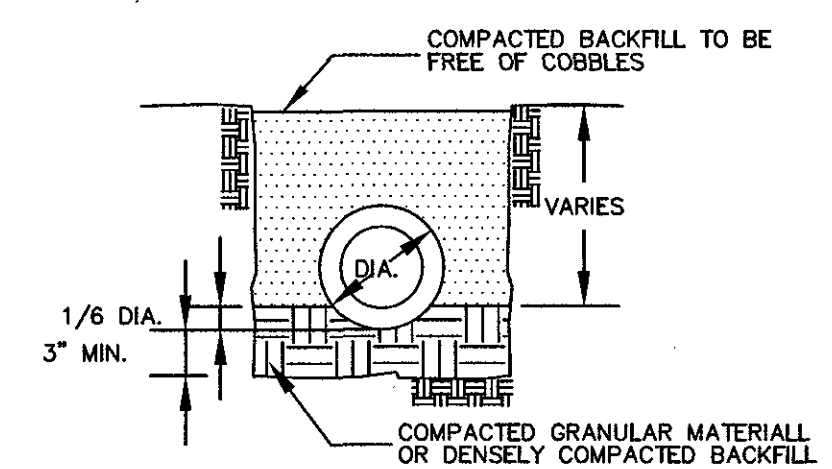


STOP SIGN DETAIL
N.T.S.

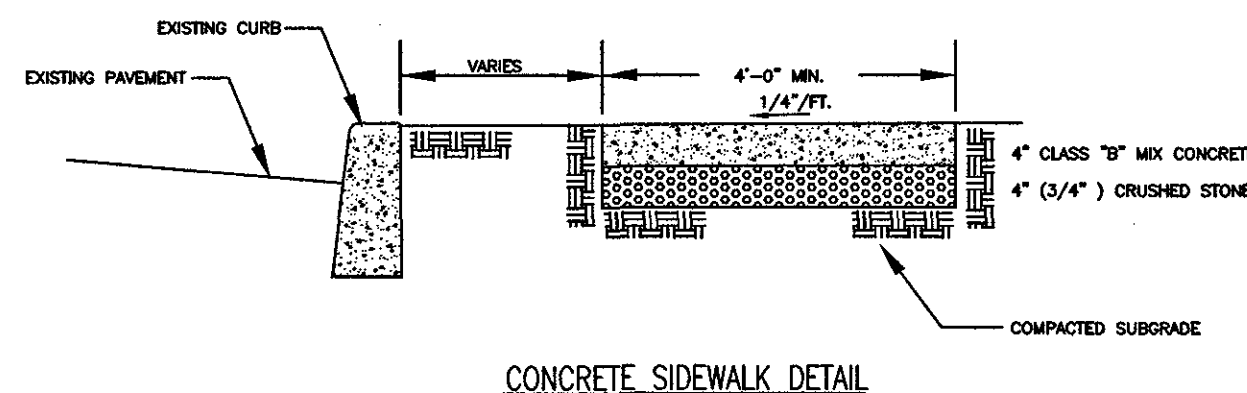


NOTE: TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURBS 10'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER COMPLYING WITH THE REQUIREMENTS OF AASHTO SPECIFICATION M-213 RECESSED 1/4" FROM FACE AND TOP OF CURB.

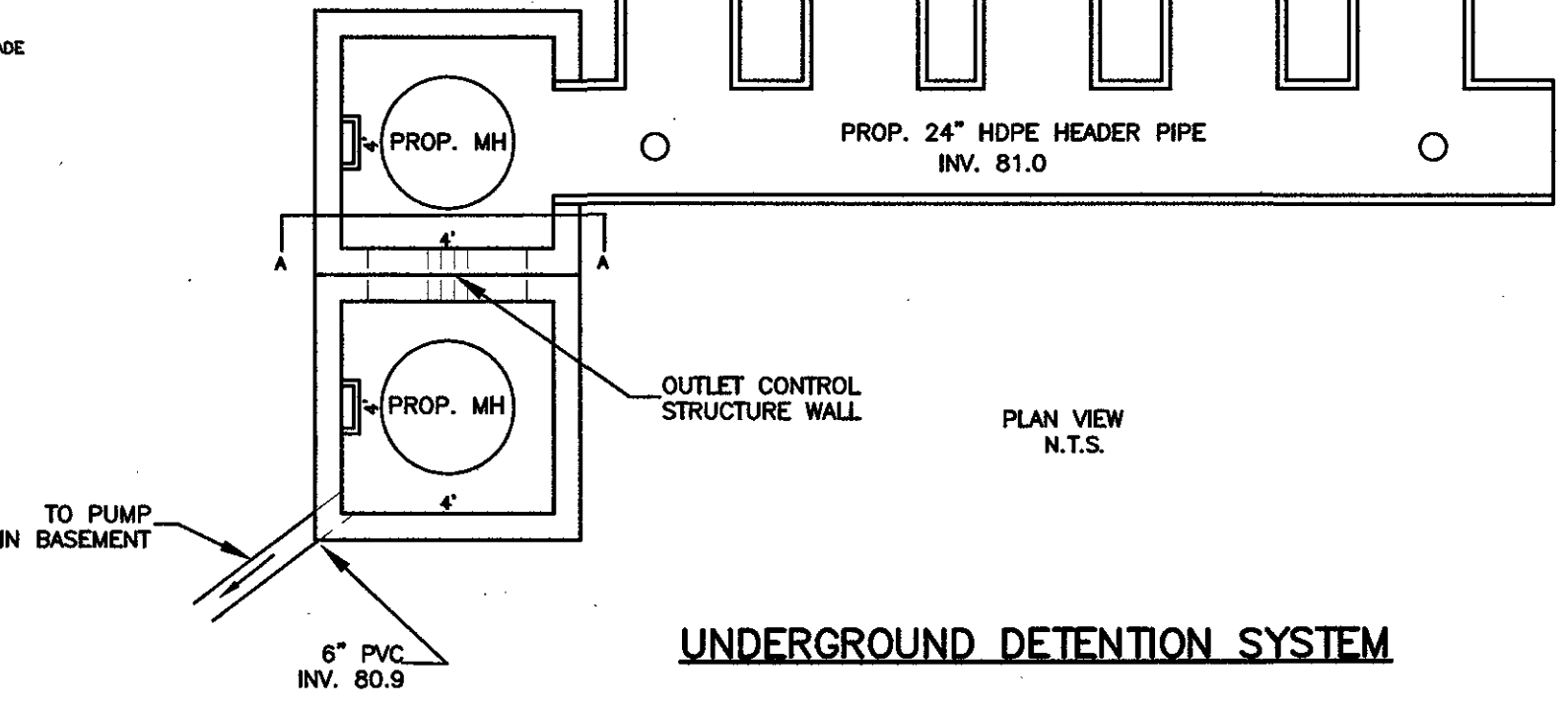
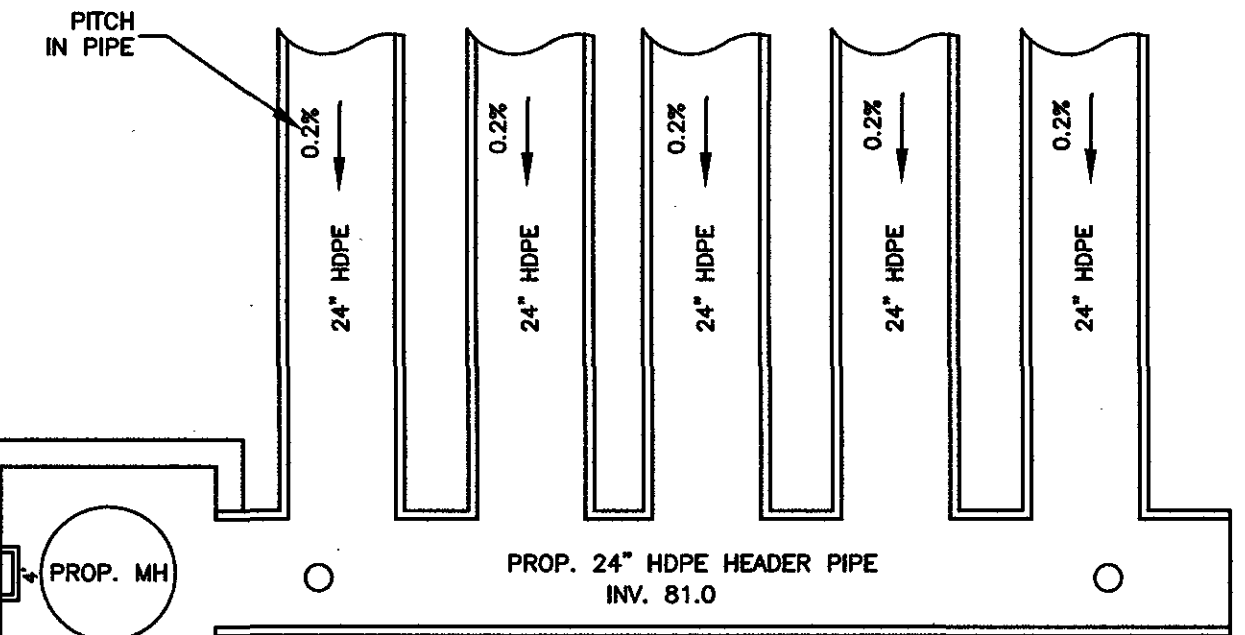
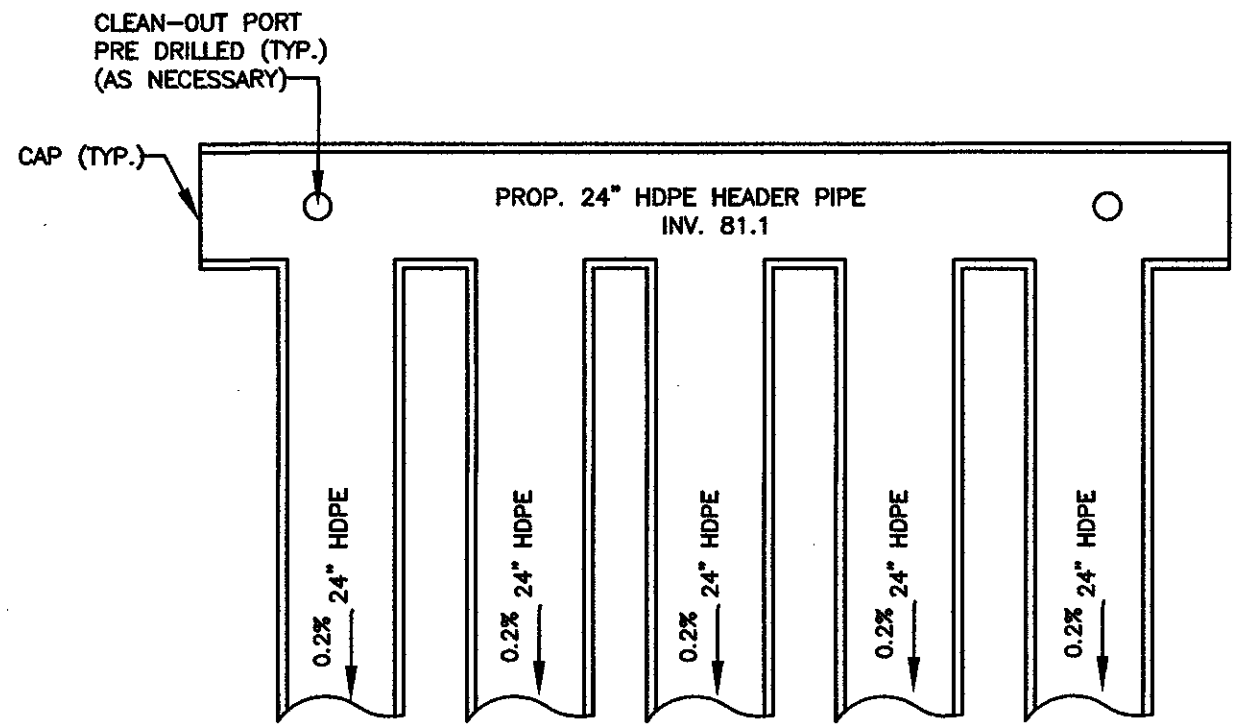
CONCRETE CURB & PAVEMENT



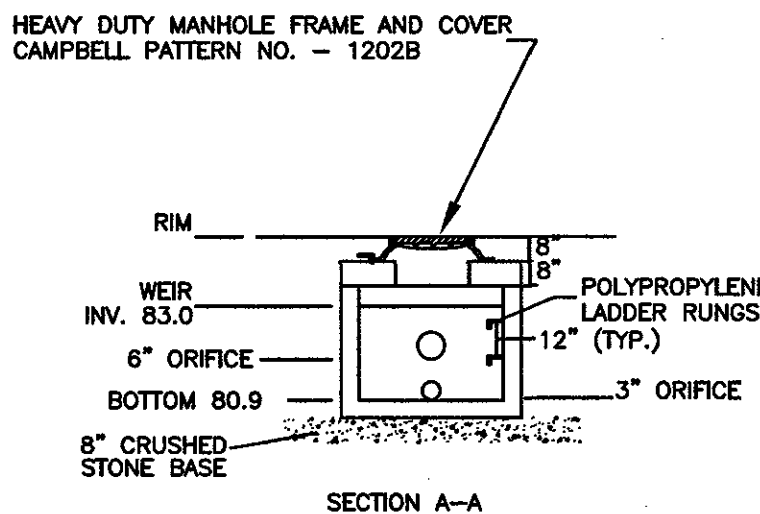
PIPE TRENCH BEDDING DETAIL



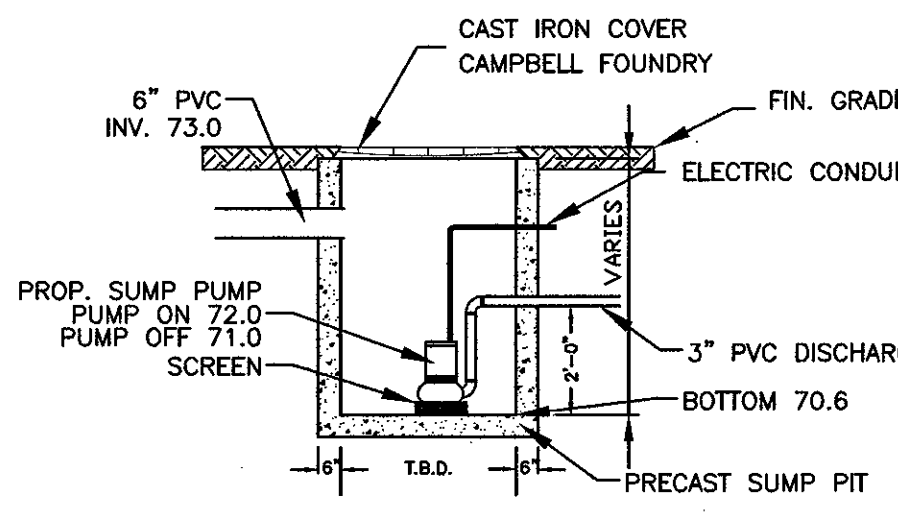
CONCRETE SIDEWALK DETAIL
N.T.S.



UNDERGROUND DETENTION SYSTEM
N.T.S.

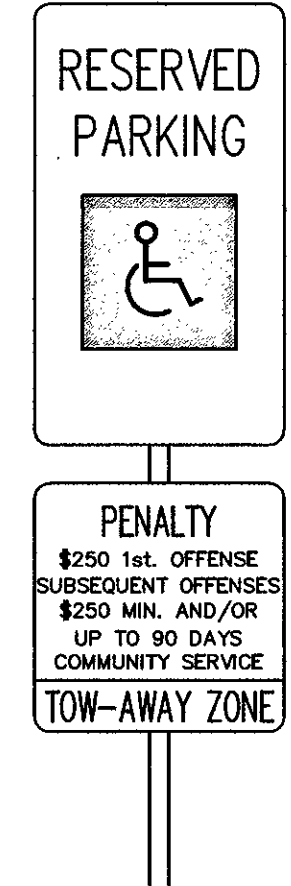


OUTLET STRUCTURE U.G. BASIN



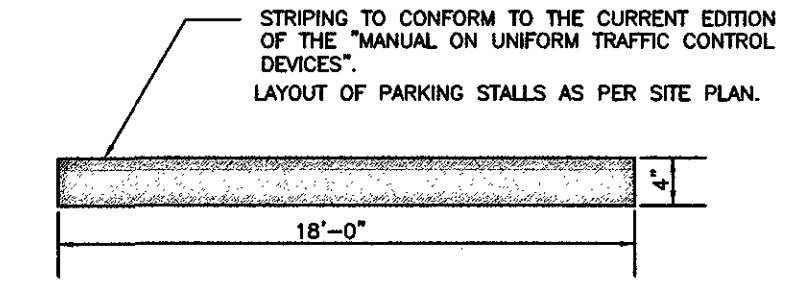
SECTION A-A

SUMP PIT DETAIL

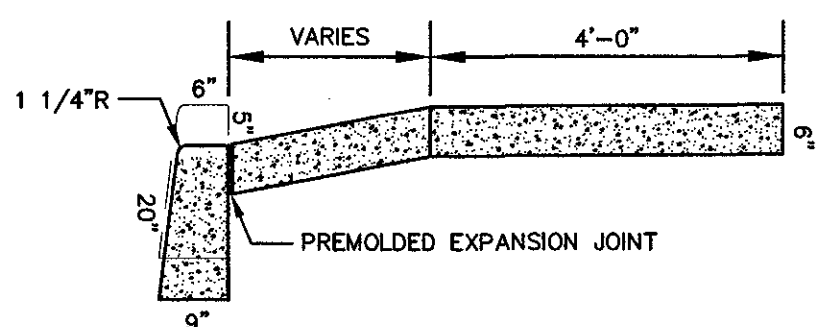


HANDICAPPED PARKING SIGN DETAIL
N.T.S.

- NOTES:
- UPPER SIGN SHALL BE R7-8 SIGN, LOWER SIGN SHALL BE R7-8P SIGN PER MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - BOTTOM EDGE OF R7-8 SIGN SHALL BE MOUNTED APPROXIMATELY 60 INCHES ABOVE LOT SURFACE.



PAVEMENT STRIPING DETAIL
WHITE STRIPING FOR PARKING SPACES
BLUE STRIPING FOR HANDICAP SPACES



- OPEN JOINTS SHALL BE PROVIDED AT INTERVALS OF 20 FEET AND SHALL BE FILLED WITH 1/2" BITUMINOUS CELLULAR COMPRESSION JOINT MATERIAL (OR APPROVED ALTERNATE)
- EXPANSION JOINTS SHALL BE PROVIDED WHERE THE CURB IS ADJACENT TO APRONS AND INLETS
- CURB AT DRIVEWAYS SHALL BE DERESSED
- CONCRETE SHALL BE AIR-ENTRAINED 3500 P.S.I. AT 28 DAY TEST

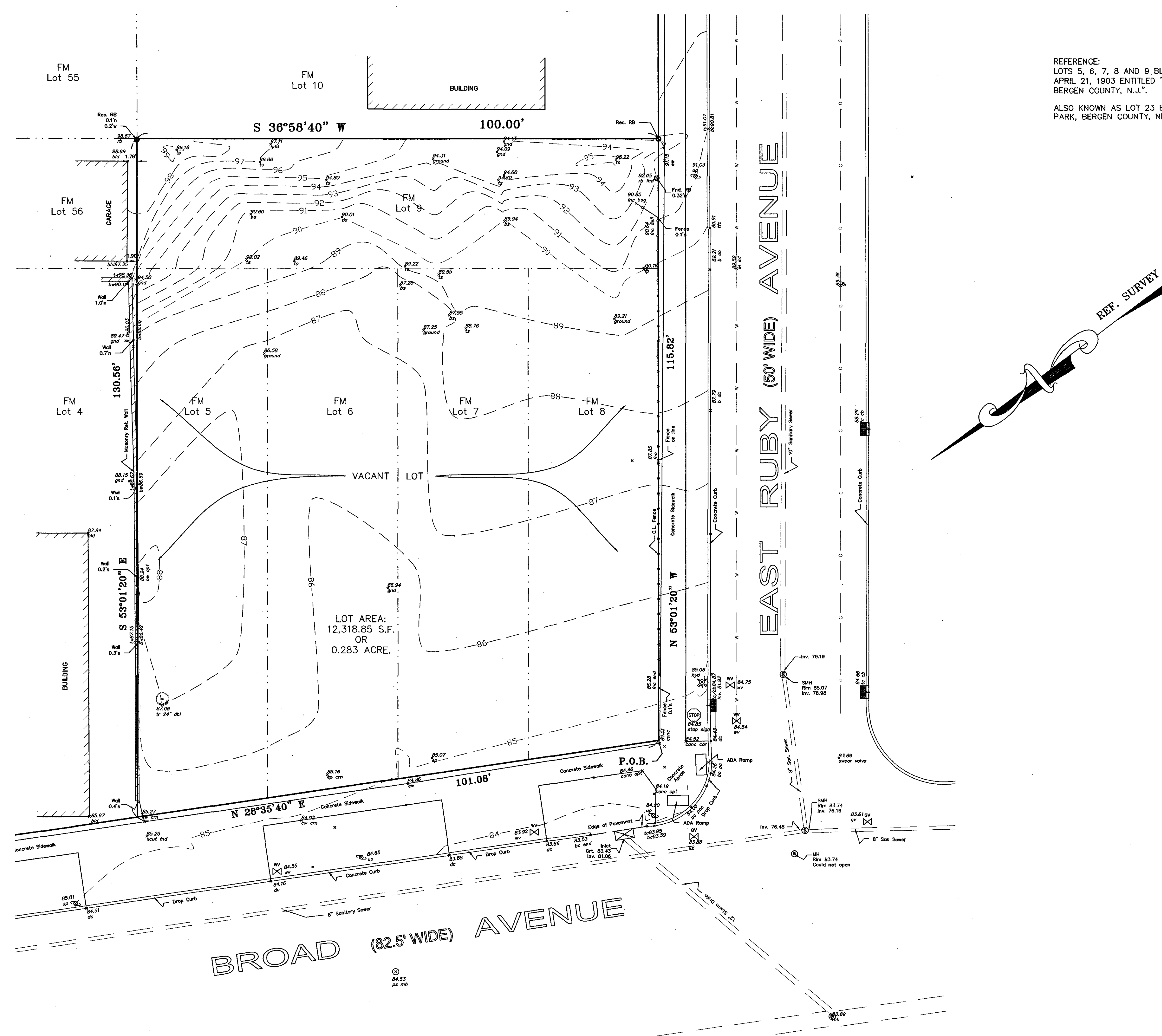
DRIVEWAY APRON DETAIL
N.T.S.

DETAILS

LOT 23 BLOCK 614
TAX MAP
BOROUGH OF PALISADES PARK
BERGEN COUNTY, NEW JERSEY

| | | | |
|---------------|------------------|------|------|
| SCALE: N.T.S. | DATE: 10-01-2020 | REV2 | REV4 |
| | REV1 03-01-2021 | REV3 | REV5 |

STEVEN L. KOESTNER, P.E. & L.S. LIC. # 27901
KOESTNER ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
61 HUDSON STREET HACKENSACK, N.J. 07601



REFERENCE:
LOTS 5, 6, 7, 8 AND 9 BLOCK 21 MAP No. 836 FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON
APRIL 21, 1903 ENTITLED "MAP MORSEMERIE IN THE BOROUGH OF RIDGEFIELD AND PALISADES PARK,
BERGEN COUNTY, N.J."
ALSO KNOWN AS LOT 23 BLOCK 614 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF PALISADES
PARK, BERGEN COUNTY, NEW JERSEY.

LEGEND

- BM - BENCH MARK
- CS - CATCH BASIN
- I - INVERT
- MH - MANHOLE
- TC - TOP CURB
- BC - BOTTOM CURB
- EP - EDGE PAVEMENT
- BW - BOTTOM WALL
- TW - TOP WALL
- TS - TOP SLOPE
- BS - BOTTOM SLOPE
- F - FENCE
- FC - FENCE CORNER
- G - GROUND
- FF - FINISHED FLOOR
- IP - IRON PIN or PIPE
- TP - TEST PIT
- MON - MONUMENT
- TR - TO REMAIN
- TRR - TO BE REMOVED
- 000.00 - EXISTING ELEVATION
- 000 - EXISTING CONTOUR
- 000.00 - PROP. ELEVATION
- 000 - PROPOSED CONTOUR
- UT - UTILITY POLE
- - SIGN
- - SWALE FLOW
- - LIGHT POST
- - STORM MH
- - SANITARY MH
- - SEEPAGE PIT
- - SHRUB
- - TREE
- - TREE TO BE REMOVED

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 23 BLOCK 614
TAX MAP
BOROUGH OF PALISADES PARK
BERGEN COUNTY, NEW JERSEY

| | | | |
|-----------------|------------------|------|------|
| SCALE: 1" = 10' | DATE: 09-22-2020 | REV2 | REV4 |
| | REV1 | REV3 | REV5 |

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THIS SURVEY IS CERTIFIED TO BE CORRECT AND ACCURATE.

SHEET: 6 OF 6