

**PROPERTY OWNERS
WITHIN 200' RADIUS**

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
55	25, 31	2	F-1	F. S. STANLEY INC ENGLWOOD CLIFFS, NJ 07623	2 FRICK DRIVE
55	26	2	SYCO INVESTMENTS #6, LLC N. RAMON	859 CLOSTER DOCK ROAD	
55	27	2	SYCO INVESTMENTS #6, LLC N. RAMON	854 CLOSTER DOCK ROAD	
55	28	2	SYCO INVESTMENTS #6, LLC N. RAMON	1 APPLETREE LANE	
55	31	2	SYCO INVESTMENTS #6, LLC N. RAMON	5 APPLETREE LANE	
55	32	2	SYCO INVESTMENTS #6, LLC N. RAMON	9 APPLETREE LANE	
58	2	2	DAVID S. SCOTT & ELIZABETH G. ALPINE, NJ	42 BREMER PLACE	

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	APPT. LOTS
119	1.01	2	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	20 BREMER PL	
119	1.02	2	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	14 BREMER PLACE	
119	1.03	2	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	8 BREMER PLACE	1, 4
119	1.05	1	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	DUANE LA	1, 6
119	1.07	1	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	DUANE LA	
100	1.03	1	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	DUANE LA	
100	1.04	1	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	DUANE LA	
100	4.01	2	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	13 DUANE LA	
100	4.02	2	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	19 DUANE LA	
100	1.50	1	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	FRICK DRIVE	
100	1.51	1	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	FRICK DRIVE	1, 14-18, 20-25, 30-31
116	140	2	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	274 WINDSORSHIRE AVE	
100	1.6	2	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	383 WINDSORSHIRE AVE	
100	1.51	1	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	9 FRICK DRIVE	
100	1.52	2	SM-1	SMITH & BISHOP ENGLWOOD CLIFFS, NJ	5 FRICK DRIVE	

Public Utilities	Public Utilities
Verizon New Jersey 1400 Broad Street Newark, NJ 07102	Public Service Electric & Gas PO Box 670 Newark, NJ 07102-0670
Alfa Concrete Secondary One Blue Hill Plaza Paramus, NY 10765	Alfa Concrete T&B Properties Caldwell, New Jersey 07430
Buzzi North America 407 Park Road #600 Paramus, NY 10765	Bergen County Utilities Authority Post of Market Road Box No. 9 Little Ferry, NJ 07643
Orange & Rockland Utilities, Inc. Rockland Electric Company Pine County Light & Power 175 West Route 95 Spring Valley, NY 10977	Bergen County Planning Board County of Bergen One Bergen County Plaza Hackensack, NJ 07601

SEAS	MANAGER CORPORATE PROPERTIES
80 PARK PLAZA, 108 NEWARK, NJ 07102	
9000 AVENUE 82 MONTICAR, NJ 07042	
300 WEST ROUTE 39 SPRING VALLEY, NY 10977	

SITE PLAN OF PROPOSED CONDOMINIUM DEVELOPMENT
 LOTS 1.51, BLOCK 119
 LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120
 ZONE R-MF-2
 DATE: 3-15-19 SCALE: 1"=20'
 APPLICANT: WOODLANDS HOLDING COMPANY LLC
 ADDRESS: 270 SYLVAN AVE. (RT. 9W)
 ENGLWOOD CLIFFS, NJ 07632

I CONSENT TO THE FILING OF THIS SITE PLAN.

OWNER: _____ DATE: _____
 I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.
 MICHAEL J. HUBSCHMAN N.J.P.E. No. 29497
 TITLE AND LICENSE NO. _____

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

DATE: _____ BOROUGH ENGINEER: _____

TO BE SIGNED BEFORE ISSUANCE OF A BUILDING PERMIT:
 I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

BOROUGH ENGINEER (IF IMPROVEMENTS INSTALLED): _____ DATE: _____

BOROUGH CLERK (IF BOND POSTED): _____ DATE: _____

BUILDING PERMIT ISSUED: _____ DATE: _____

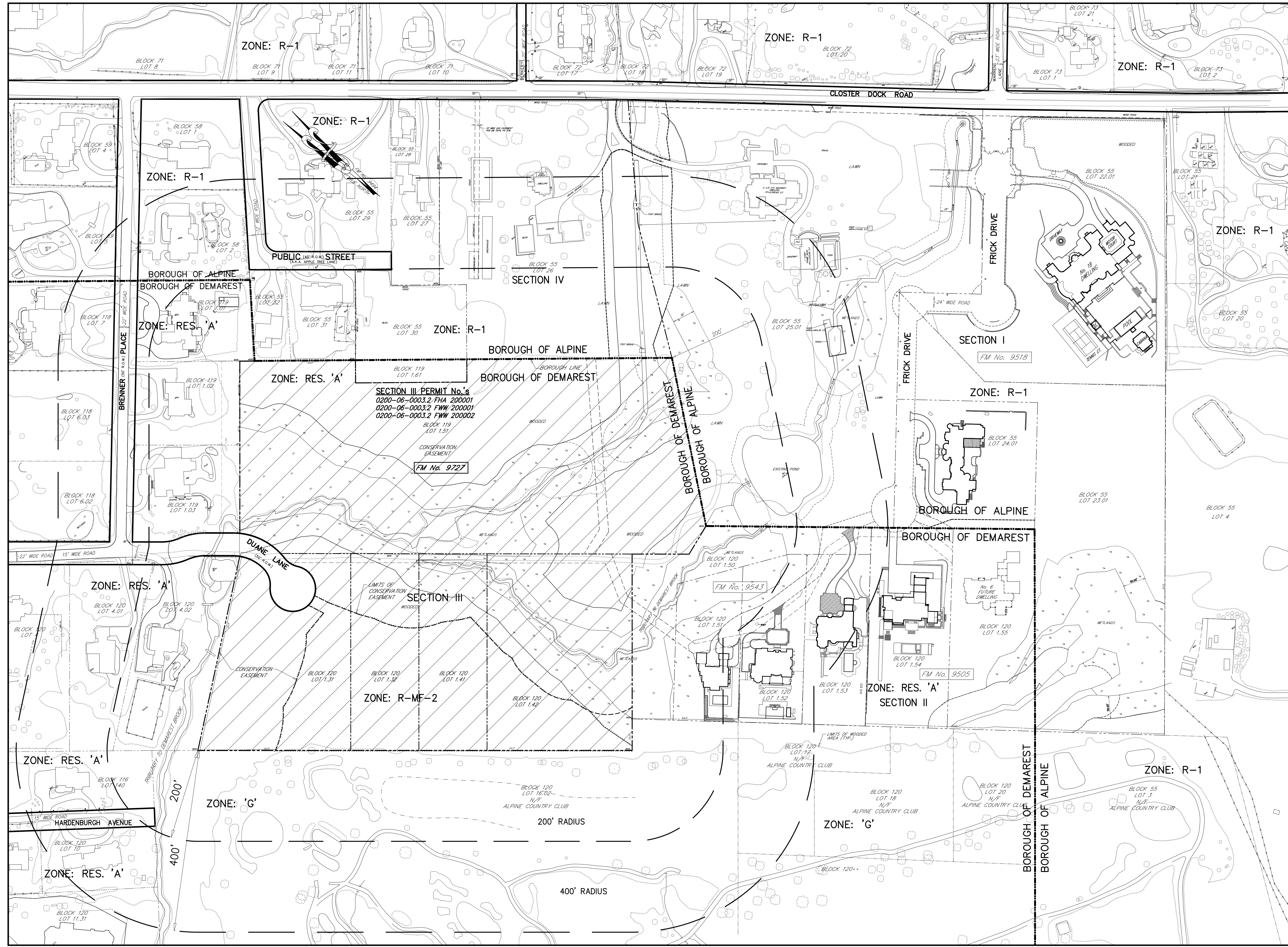
APPROVED BY THE PLANNING BOARD: _____

PRELIMINARY: _____ FINAL: _____

CHAIRMAN: _____ DATE: _____

THE WOODLANDS IN DEMAREST PROPOSED CONDOMINIUM DEVELOPMENT

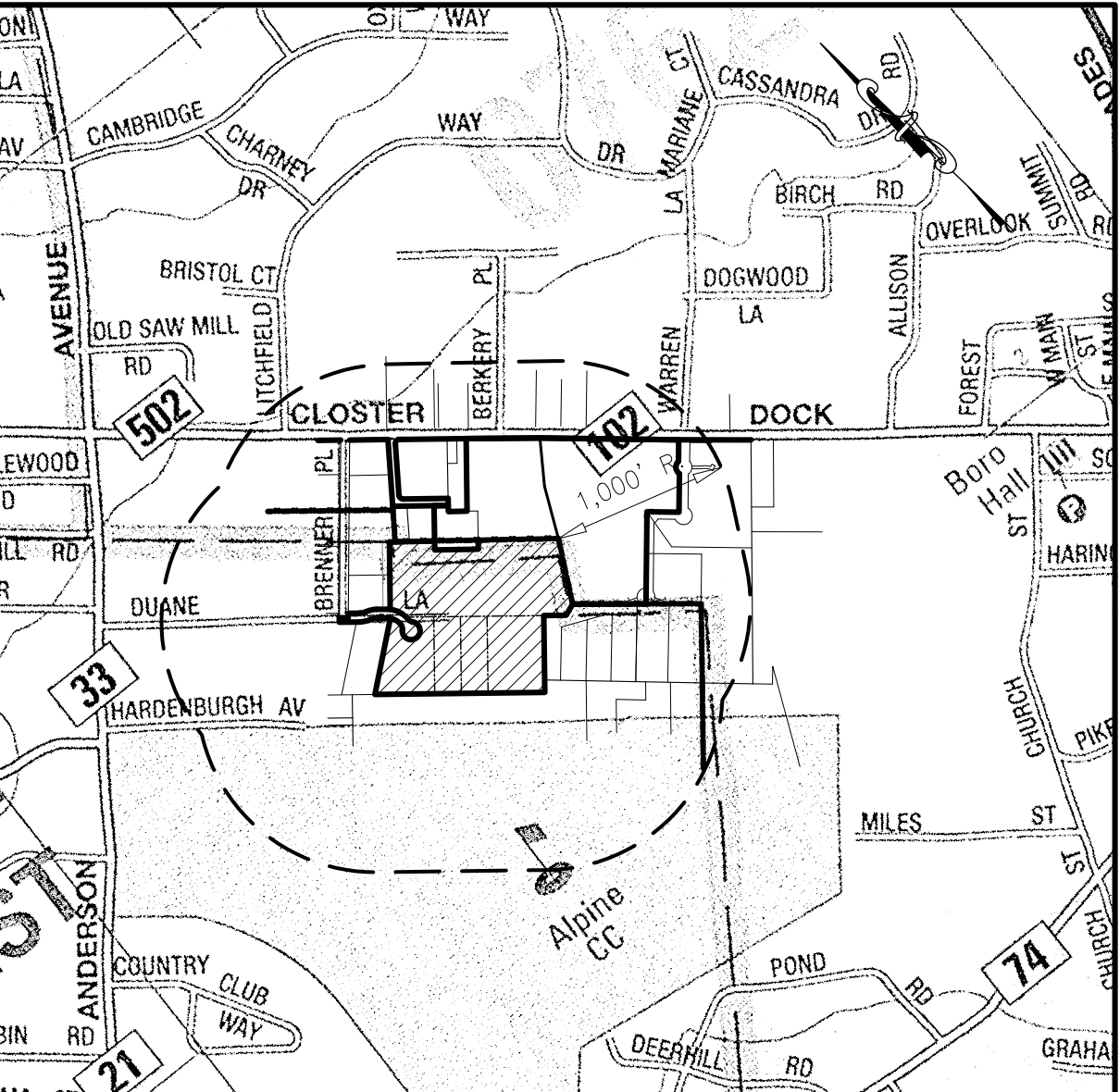
**LOT 1.51
LOTS 1.31, 1.32, 1.41 & 1.42
BLOCK 119
BLOCK 120
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY**



DRAWING SCHEDULE

FRICK ESTATES - SECTION III

SITE PLANS	REVISIONS	REVISED
3750-1 COVER SHEET		6-18-24
3750-2 PRELIMINARY PLAN - MAJOR SUBDIVISION		6-18-24
3750-3 GRADING, DRAINAGE & UTILITY PLAN		6-18-24
3750-4 DUANE LANE EXTENSION PLAN; PROJECT GATE & SIGN DETAILS		6-18-24
3750-5 BUILDING HEIGHT SCHEMATIC PLAN		6-18-24
3750-6 ROADWAY PROFILES & SANITARY SEWER DETAILS		6-18-24
3750-7 DRAINAGE STRUCTURES PROFILES		6-18-24
3750-8 DETAILS		6-18-24
3750-9 DETAILS		6-18-24
3750-10a SOIL EROSION & SEDIMENT CONTROL PLAN CONDOMINIUM SITE		6-18-24
3750-10b SOIL EROSION & SEDIMENT CONTROL PLAN DUANE LANE EXTENSION		6-18-24
3750-11 LIGHTING PLAN		6-18-24
3750-12 EXISTING CONDITIONS PLAN		6-18-24
CROSS SECTIONS & SOIL MOVING		
3750-14 CROSS SECTIONS & SOIL MOVING PLAN STA. -1+35 TO STA. 6+07 KEY MAP		6-24-21
3750-15 CROSS SECTIONS & SOIL MOVING PLAN STA. -1+35 (S) TO STA. -0+04 (S)		6-24-21
3750-16 CROSS SECTIONS & SOIL MOVING PLAN STA. 0+24 (N) TO STA. 2+22 (N)		6-24-21
3750-17 CROSS SECTIONS & SOIL MOVING PLAN STA. 2+22 (S) TO STA. 4+86 (N)		6-24-21
3750-18 CROSS SECTIONS & SOIL MOVING PLAN STA. 4+86 (S) TO STA. 6+07 (N)		6-24-21
MISCELLANEOUS DRAWINGS		
3750-19 ROOF DRAIN & CURB ELEVATION PLAN		7-11-23
3750-20 STEEP SLOPE MAP		6-24-21
3750-21 SNOW REMOVAL PLAN		6-24-21
3750-22 DEMOLITION PLAN; CONSTRUCTION TRAILER		6-24-21
3750-23 DUANE LANE BRIDGE CONSTRUCTION		6-24-21



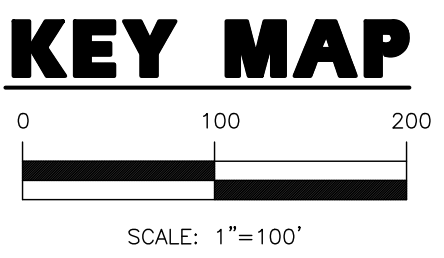
NO.	REVISIONS	DATE	BY	CHKD.
11	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.W.	M.J.H.
10	CHANGED RADIUS TO 200 FEET FOR UNITS B1, C1, C2 & C3	3-11-23	B.W.	M.J.H.
9	ISSUED FOR CONSTRUCTION	12-10-21	B.W.	M.J.H.
8	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
7	REVISED DRAIN 5-23-21	5-24-21	N.W.	M.J.H.
6	REVISED PER BRCD COMMENTS - ADDED SCOUR HOLE	4-8-21	B.W.	M.J.H.
5	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
4	WASHER ROOM LETTER 11-20-20	11-24-20	N.W.	M.J.H.
3	MODIFIED GAZEBO & LIGHTING; ADDED WALL w/ PROJECT SIGNAGE	10-7-20	B.W.	M.J.H.
2	P.O. LIST	8-19-20	B.W.	M.J.H.
1	ASSET & BOROUGH SUBMITAL	7-16-20	B.W.	M.J.H.

COVER SHEET

BOROUGH OF DEMAREST LOTS 1.51, BLOCK 119; LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120
 PROPOSED CONDOMINIUM DEVELOPMENT
THE WOODLANDS IN DEMAREST
 BERGEN COUNTY NEW JERSEY
 APPLICANT: WOODLANDS HOLDING COMPANY LLC 09/NER: SEE SHEET NO. 3750-2
 270 SYLVAN AVE. (RT. 9W)
 ENGLWOOD CLIFFS, NJ
 07632

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

REFERENCES:
 BOROUGH OF DEMAREST TAX MAP SHEETS 6 & 7
 BOROUGH OF ALPINE TAX MAP SHEETS 5 & 7



PROPERTY OWNERS
 BOROUGH OF DEMAREST
 BLOCK & LOTS
 BLOCK 119 LOTS 1.51
 BLOCK 120 LOTS 1.31 & 1.32
 LOTS 1.41 & 1.42

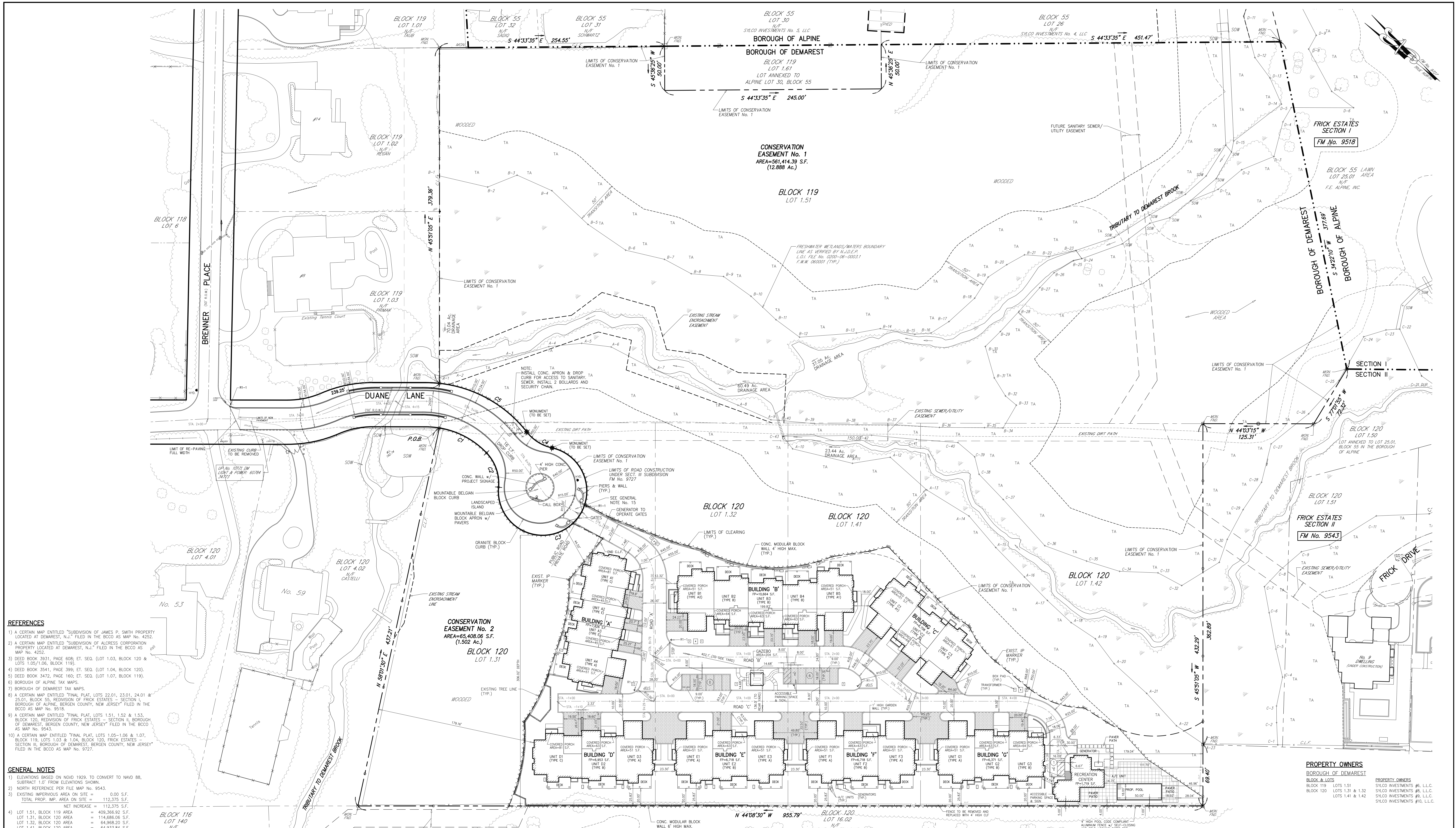
PROPERTY OWNERS
 SYCO INVESTMENTS #6, L.L.C.
 SYCO INVESTMENTS #8, L.L.C.
 SYCO INVESTMENTS #9, L.L.C.
 SYCO INVESTMENTS #10, L.L.C.

APPLICANT:
 WOODLANDS HOLDING COMPANY LLC
 270 SYLVAN AVE. (RT. 9W)
 ENGLWOOD CLIFFS, NJ 07632

MICHAEL J. HUBSCHMAN P.E., P.P.
 PROFESSIONAL ENGINEER AND PLANNER
 N.J.P.E. No. 29497
 N.J.P.P. No. 3200

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

DRAWN BY: B.W.
CHKD BY: M.J.H.
SCALE: AS SHOWN
DRAWING NO.: 3750-1
REV.: 11
 3-15-19
 DATE



- REFERENCES**
- 1) A CERTAIN MAP ENTITLED "SUBDIVISION OF JAMES P. SMITH PROPERTY LOCATED AT DEMAREST, N.J." FILED IN THE BCCO AS MAP No. 4252.
 - 2) A CERTAIN MAP ENTITLED "SUBDIVISION OF ADDRESS CORPORATION PROPERTY LOCATED AT DEMAREST, N.J." FILED IN THE BCCO AS MAP No. 4252.
 - 3) DEED BOOK 3931, PAGE 608, ET. SEQ. (LOT 1.03, BLOCK 120 & LOTS 1.07-1.06, BLOCK 119).
 - 4) DEED BOOK 3541, PAGE 399, ET. SEQ. (LOT 1.04, BLOCK 120).
 - 5) DEED BOOK 3472, PAGE 160, ET. SEQ. (LOT 1.07, BLOCK 119).
 - 6) BOROUGH OF ALPINE TAX MAPS.
 - 7) BOROUGH OF DEMAREST TAX MAPS.
 - 8) A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 22.01, 23.01, 24.01 & 25.01, BLOCK 55, REDIVISION OF FRICK ESTATES - SECTION I, BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCCO AS MAP No. 9518.
 - 9) A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 1.51, 1.52 & 1.53, BLOCK 120, REDIVISION OF FRICK ESTATES - SECTION II, BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCCO AS MAP No. 9543.
 - 10) A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 1.05-1.06 & 1.07, BLOCK 119, LOTS 1.03 & 1.04, BLOCK 120, FRICK ESTATES - SECTION II, BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCCO AS MAP No. 9727.

- GENERAL NOTES**
- 1) ELEVATIONS BASED ON NAVD 1929. TO CONVERT TO NAVD 88, SUBTRACT 1.0' FROM ELEVATIONS SHOWN.
 - 2) NORTH REFERENCE PER FILE MAP No. 9543.
 - 3) EXISTING INTERVIEWS AREA ON SITE = 0.00 S.F.
TOTAL PROP. IMP. AREA ON SITE = 112,375 S.F.
NET INCREASE = 112,375 S.F.
 - 4) LOT 1.51, BLOCK 119 AREA = 409,366.92 S.F.
LOT 1.51, BLOCK 120 AREA = 114,686.06 S.F.
LOT 1.32, BLOCK 120 AREA = 64,968.20 S.F.
LOT 1.41, BLOCK 120 AREA = 64,933.84 S.F.
LOT 1.42, BLOCK 120 AREA = 136,142.59 S.F.
TOTAL LOT AREA = 792,097.61 S.F. (18.18 Ac.)
 - 5) ALL UTILITIES TO BE CONSTRUCTED UNDERGROUND.
 - 6) FILTERS & DETENTION SYSTEMS IN ROADWAY TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION, INCLUDING DETENTION SYSTEM AND FILTERS IN DUANE LANE.
 - 7) APPLICANT REQUESTING WALKER OF CHECKLIST ITEM TO PROVIDE TRANSIT TRAVERSE ON PAPER.
 - 8) THERE ARE NO ROCK OUTCROPPINGS ON THE PROPERTY.
 - 9) PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD PLAIN AS PER F.I.R.M. MAP PANEL No. 3400302046 & 3400302106, REV. DATE 9-30-2005.
 - 10) TRASH PICKUP TO BE BY PRIVATE TRASH HAULER. INDIVIDUAL PAIL STORAGE TO BE IN GARAGES.
 - 11) SEE ARCHITECTURAL PLANS FOR BUILDING TYPES AND DIMENSIONS.
 - 12) THE METHOD USED IN CALCULATING THE STREAM ENFORCEMENT LINE IS METHOD No. 6, THE CALCULATING METHOD.
 - 13) THERE ARE 24 UNITS PROPOSED. 2.44 PERSONS/DWELLING UNIT (FROM CENTER FOR URBAN POLICY, RUTGERS UNIVERSITY) = 59 OCCUPANTS ON SITE. THERE ARE NO PERMANENT EMPLOYEES PROPOSED ON SITE.
 - 14) THE PROPOSED SANITARY SEWERAGE GENERATED FROM THE SITE IS 7,200 GALLONS PROPOSED PER DAY. WASTE GENERATED IS 5.91 POUNDS PER PERSON PER DAY. BASED ON AN AVERAGE HOUSEHOLD SIZE OF 2.44 PERSONS/DWELLING WASTE GENERATED PER DAY = 2.44 x 24 UNITS = 58.56 POUNDS OF WASTE PER DAY BASED ON FULL OCCUPANCY OF THE 24 UNITS. THE 5.91 POUNDS PER DAY INCLUDES APPROX. 1.5 POUNDS PER DAY THAT IS RECYCLED.
 - 15) DEVELOPER RESERVES FOR THE CONDOMINIUM ASSOCIATION THE RIGHT TO MAINTAIN THE ROADWAY, SIGNS, GATES, WALLS, LANDSCAPING STATIONHOUS AND CALL BOX IN THE PUBLIC RIGHT-OF-WAY.
 - 16) WALKWAYS TO BE LOCATED IN GAZEBO. SEE ARCH. PLANS FOR DETAILS.
 - 17) IF DRAINAGE ISSUES ARISE DURING OR AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE TO REMEDY ANY DRAINAGE ISSUES CAUSED BY ANY PROPOSED DEMOLITION AND CONSTRUCTION ACTIVITY. IN ADDITION, WATER RUNOFF DIRECTED TO NEIGHBORING PROPERTIES IS PROHIBITED. IF RUNOFF WATER DOES ENTER NEIGHBORING PROPERTIES AS A RESULT OF ANY PROPOSED LAND DISTURBANCE OR CONSTRUCTION ACTIVITY, THE APPLICANT WILL BE RESPONSIBLE TO REMEDY THAT SITUATION AT NO ADDITIONAL COST TO THE BOROUGH.

SANITARY SEWER CALCULATIONS

4 BEDROOM 300 x 22 UNITS = 6,600 G.P.D.
3 BEDROOM 300 x 2 UNITS = 600 G.P.D.
TOTAL = 7,200 G.P.D.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	61.40'	94.79'	37°06'58"	31.82'	N16°16'32"W	60.34'
C2	42.39'	50.00'	48°34'14"	22.56'	N26°34'03"E	41.13'
C3	229.14'	50.00'	262°34'40"	56.94'	S80°26'10"E	75.14'
C4	34.57'	50.00'	39°37'09"	18.01'	S11°54'55"E	33.89'
C5	115.97'	144.78'	45°53'40"	61.30'	N15°03'11"W	112.89'

PROPOSED 20' WIDE DRAINAGE EASEMENT
AREA=5,707 S.F.

ZONING NOTES
ZONE: R-MF-2

REQUIREMENT	PROVIDED
MIN. TRACT AREA	18 Ac. 18.18 Ac.
MIN. SETBACKS TO R (BLDG.)	25 FT. 25.83 FT.
MIN. SETBACKS TO R (PATIOS & DECKS)	20 FT. 20.00 FT.
MIN. ACC. USE SETBACK TO ALPINE C.C.	5 FT. 5.00 FT.
MIN. DIST. BETWEEN BLDG.'S	18 FT. 18.00 FT.
MIN. DIST. ACC. BLDG. TO MAIN BLDG.	10 FT. 14.54 FT.
MAX. BLDG. LENGTH	200 FT. 198.83 FT.
MAX. BLDG. COVERAGE	10% 6.98%
MAX. IMPROVED COVERAGE	15% 14.19%
MAX. DENSITY	24 UNITS 24 UNITS
MAX. BLDG. HEIGHT	37 FT. 36.95 FT.
MAX. BLDG. STORES	2 1/2 STY. 2 1/2 STY.
MAX. WALL & FENCE HEIGHT'S	6 FT. 6.00 FT. (1)

ACCESSORY STRUCTURE ZONING NOTES

REQUIREMENT	PROVIDED
MIN. SIDE YARD	5 FT. 111.70 FT.
MIN. REAR YARD	5 FT. 46.96 FT.
MAX. ACC. BLDG. HEIGHT	N.R. 136.00 FT.
GAZEBO	PROVIDED 15.00 FT.
POOL	PROVIDED 15.00 FT.

LEGEND

EXISTING	PROPOSED
CONC. WALL	CONC. WALL
STONE WALL	STONE WALL
W/DRIFT	W/DRIFT
CURB	CURB
DRIP CURB	DRIP CURB
SURVEY MONUMENT	SURVEY MONUMENT
EDGE OF WOODED AREA	EDGE OF WOODED AREA
WETLANDS	WETLANDS
TRANSITION AREA	TRANSITION AREA
PERMANENT PAVEMENT	PERMANENT PAVEMENT
TRANSFORMER	TRANSFORMER
BOX PAD	BOX PAD

BUILDING COVERAGE CALC'S

BUILDING 'A'	7,828 S.F.
BUILDING 'B'	10,684 S.F.
BUILDING 'C'	6,708 S.F.
BUILDING 'D'	6,953 S.F.
BUILDING 'E'	6,718 S.F.
BUILDING 'F'	6,718 S.F.
BUILDING 'G'	6,371 S.F.
COV. PORCHES	1,383 S.F.
RECREATION CENTER	1,719 S.F.
GAZEBO	204 S.F.
TOTAL	55,264 S.F. / 792,097.61 S.F. = 6.98%

IMPROVED COVERAGE CALC'S

BUILDING COVERAGE	55,264 S.F.
ROADWAYS	26,812 S.F.
PAVING DRIVEWAYS & PARKING	14,058 S.F.
WALKWAYS & STEPS	2,897 S.F.
DECKS	7,243 S.F.
WALLS & GARDEN WALLS	1,666 S.F.
POOL & PATIO	3,770 S.F.
A/C UNITS	168 S.F.
GENERATORS	323 S.F.
TRANSFORMERS & BOX PADS	194 S.F.
TOTAL	112,375 S.F. / 792,097.61 S.F. = 14.19%

BUILDING SUMMARY

BUILDING	4-BEDROOM	3-BEDROOM	TOTAL UNITS
BUILDING 'A'	5 UNITS	2 UNITS	7 UNITS
BUILDING 'B'	5 UNITS	0 UNITS	5 UNITS
BUILDING 'C'	3 UNITS	0 UNITS	3 UNITS
BUILDING 'D'	3 UNITS	0 UNITS	3 UNITS
BUILDING 'E'	3 UNITS	0 UNITS	3 UNITS
BUILDING 'F'	3 UNITS	0 UNITS	3 UNITS
BUILDING 'G'	3 UNITS	0 UNITS	3 UNITS
TOTAL	22 UNITS	2 UNITS	24 UNITS

PARKING REQUIREMENTS

REQUIREMENT	PROVIDED
4 BEDROOM 22 x 2.4 = 52.8 SPACES	52 SPACES
3 BEDROOM 2 x 2.4 = 4.8 SPACES	4 SPACES
TOTAL	57 SPACES
SOV = 57 SPACES	57 SPACES
QUEST SPACES REQUIRED = 12 SPACES (0.5/UNITS)	12 SPACES
ACC. SPACES PROVIDED = 2 SPACES	2 SPACES
ACC. SPACES REQUIRED = 2 SPACES	2 SPACES

PARKING PROVIDED (PER BSIS STANDARDS)

GARAGE & DRIVE 22 x 3.5 = 77 SPACES	77 SPACES
GARAGE & DRIVE 2 x 2 = 4 SPACES	4 SPACES
GUEST SPACES PROVIDED = 13 SPACES	13 SPACES
PROVIDED = 94 SPACES	94 SPACES

PROPERTY OWNERS
BOROUGH OF DEMAREST
BLOCK & LOTS
BLOCK 119 LOTS 1.51
BLOCK 120 LOTS 1.31 & 1.32
BLOCK 120 LOTS 1.41 & 1.42

PROPERTY OWNERS
SYLCO INVESTMENTS JR., L.L.C.
SYLCO INVESTMENTS JR., L.L.C.
SYLCO INVESTMENTS JR., L.L.C.

REVISIONS

NO.	REVISIONS	DATE	BY	CHECK
13	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.W.	M.J.H.
12	ADD WALLS AROUND CONDOMINIUMS & A/C UNITS, UPDATE IMPROVED COV.	5-20-24	B.W.	M.J.H.
11	CHANGED PARKS TO DECKS FOR UNITS B1, C1, C2 & C3	7-11-23	B.W.	M.J.H.
10	ISSUED FOR CONSTRUCTION	12-10-21	B.W.	M.J.H.
9	FOR COLLIER LETTER DATED 9-30-21	10-13-21	B.W.	M.J.H.
8	REVISED PLANNING BOARD SUBMISSION	6-24-21	B.W.	M.J.H.
7	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
6	ADDED DRAINAGE EASEMENT	2-18-21	B.W.	M.J.H.
5	SELECT UNIT G4 FROM BUILDING 'G', DELETE SECTION OF ROAD 'C'	11-21-20	B.W.	M.J.H.
4	WASHER REVIEW LITERS 11-18-20	11-24-20	B.W.	M.J.H.
3	ADDED GAZEBO, A/C UNITS, TRANSFORMER, AND SELF-LOADING GATES FOR POOL ENCLASURE	10-20-20	B.W.	M.J.H.
2	ZONING NOTES & GENERAL NOTE	8-18-20	B.W.	M.J.H.
1	NADP & BOROUGH SUBMITTAL	7-16-20	B.W.	M.J.H.
NO.				

SITE PLAN

BOROUGH OF DEMAREST LOTS 1.51, BLOCK 119, LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120
PROPOSED CONDOMINIUM DEVELOPMENT
THE WOODLANDS IN DEMAREST
 BERGEN COUNTY NEW JERSEY

APPLICANT: WOODLANDS HOLDING COMPANY LLC OWNER: SEE SHEET No. 3750-2
 270 SYLAN AVENUE, (RT. 99)
 ENGLEWOOD CLIFFS, NJ 07622

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 37206

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

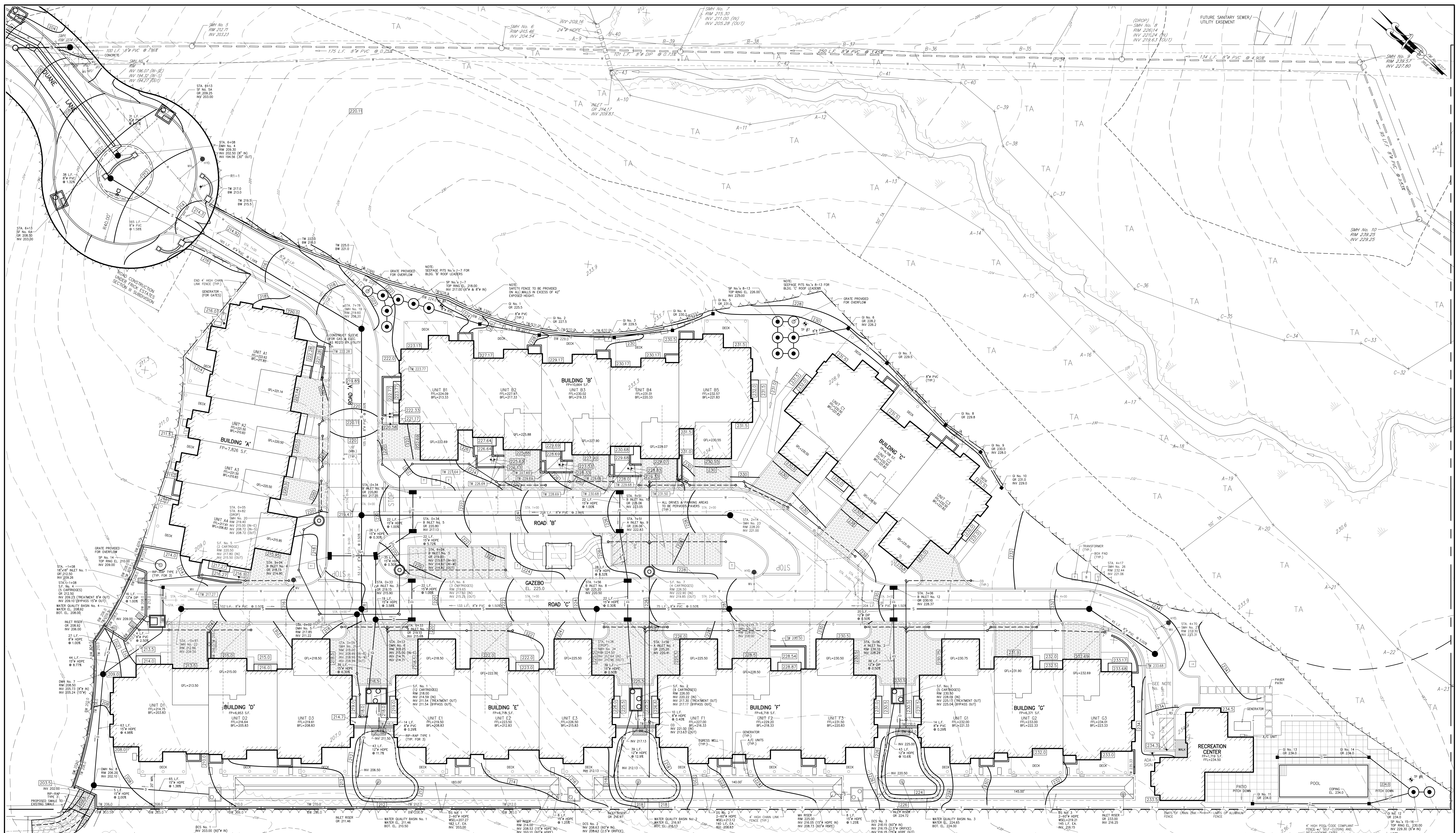
HUBSCHMAN ENGINEERING P.A.
ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07821
201-384-9066

SCALE: 1"=40'

DATE 3-15-19

DRAWN BY: B.W.
SCALE: 1"=40'
DRAWING NO.: 3750-2
REV.: 13

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Transformer Notes:

- The front edge of the transformers must be located between 4' - 10' from a drivable surface (street curb).
- Must maintain a minimum distance of 10' from all permanent structures.
- Must maintain a minimum distance of 10' from all street lighting fixtures.
- Must maintain a minimum distance of 10' between one transformer and another.
- Must maintain a minimum distance of 10' from all pressurized piping.
- Must maintain a minimum distance of 5' from all non-pressurized piping.
- Must maintain a minimum distance of 5' from all gas lines.
- Must maintain a minimum distance of 10' from all fire hydrants.
- Must maintain a flat level grade extending 4' from all four sides.
- All transformers measure approximately 5'x5'.

SANITARY SEWER CALCULATIONS

4 BEDROOM 300 x 22 UNITS = 6,600 G.P.D.
 3 BEDROOM 300 x 2 UNITS = 600 G.P.D.
TOTAL = 7,200 G.P.D.

GENERAL NOTES

- ROOF LEADERS FROM BLDG'S B & C PIPED TO SEEPAGE PITS FOR RECHARGE.
- MIN. ROOF LEADER SIZE 6" PVC SDR 35, @ 1.10% MIN. SLOPE.
- SEE SHEET 3750-20 FOR ROOF DRAIN LOCATIONS.
- ALL CURBS AND DROP CURBS TO BE GRANITE BLOCK.
- SANITARY FLOW 7,200 GPD. (SEE CALC'S)
- PARKING AREA WITH ADA STALL TO BE MAX. 2% SLOPE IN ALL DIRECTIONS.
- FOR WATER QUALITY BASINS PLANTINGS SEE LANDSCAPE PLAN PREPARED BY BRIAN MEUMANN, L.A.

LEGEND

EXISTING	PROPOSED																				
WATER MAIN	WATER MAIN																				
GAS MAIN	GAS MAIN																				
STORM SEWER LINE	STORM SEWER LINE																				
SANITARY SEWER LINE	SANITARY SEWER LINE																				
MANHOLE	MANHOLE																				
CATCHBASIN OR INLET	CATCHBASIN OR INLET																				
2'x2' INLET	2'x2' INLET																				
KEystone BLOCK WALL	KEystone BLOCK WALL																				
STONE WALL	STONE WALL																				
HYDRANT	HYDRANT																				
CURB	CURB																				
DROP CURB	DROP CURB																				
SPOT GRADES	SPOT GRADES																				
WATER VALVE	WATER VALVE																				
GAS VALVE	GAS VALVE																				
CLEANOUT	CLEANOUT																				
STORMWATER SAND FILTER	STORMWATER SAND FILTER																				
SURVEY MONUMENT	SURVEY MONUMENT																				
EDGE OF WOODED AREA	EDGE OF WOODED AREA </tr <tr> <td>MELANDS</td> <td>MELANDS</td> </tr> <tr> <td>TRANSFER AREA</td> <td>TRANSFER AREA</td> </tr> <tr> <td>STREET LIGHTS</td> <td>STREET LIGHTS</td> </tr> <tr> <td>6" STORM SOLID PIPE</td> <td>6" STORM SOLID PIPE</td> </tr> <tr> <td>8" PERFORATED PIPE</td> <td>8" PERFORATED PIPE</td> </tr> <tr> <td>PERFORATED PAPER</td> <td>PERFORATED PAPER</td> </tr> <tr> <td>CHAIN LINK FENCE</td> <td>CHAIN LINK FENCE</td> </tr> <tr> <td>ALUMINUM FENCE</td> <td>ALUMINUM FENCE</td> </tr> <tr> <td>TRANSFORMER</td> <td>TRANSFORMER</td> </tr> <tr> <td>BOX PAD</td> <td>BOX PAD</td> </tr>	MELANDS	MELANDS	TRANSFER AREA	TRANSFER AREA	STREET LIGHTS	STREET LIGHTS	6" STORM SOLID PIPE	6" STORM SOLID PIPE	8" PERFORATED PIPE	8" PERFORATED PIPE	PERFORATED PAPER	PERFORATED PAPER	CHAIN LINK FENCE	CHAIN LINK FENCE	ALUMINUM FENCE	ALUMINUM FENCE	TRANSFORMER	TRANSFORMER	BOX PAD	BOX PAD
MELANDS	MELANDS																				
TRANSFER AREA	TRANSFER AREA																				
STREET LIGHTS	STREET LIGHTS																				
6" STORM SOLID PIPE	6" STORM SOLID PIPE																				
8" PERFORATED PIPE	8" PERFORATED PIPE																				
PERFORATED PAPER	PERFORATED PAPER																				
CHAIN LINK FENCE	CHAIN LINK FENCE																				
ALUMINUM FENCE	ALUMINUM FENCE																				
TRANSFORMER	TRANSFORMER																				
BOX PAD	BOX PAD																				

WATER/SEWER SEPARATION NOTES
 N.J.A.C. 7:14A-23

SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE DEPARTMENT.

WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS CROSSING OVER SEWER LINES.

FINAL SANITARY PLAN

SCALE: 1"=20'

17 SUBMITTED TO BOROUGH PLANNING BOARD
18 MODIFIED WALLS AND ELEVATIONS ADDED POOL PAD & PATH
19 ADDED WALLS FOR BUILDINGS A & B
20 CHANGED PATIOS TO DECKS FOR UNITS B5, C1, C2 & C3
21 ADDED TRANSFORMERS & GENERATORS
22 ISSUED FOR CONSTRUCTION
23 ADDED SANITARY LATERALS & CLEANOUTS
24 MODIFIED FT/L'S FOR BLDGS A & B ADDED BASEMENT FLOOR ELEV'S
25 MODIFIED DEVELOPMENT NAME
26 REVISION PER BIDD COMMENTS - SOVED SCOUR HOLE
27 REVISED PER BIDD COMMENTS - SOVED SCOUR HOLE
28 N/A

6-18-24 B.W. M.J.H.
5-20-24 B.W. M.J.H.
8-2-23 B.W. M.J.H.
7-11-23 B.W. M.J.H.
9-27-22 B.W. M.J.H.
12-10-21 B.W. M.J.H.
12-1-21 B.W. M.J.H.
8-18-21 B.W. M.J.H.
6-24-21 B.W. M.J.H.
5-24-21 N.W. M.J.H.
4-8-21 B.W. M.J.H.
2/2/21 B.W. M.J.H.

GRADING, DRAINAGE & UTILITY PLAN

LOT 1.51, BLOCK 119; LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120

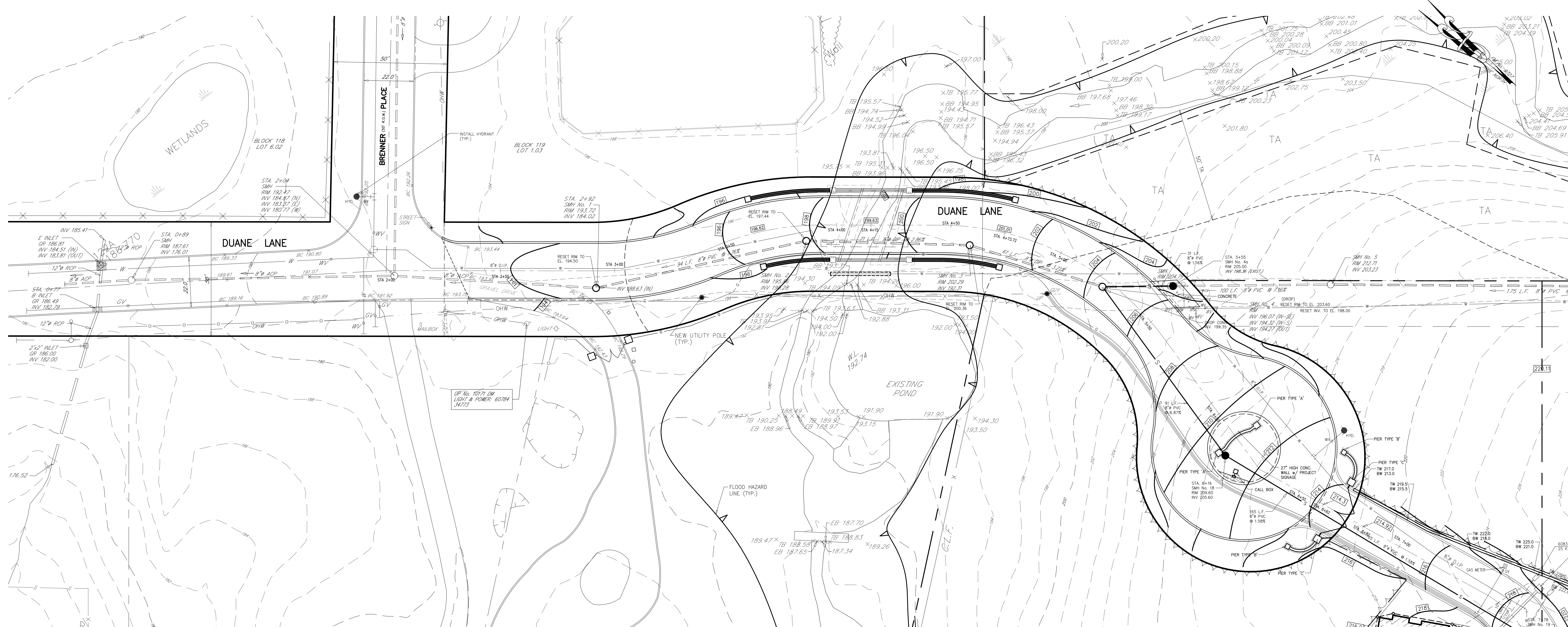
PROPOSED CONDOMINIUM DEVELOPMENT THE WOODLANDS IN DEMAREST

BOROUGH OF DEMAREST
 BERGEN COUNTY
 APPLICANT: WOODLANDS HOLDING COMPANY LLC OWNER: SEE SHEET NO. 3750-2
 270 SYLVAN AVE., (RT. 9W)
 ENGLEWOOD CLIFFS, NJ
 07632

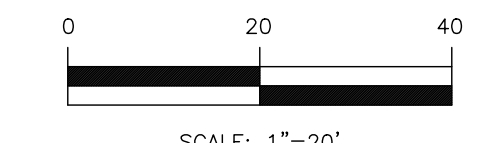
MICHAEL J. HUBSCHMAN P.E., P.P.
 PROFESSIONAL ENGINEER AND PLANNER
 N.J.P.E. NO. 29497
 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621
 201-384-5666

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

DRAWN BY: B.W.
CHKD BY: MAH
SCALE: 1"=20'
DRAWING NO.: 3750-3
DATE: 3-15-19
REV: 17



DUANE LANE EXTENSION PLAN



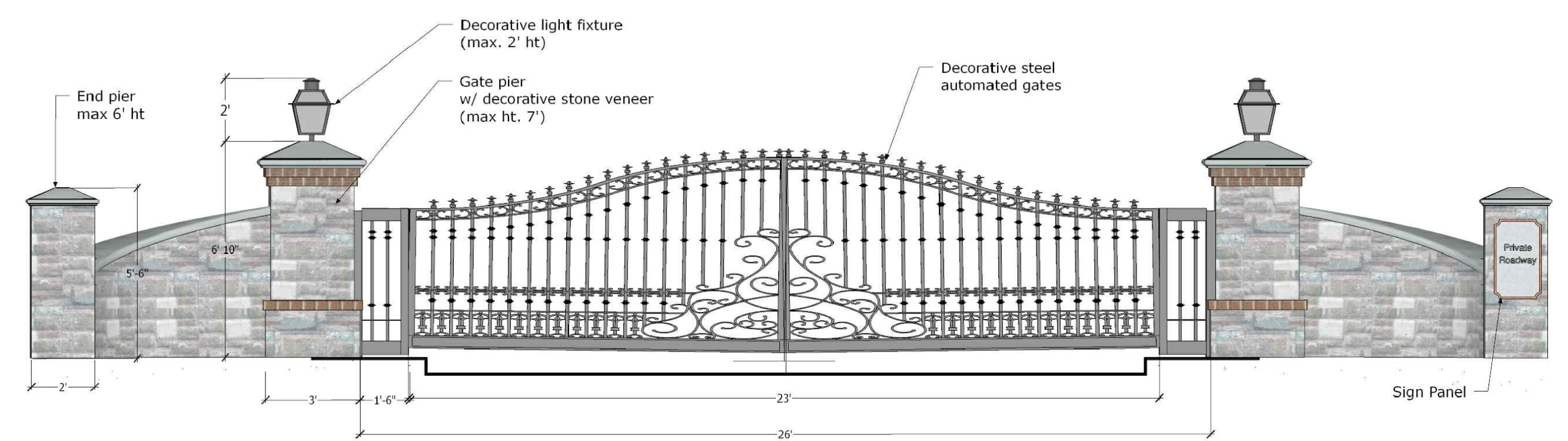
GENERAL NOTES

- 1) DUANE LANE EXTENSION PLAN SHOWN FOR REFERENCE ONLY. SEE THE FRIK ESTATES SECTION THREE SUBDIVISION PLANS, APPROVED BY THE BOROUGH OF DEMAREST, FOR MORE DETAIL.

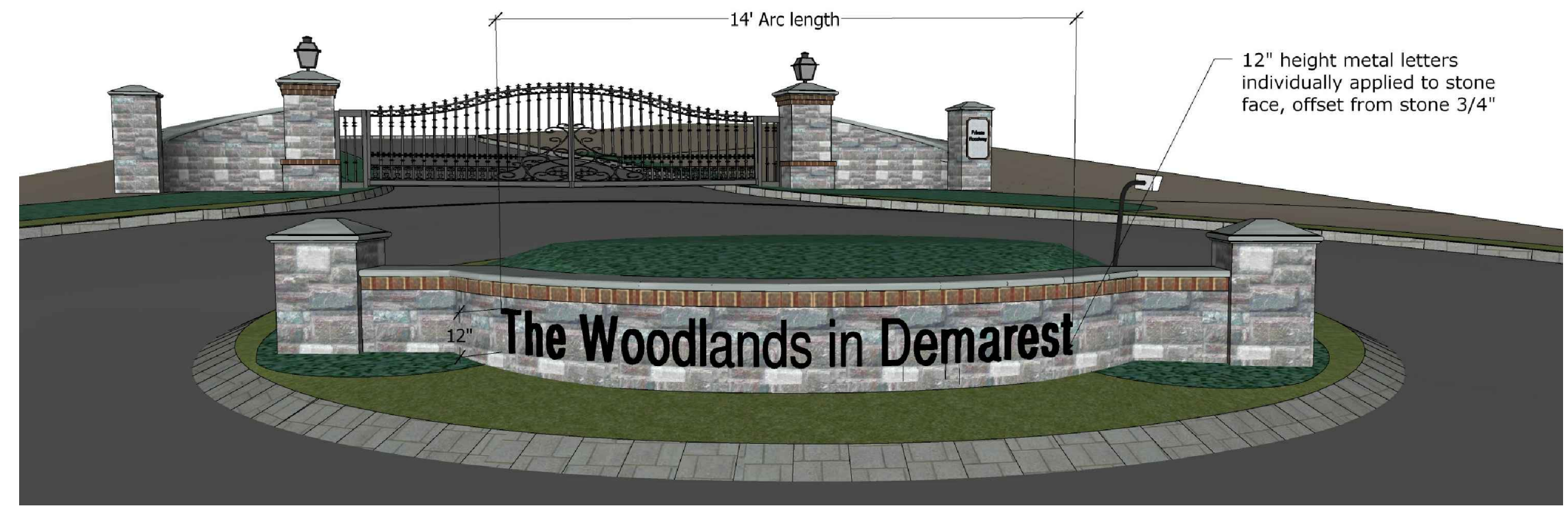
SIGN WALL & GATE ZONING NOTES

	REQUIREMENT	PROVIDED
MAX. SIGN AREA	20 SF.	14.0 SF. & 4.0 SF.
MAX. HEIGHT GATE PIER	7 FT.	6.93 FT.
MAX. HEIGHT LIGHT ON GATE PIER	2 FT.	2.0 FT.
MAX. WALL & FENCE HEIGHTS	6 FT.	6.00 FT. (1)

(1) AS PER DEMAREST ORDINANCE 1080-20: 175-12.11(3): THE PIERS SUPPORTING THE ENTRANCE GATES TO THE DEVELOPMENT AND THE ADJOINING WALLS TO SUCH PIERS SHALL NOT EXCEED SEVEN (7) FEET IN HEIGHT PLUS DECORATIVE LIGHTING MAY BE INSTALLED ON TOP PROVIDED SUCH DECORATIVE LIGHTING DOES NOT EXCEED TWO (2) FEET FOR A TOTAL OF NOT MORE THAN NINE (9) FEET IN HEIGHT. THE ENTRANCE GATES SHALL NOT EXCEED NINE (9) FEET IN HEIGHT.

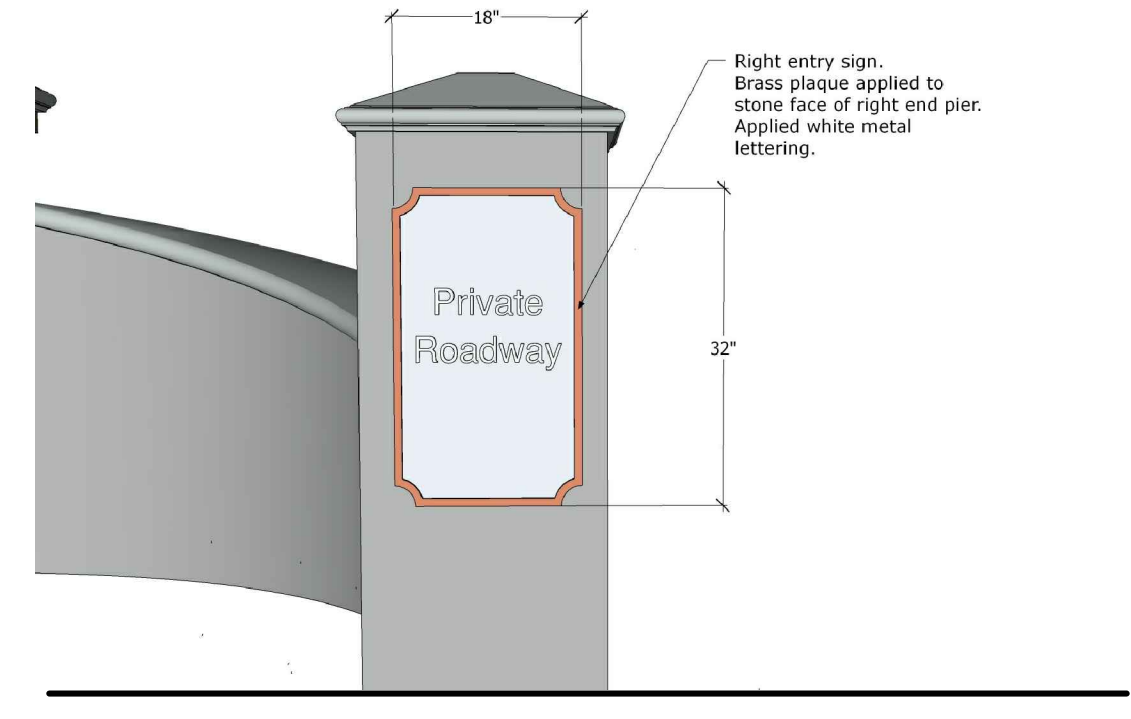


FRONT ENTRANCE GATE DETAIL



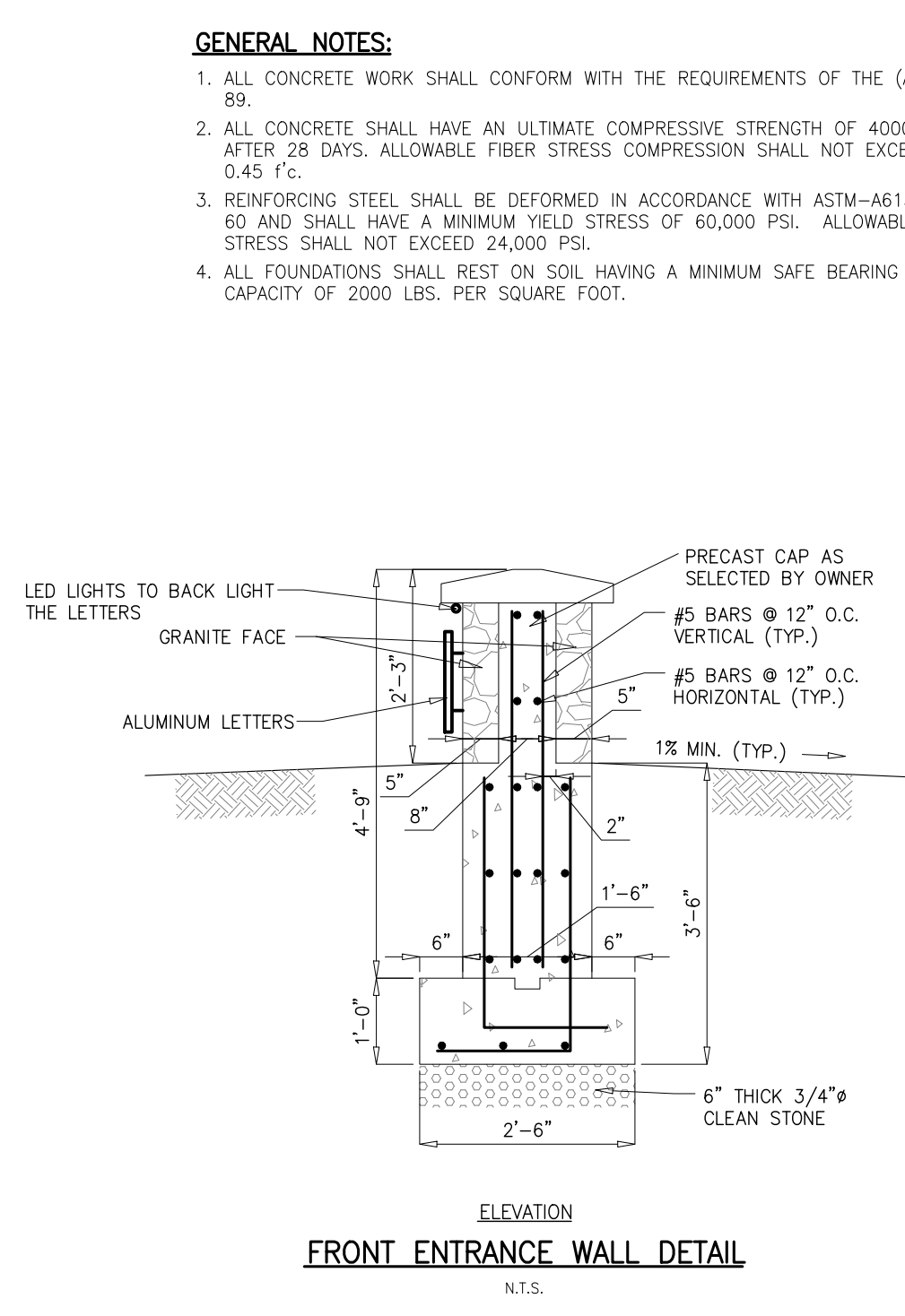
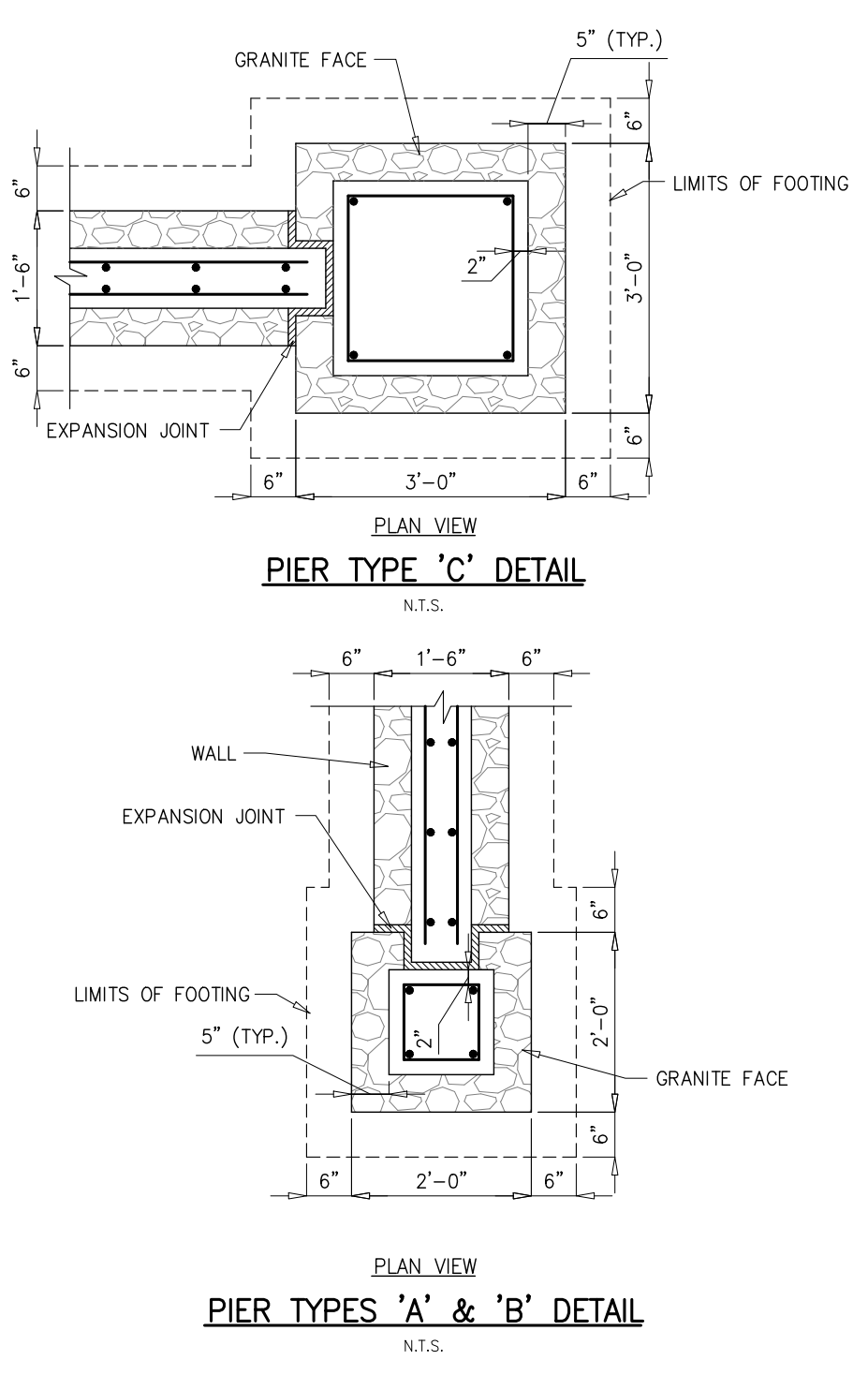
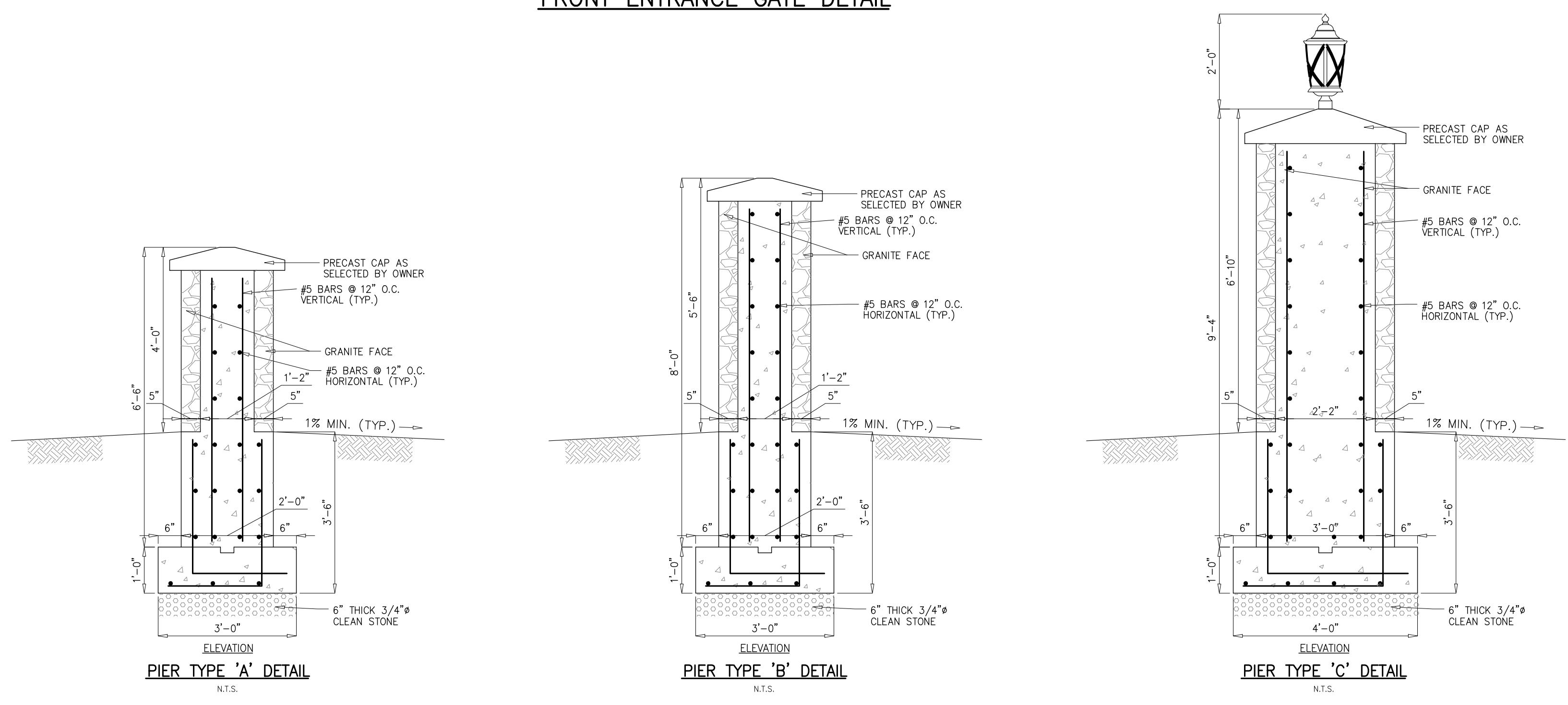
FRONT ENTRANCE SIGN DETAIL

SIGN AREA = 14.0 S.F.



RIGHT PIER SIGN DETAIL

SIGN AREA = 4.0 S.F.



FRONT ENTRANCE WALL DETAIL

- GENERAL NOTES:**
1. ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE (ACI) 318-88.
 2. ALL CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS. ALLOWABLE FIBER STRESS COMPRESSION SHALL NOT EXCEED 0.45 F_c.
 3. REINFORCING STEEL SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A615, GRADE 60 AND SHALL HAVE A MINIMUM YIELD STRESS OF 60,000 PSI. ALLOWABLE TENSILE STRESS SHALL NOT EXCEED 24,000 PSI.
 4. ALL FOUNDATIONS SHALL REST ON SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 2000 LBS. PER SQUARE FOOT.

FINAL SANITARY PLAN

NO.	DESCRIPTION	DATE	BY	CHKD
10	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.W.	M.J.H.
9	ISSUED FOR CONSTRUCTION	12-10-23	B.W.	M.J.H.
8	PER COLLERS LETTER DATED 9-30-21	10-10-21	B.W.	M.J.H.
7	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
6	MODIFIED SITE SIGN	5-24-21	B.W.	M.J.H.
5	REVISED PER BCSO COMMENTS - REV. STORM FILTER CALL-OUTS	4-8-21	B.W.	M.J.H.
4	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
3	ISSUED PER COLLERS LETTER 11-10-20	11-24-20	N.W.	M.J.H.
2	ACC'D DUANE LANE EXTENSION PLAN	10-7-20	B.W.	M.J.H.
1	ISSUED & BOROUGH SUBMITTAL	7-16-20	B.W.	M.J.H.

DUANE LANE EXTENSION PLAN; PROJECT GATE & SIGN DETAILS

BOROUGH OF DEMAREST LOTS 1.51, BLOCK 119; LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120

PROPOSED CONDOMINIUM DEVELOPMENT
THE WOODLANDS IN DEMAREST

BERGEN COUNTY NEW JERSEY

APPLICANT: WOODLANDS HOLDING COMPANY LLC OWNER: SEE SHEET NO. 3750-2
270 SYLVAN AVE., (RT. 9W)
ENGLWOOD CLIFFS, NJ 07632

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

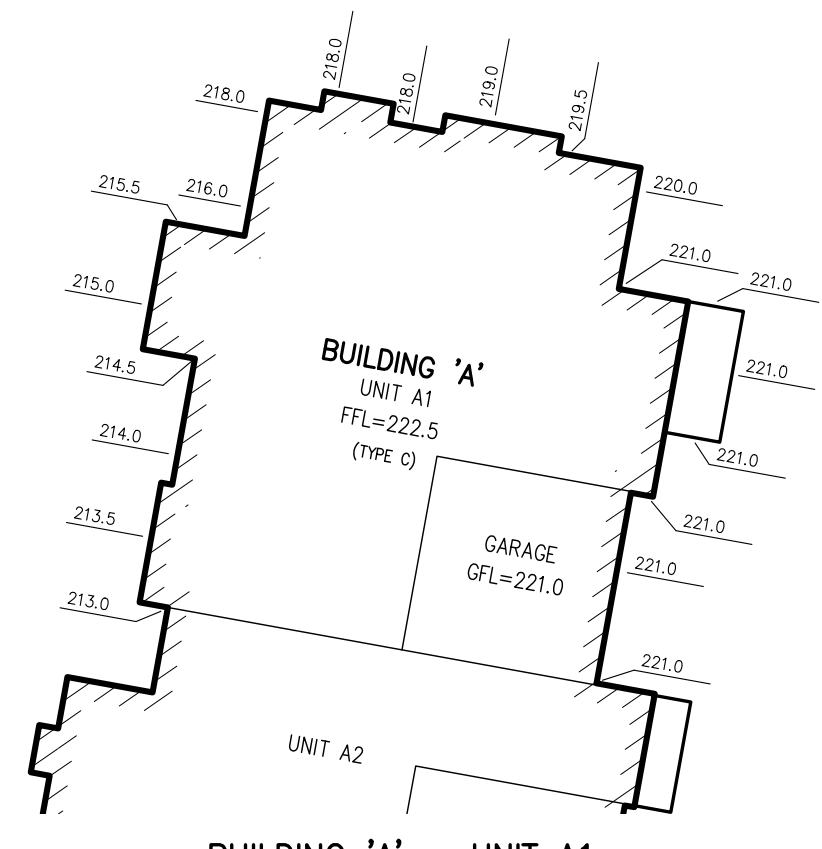
HUBSCHMAN P.A.
ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621
201-384-5666

3-15-19
DATE

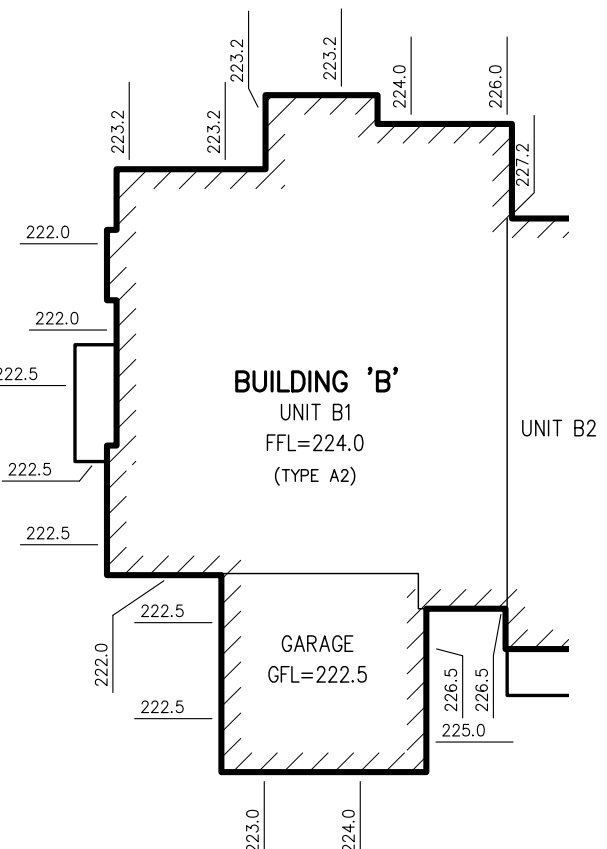
4 P13

3750-4
DRAWING NO.

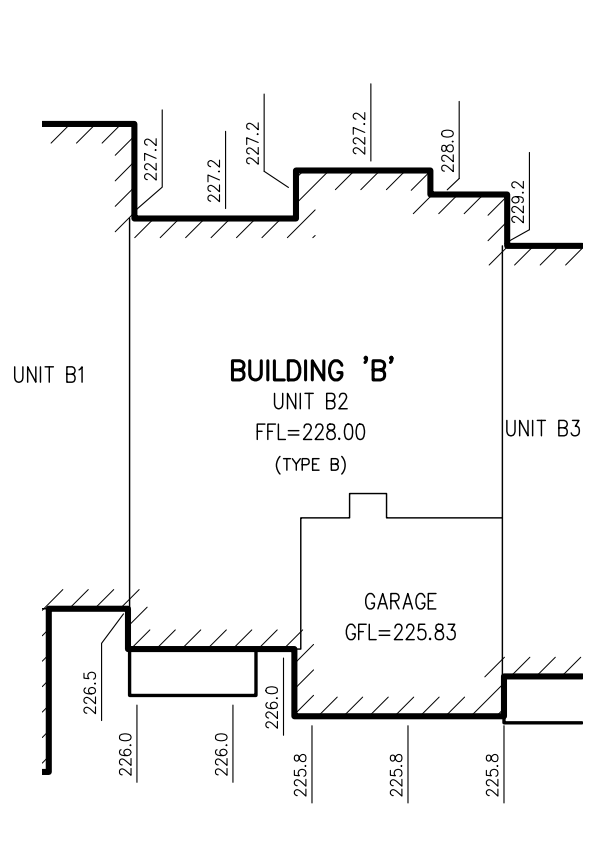
10
REV.



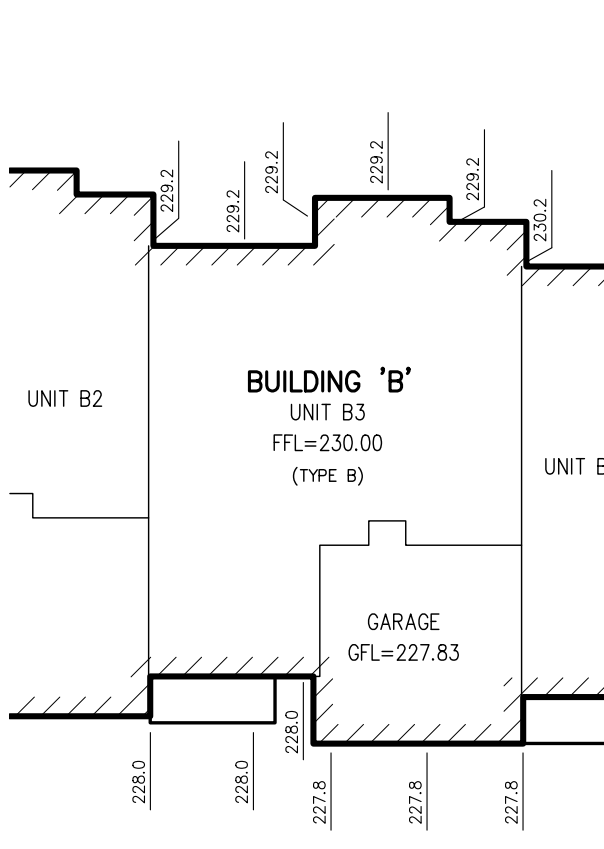
BUILDING 'A' - UNIT A1
UNIT A1
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 218.05
 RIDGE ELEV. = EL. 255.00
 BLDG. HEIGHT = 36.95 FT.



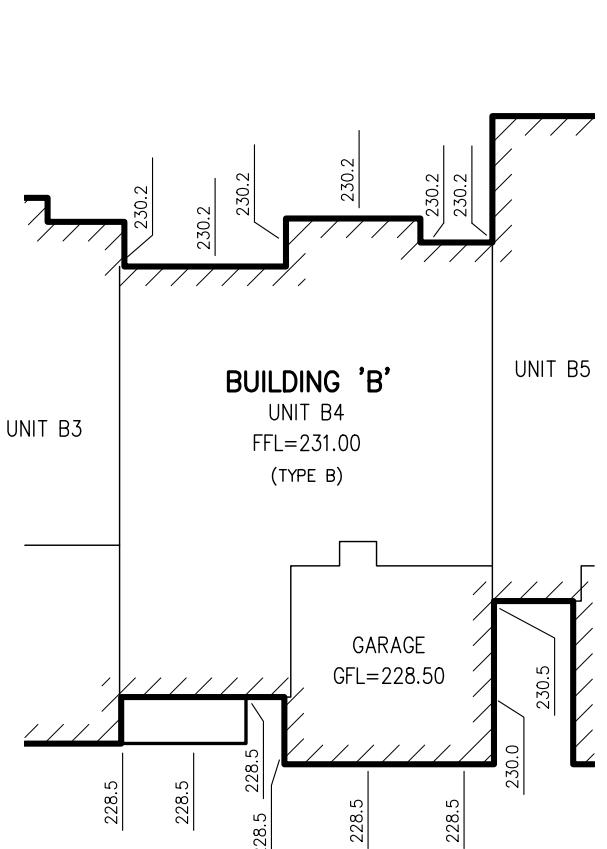
BUILDING 'B' - UNIT B1
UNIT B1
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 223.68
 RIDGE ELEV. = EL. 256.00
 BLDG. HEIGHT = 32.32 FT.



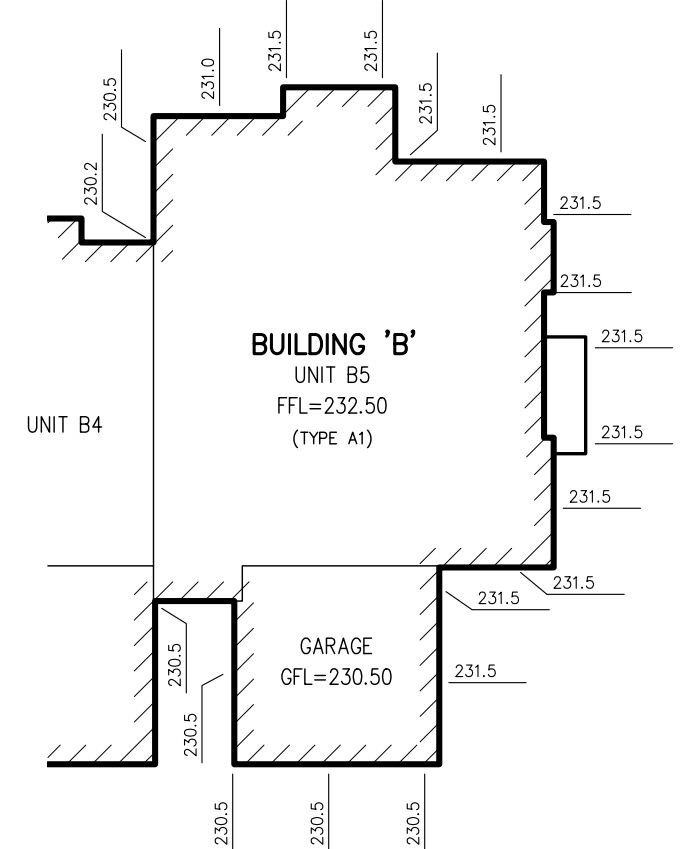
BUILDING 'B' - UNIT B2
UNIT B2
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 227.16
 RIDGE ELEV. = EL. 260.00
 BLDG. HEIGHT = 33.84 FT.



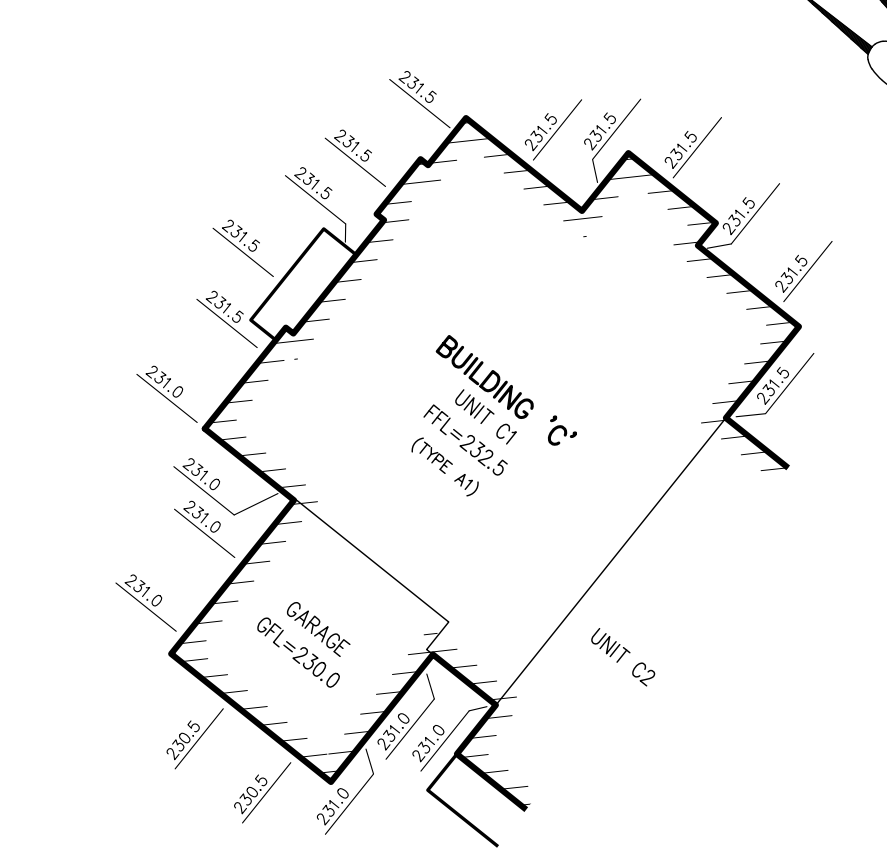
BUILDING 'B' - UNIT B3
UNIT B3
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 228.63
 RIDGE ELEV. = EL. 262.00
 BLDG. HEIGHT = 33.37 FT.



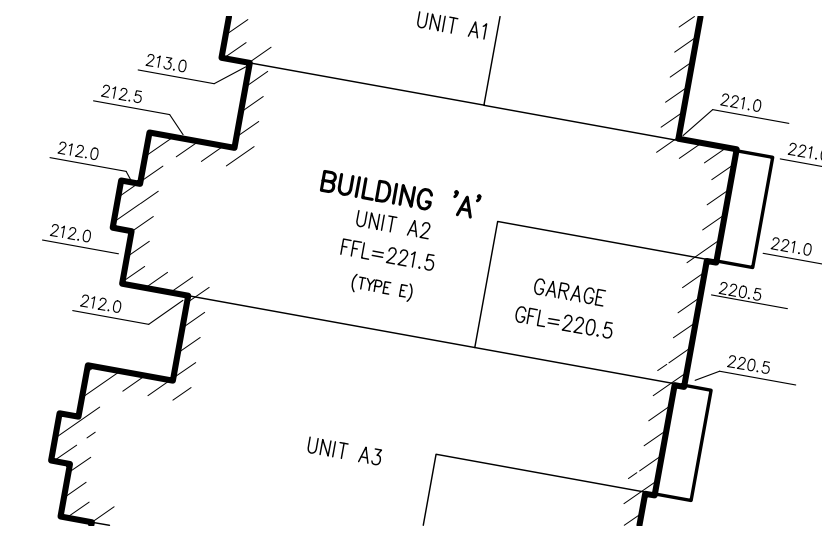
BUILDING 'B' - UNIT B4
UNIT B4
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 229.48
 RIDGE ELEV. = EL. 263.00
 BLDG. HEIGHT = 33.52 FT.



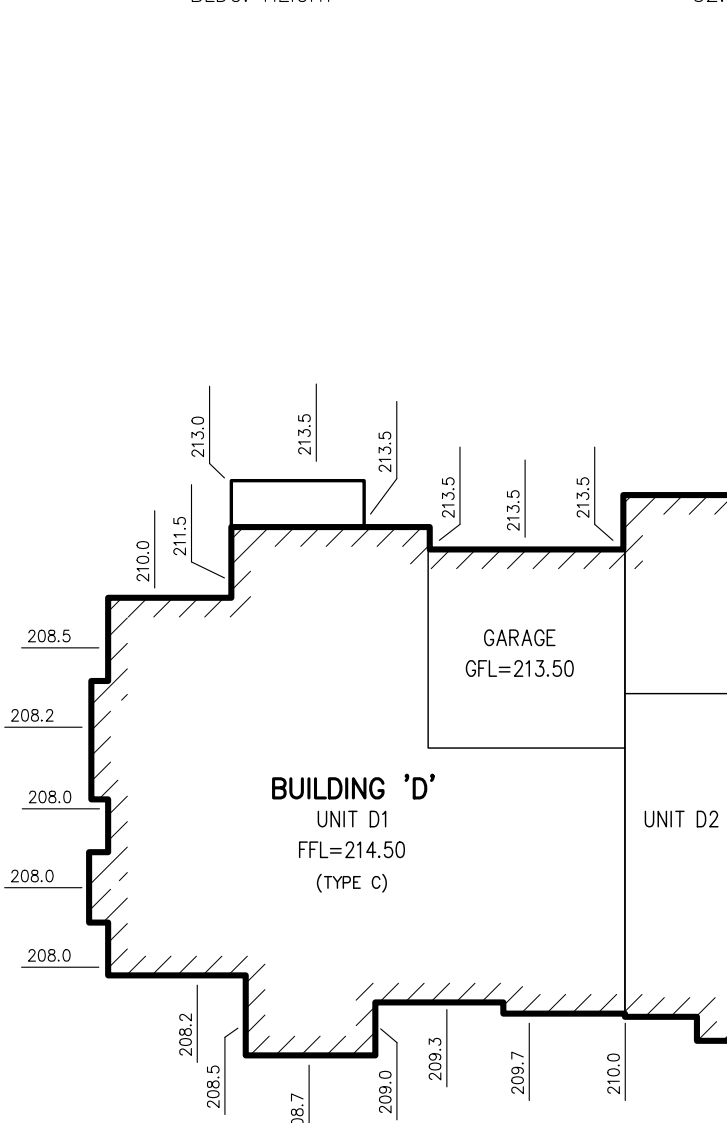
BUILDING 'B' - UNIT B5
UNIT B5
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 231.11
 RIDGE ELEV. = EL. 264.50
 BLDG. HEIGHT = 33.39 FT.



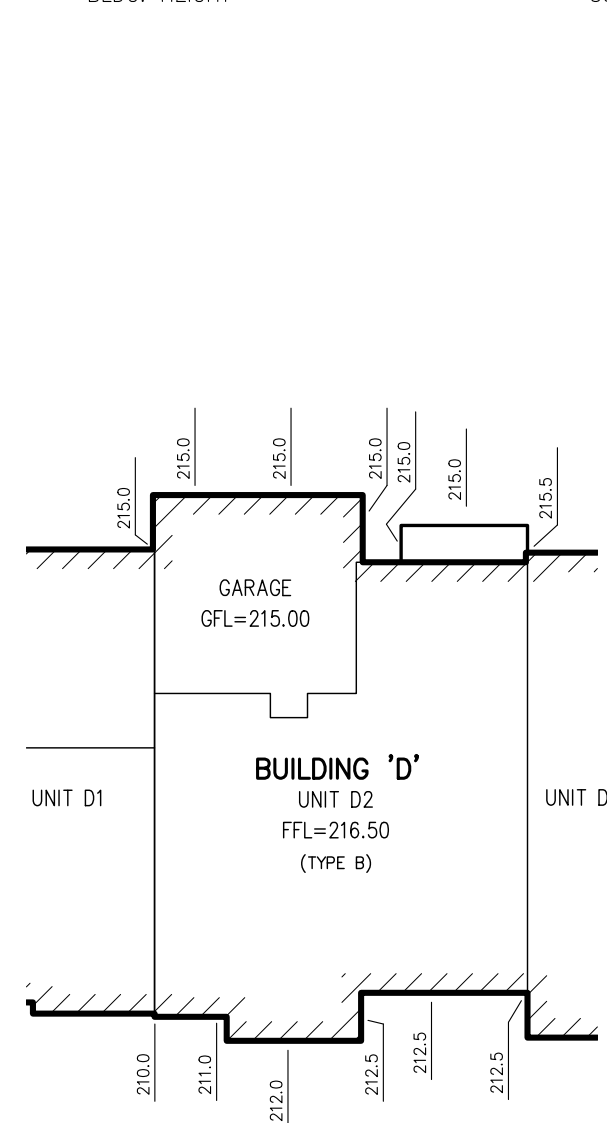
BUILDING 'C' - UNIT C1
UNIT C1
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 231.20
 RIDGE ELEV. = EL. 263.77
 BLDG. HEIGHT = 32.57 FT.



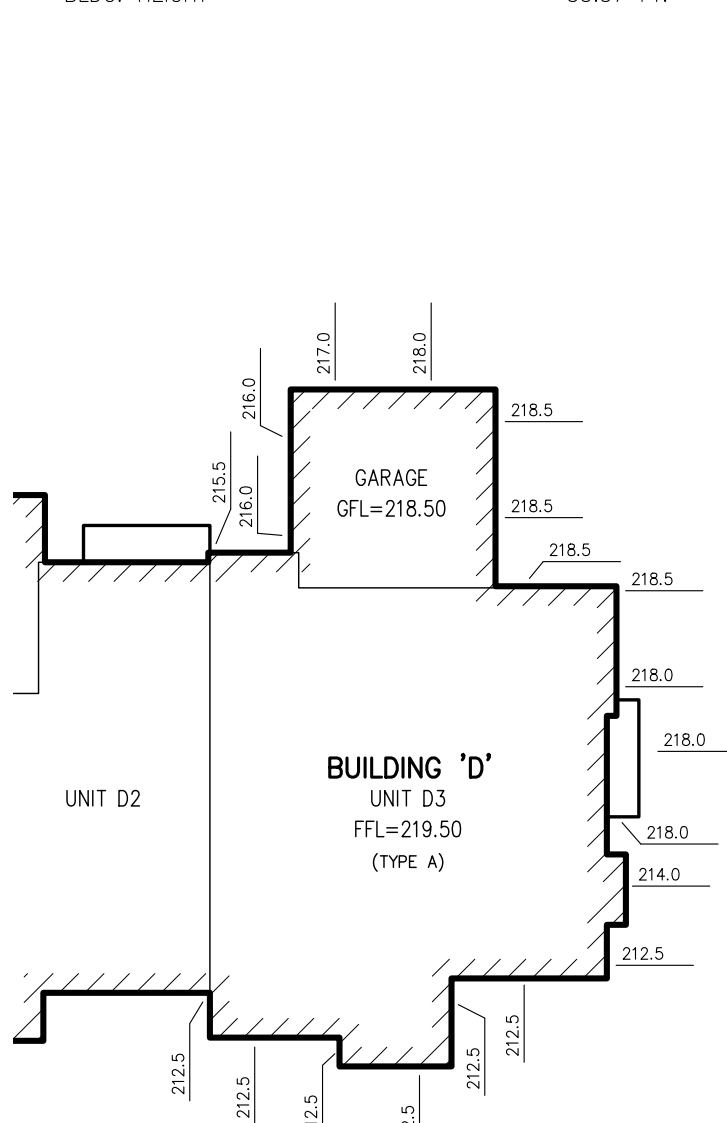
BUILDING 'A' - UNIT A2
UNIT A2
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 216.55
 RIDGE ELEV. = EL. 252.50
 BLDG. HEIGHT = 35.95 FT.



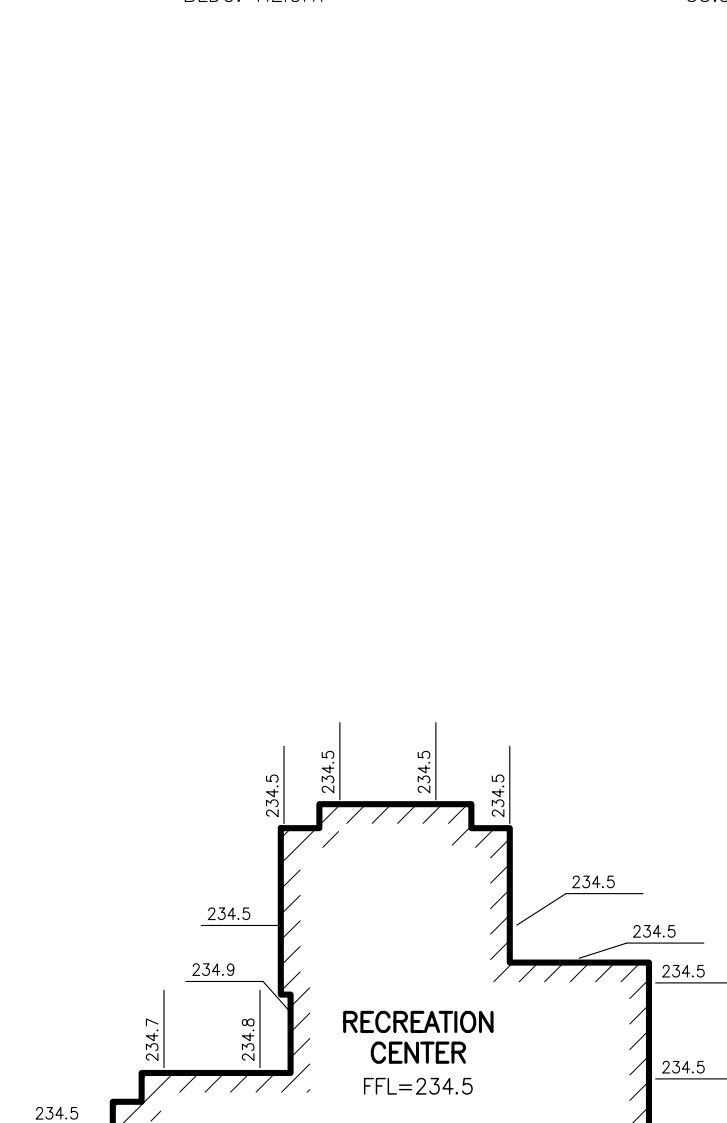
BUILDING 'D' - UNIT D1
UNIT D1
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 210.30
 RIDGE ELEV. = EL. 247.00
 BLDG. HEIGHT = 36.70 FT.



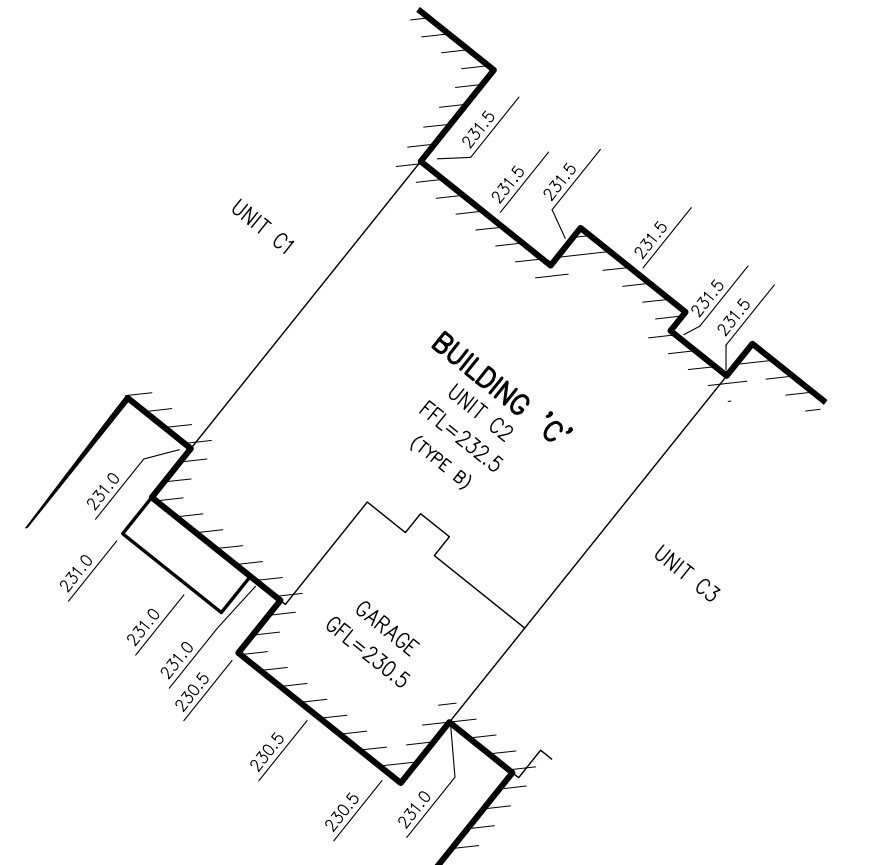
BUILDING 'D' - UNIT D2
UNIT D2
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 213.50
 RIDGE ELEV. = EL. 248.35
 BLDG. HEIGHT = 34.85 FT.



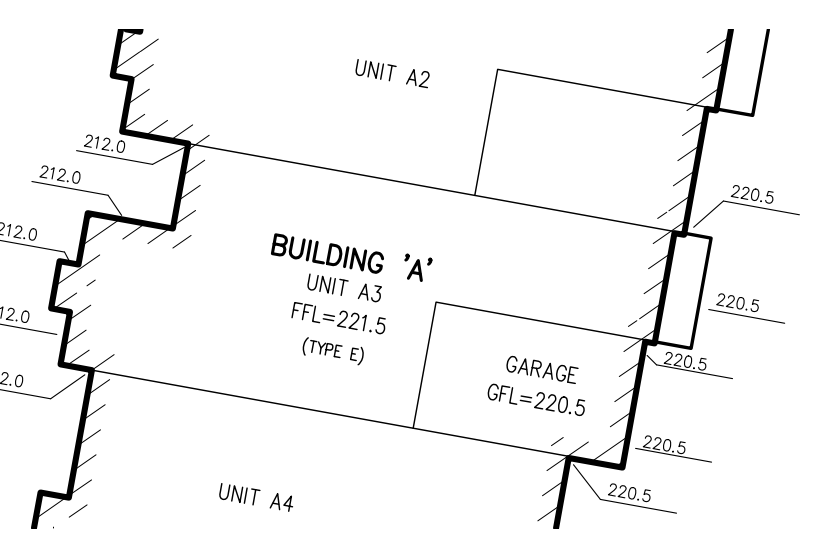
BUILDING 'D' - UNIT D3
UNIT D3
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 215.60
 RIDGE ELEV. = EL. 250.77
 BLDG. HEIGHT = 35.17 FT.



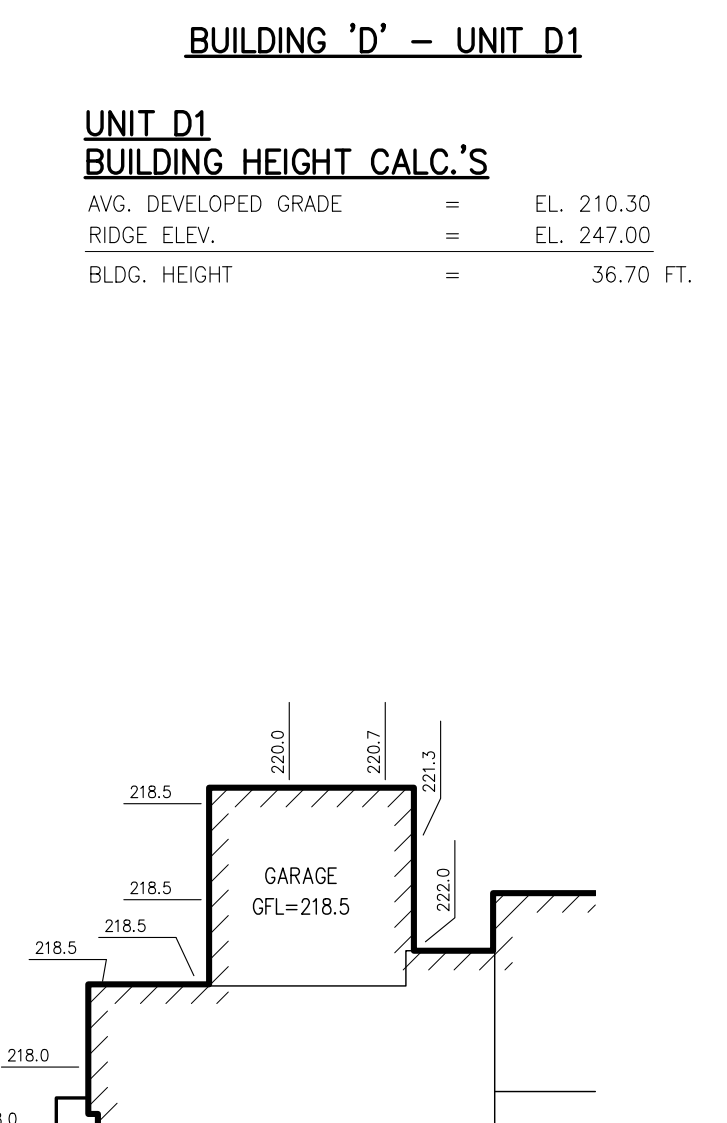
RECREATION CENTER
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 234.54
 RIDGE ELEV. = EL. 250.90
 BLDG. HEIGHT = 25.36 FT.



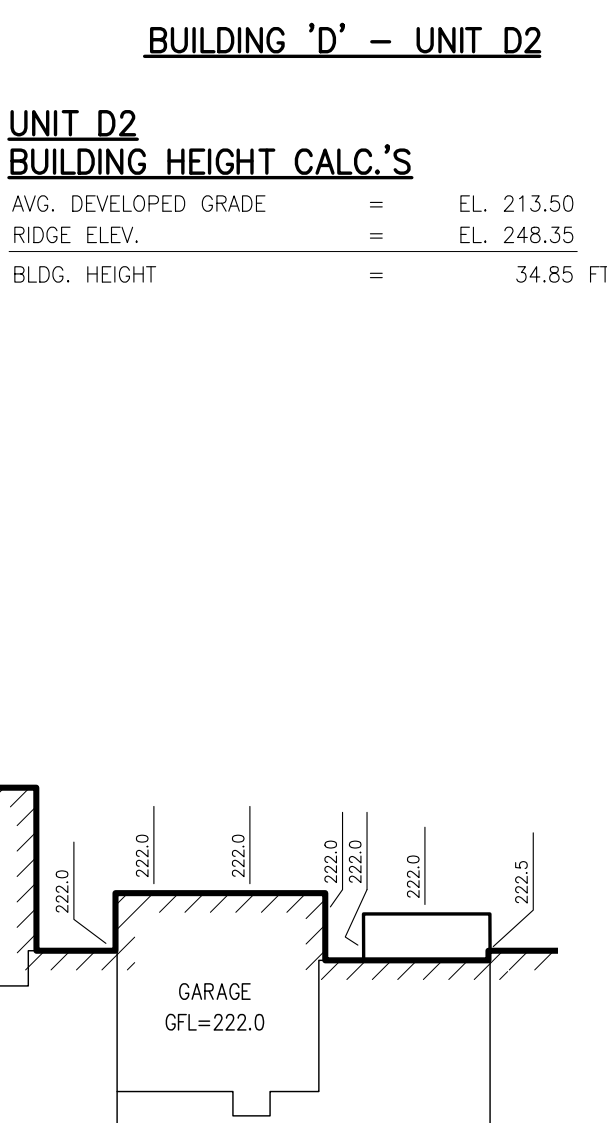
BUILDING 'C' - UNIT C2
UNIT C2
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 231.10
 RIDGE ELEV. = EL. 264.35
 BLDG. HEIGHT = 33.25 FT.



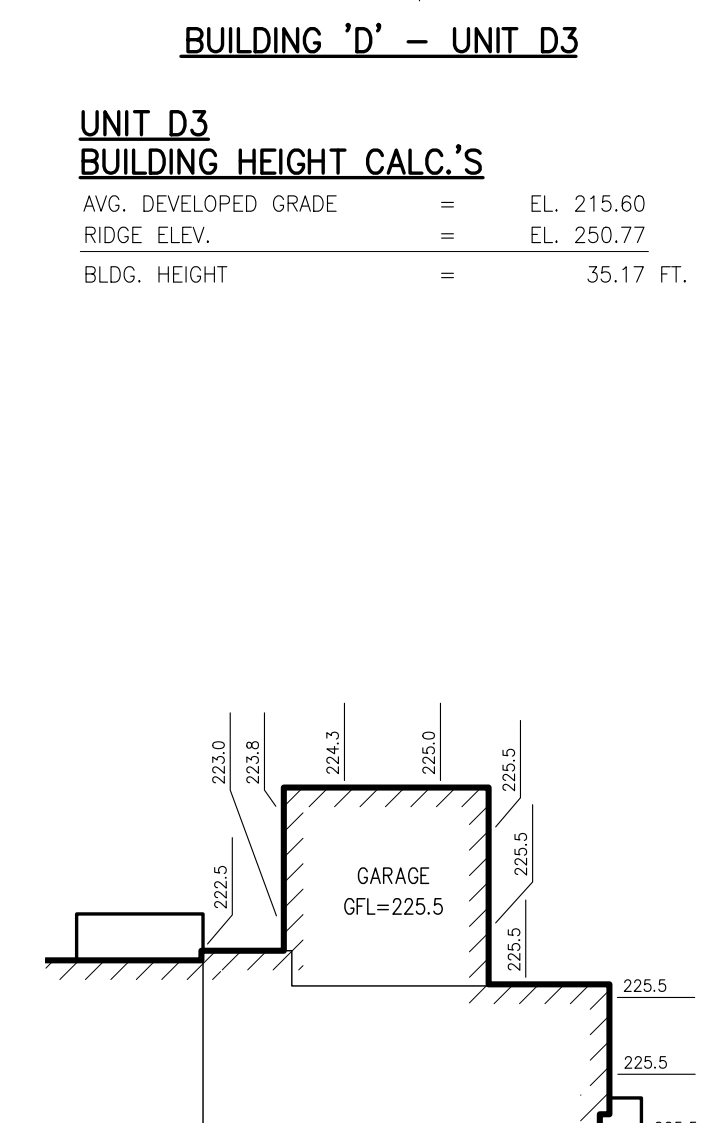
BUILDING 'A' - UNIT A3
UNIT A3
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 216.25
 RIDGE ELEV. = EL. 252.50
 BLDG. HEIGHT = 36.25 FT.



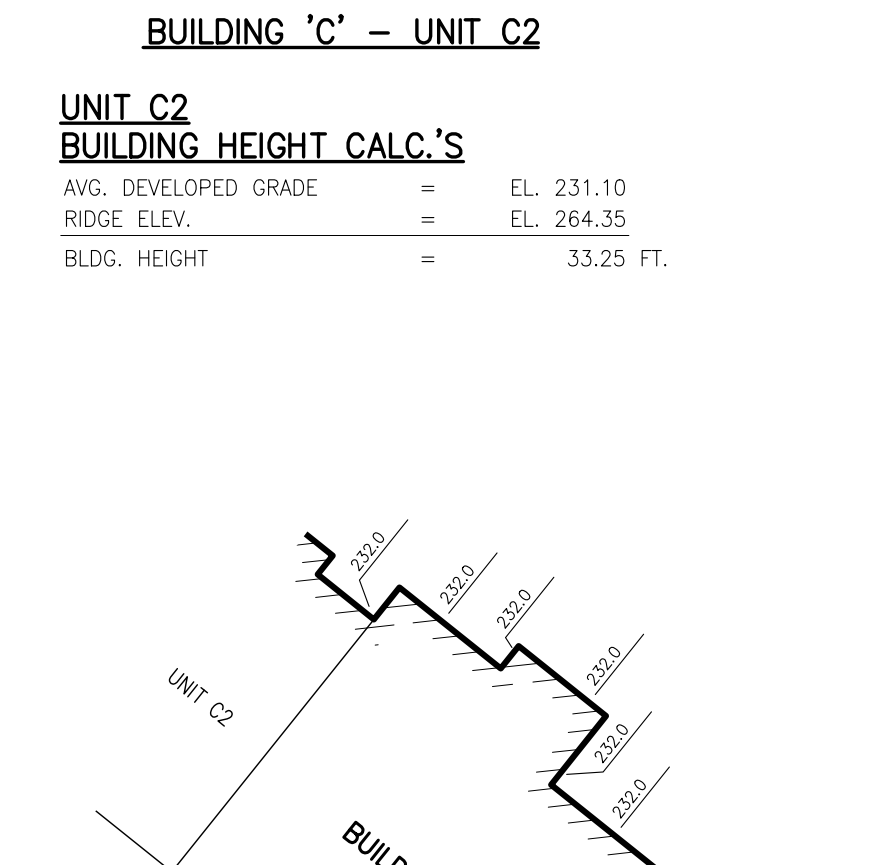
BUILDING 'E' - UNIT E1
UNIT E1
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 216.80
 RIDGE ELEV. = EL. 250.77
 BLDG. HEIGHT = 33.97 FT.



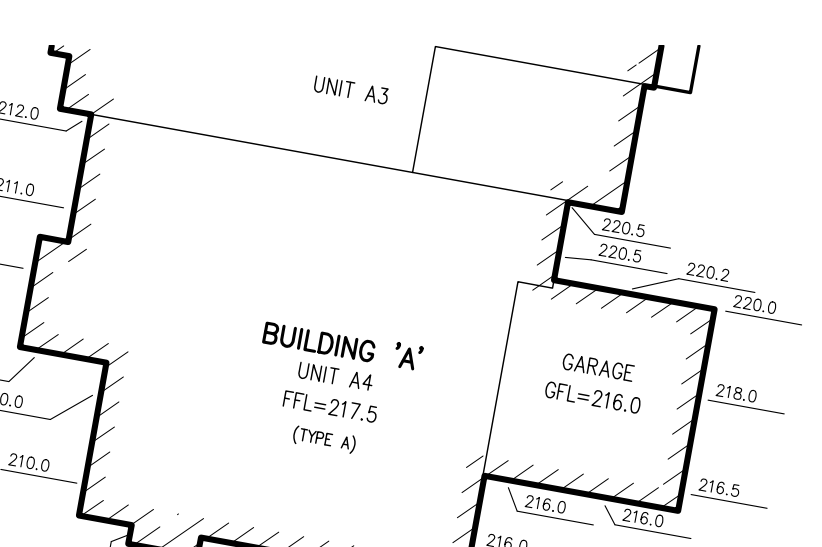
BUILDING 'E' - UNIT E2
UNIT E2
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 218.80
 RIDGE ELEV. = EL. 255.35
 BLDG. HEIGHT = 36.55 FT.



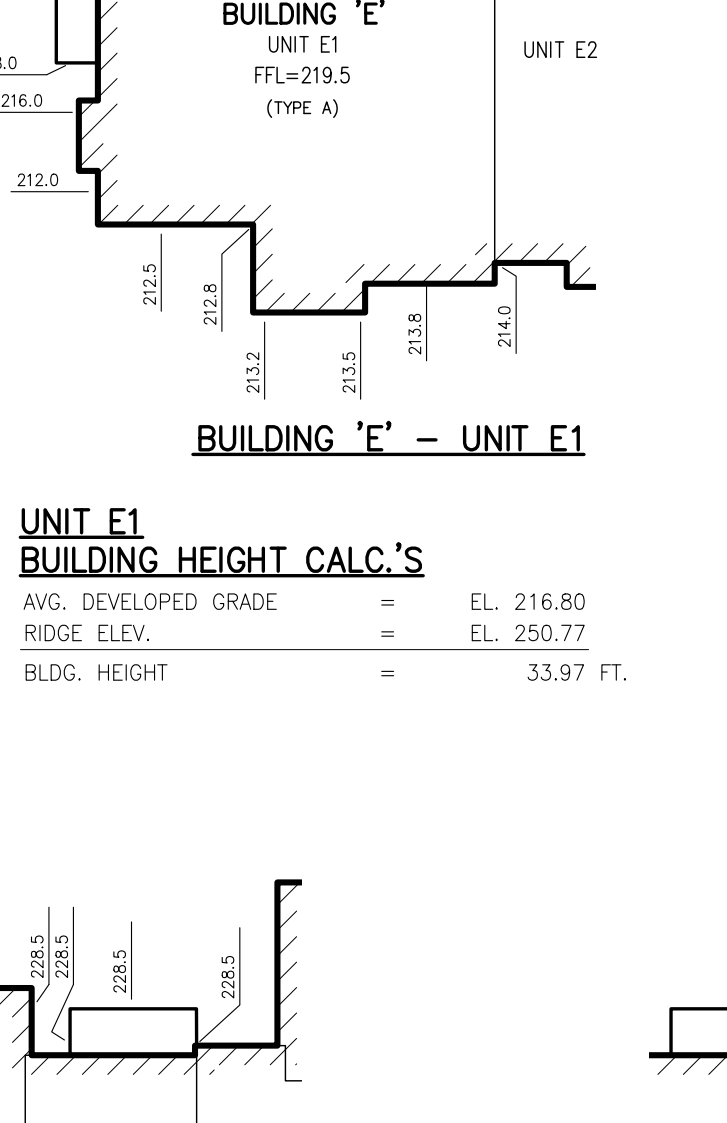
BUILDING 'E' - UNIT E3
UNIT E3
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 222.00
 RIDGE ELEV. = EL. 257.77
 BLDG. HEIGHT = 35.77 FT.



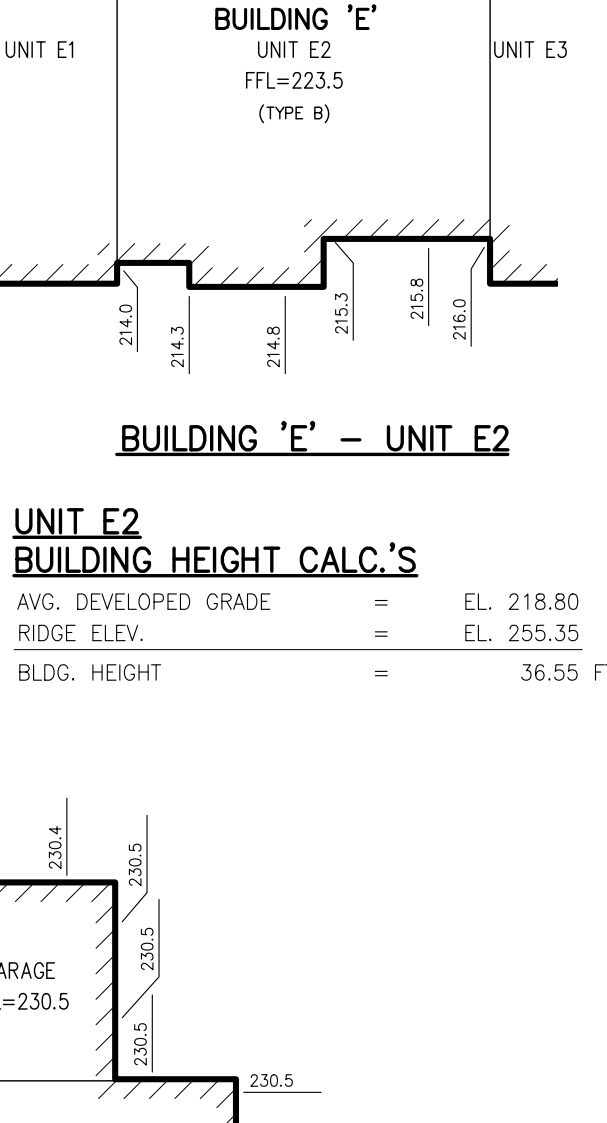
BUILDING 'C' - UNIT C3
UNIT C3
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 231.20
 RIDGE ELEV. = EL. 263.77
 BLDG. HEIGHT = 32.57 FT.



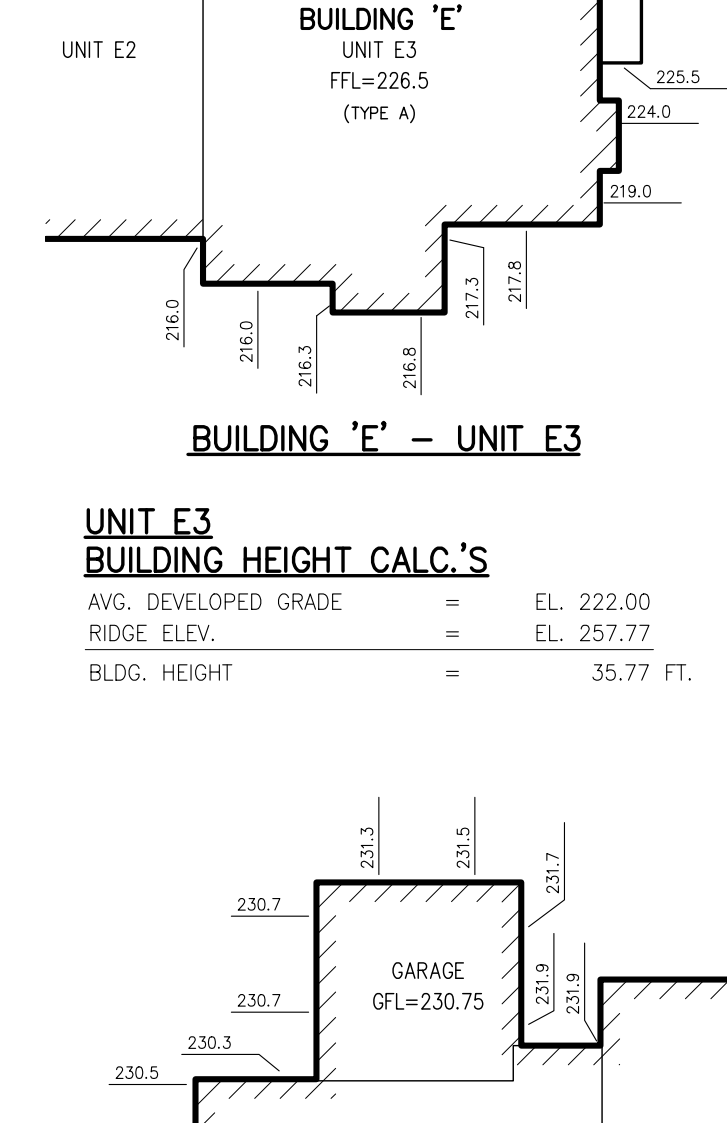
BUILDING 'A' - UNIT A4
UNIT A4
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 215.26
 RIDGE ELEV. = EL. 249.50
 BLDG. HEIGHT = 34.24 FT.



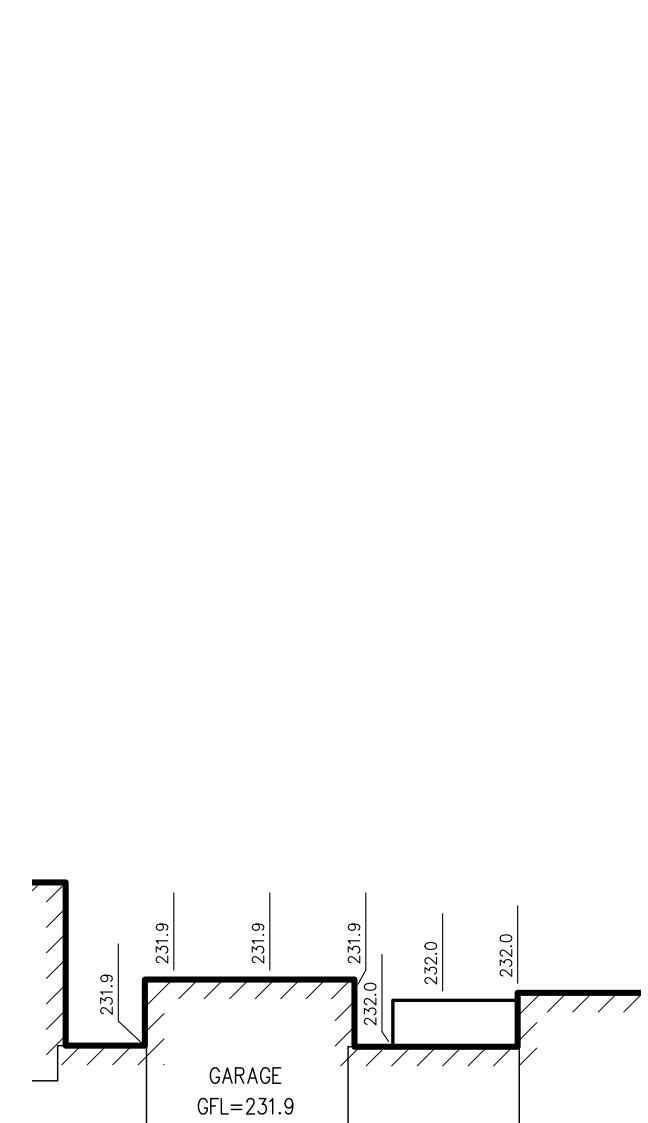
BUILDING 'F' - UNIT F1
UNIT F1
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 224.20
 RIDGE ELEV. = EL. 258.27
 BLDG. HEIGHT = 34.07 FT.



BUILDING 'F' - UNIT F2
UNIT F2
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 226.50
 RIDGE ELEV. = EL. 260.85
 BLDG. HEIGHT = 34.85 FT.



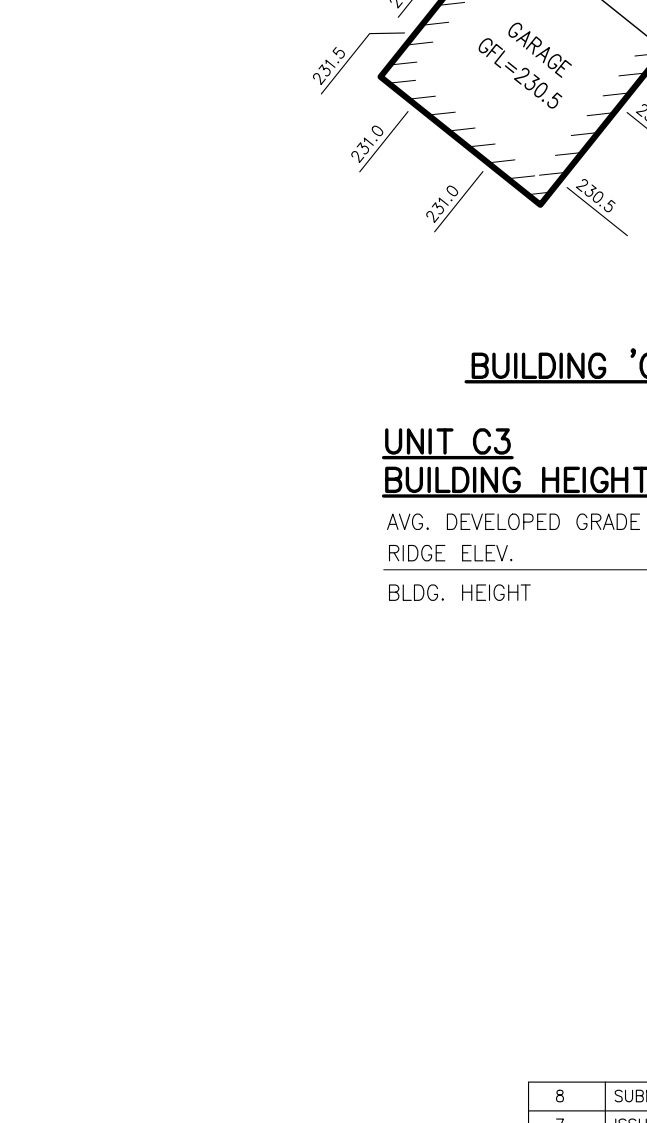
BUILDING 'F' - UNIT F3
UNIT F3
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 228.50
 RIDGE ELEV. = EL. 262.77
 BLDG. HEIGHT = 34.27 FT.



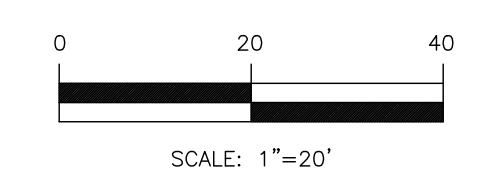
BUILDING 'G' - UNIT G1
UNIT G1
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 229.80
 RIDGE ELEV. = EL. 263.27
 BLDG. HEIGHT = 33.47 FT.



BUILDING 'G' - UNIT G2
UNIT G2
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 231.80
 RIDGE ELEV. = EL. 265.85
 BLDG. HEIGHT = 34.05 FT.



BUILDING 'G' - UNIT G3
UNIT G3
BUILDING HEIGHT CALC.'S
 AVG. DEVELOPED GRADE = EL. 232.80
 RIDGE ELEV. = EL. 265.85
 BLDG. HEIGHT = 33.05 FT.



MICHAEL J. HUBSCHMAN P.E., P.P.
 PROFESSIONAL ENGINEER AND PLANNER
 N.J.P.E. NO. 29497 N.J.P.P. NO. 3200
 3-15-19
 DATE

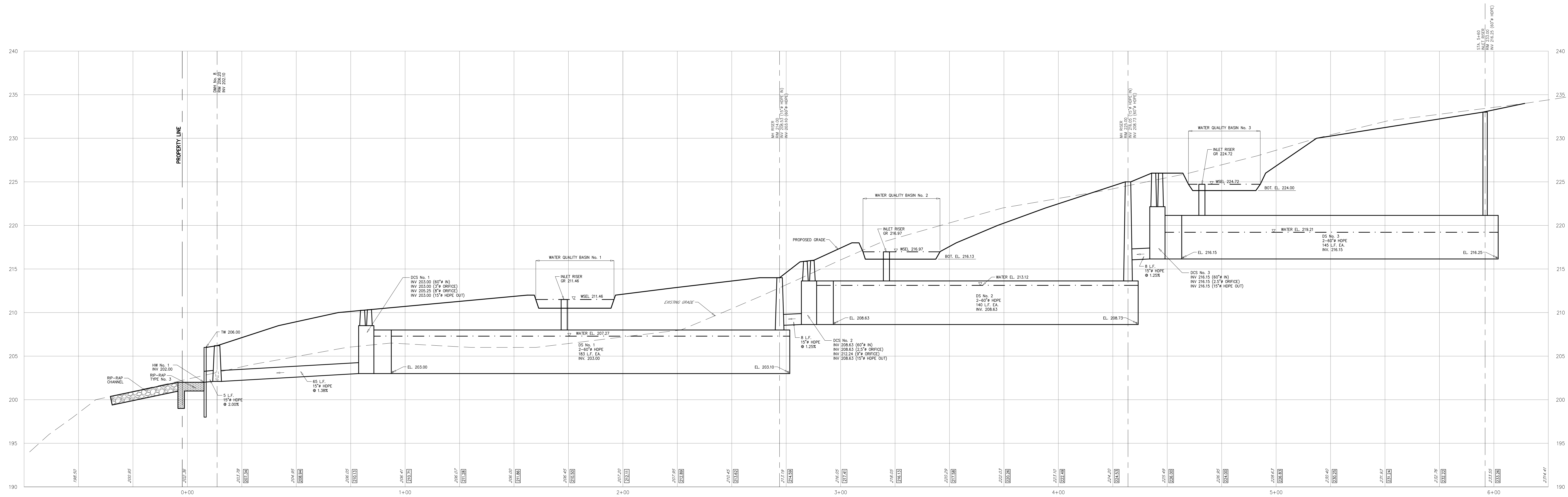
8	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.W.	M.J.H.
7	ISSUED FOR CONSTRUCTION	12-10-21	B.W.	M.J.H.
6	MODIFIED BUILDINGS 'A' & 'B' HEIGHT CALC'S	8-16-21	B.W.	M.J.H.
5	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
4	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
3	MAKER REVIEW LETTER 11-10-20	11-24-20	N.W.	M.J.H.
2	MODIFIED UNIT G3 HEIGHT	10-7-20	B.W.	M.J.H.
1	NDP & BOROUGH SUBMITTAL	7-16-20	B.W.	M.J.H.
0	REVISED	DATE	BY	CHKD

BUILDING HEIGHT SCHEMATIC PLAN

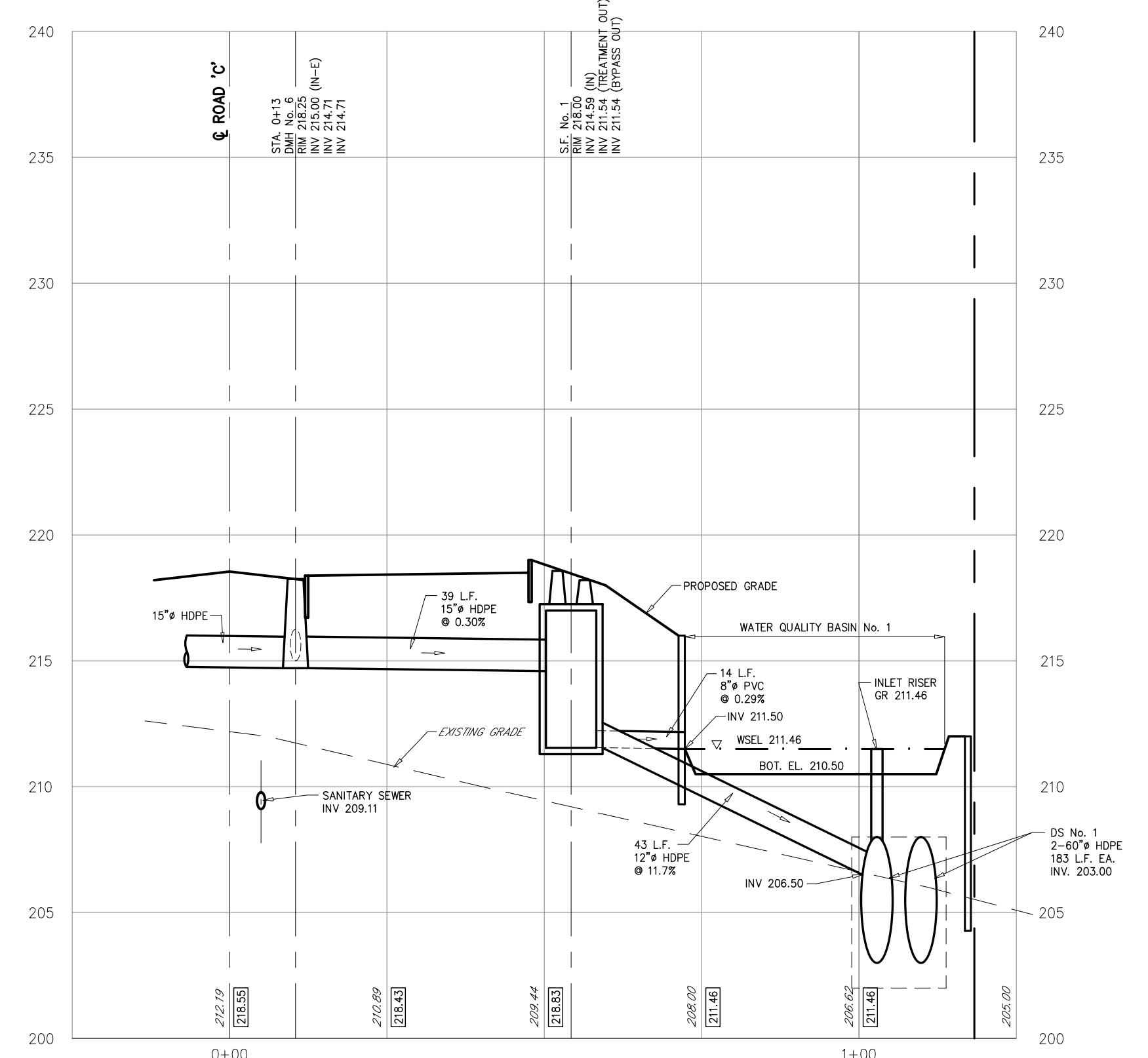
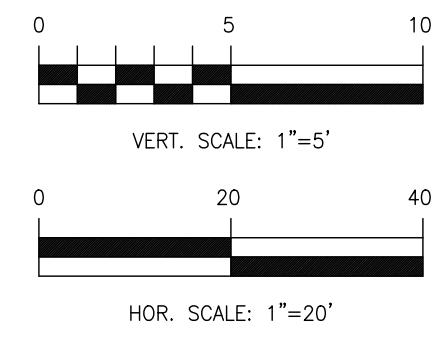
BOROUGH OF DEMAREST LOTS 1,31, BLOCK 119; LOTS 1,31, 1,32, 1,41 & 1,42, BLOCK 120
 PROPOSED CONDOMINIUM DEVELOPMENT
THE WOODLANDS IN DEMAREST
 BERGEN COUNTY NEW JERSEY
 APPLICANT: WOODLANDS HOLDING COMPANY LLC OWNER: SEE SHEET NO. 3750-2
 270 SYLVAN AVE. (RT. 9W)
 ENGLEWOOD CLIFFS, NJ
 07632

HUBSCHMAN P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621
 201-394-5666

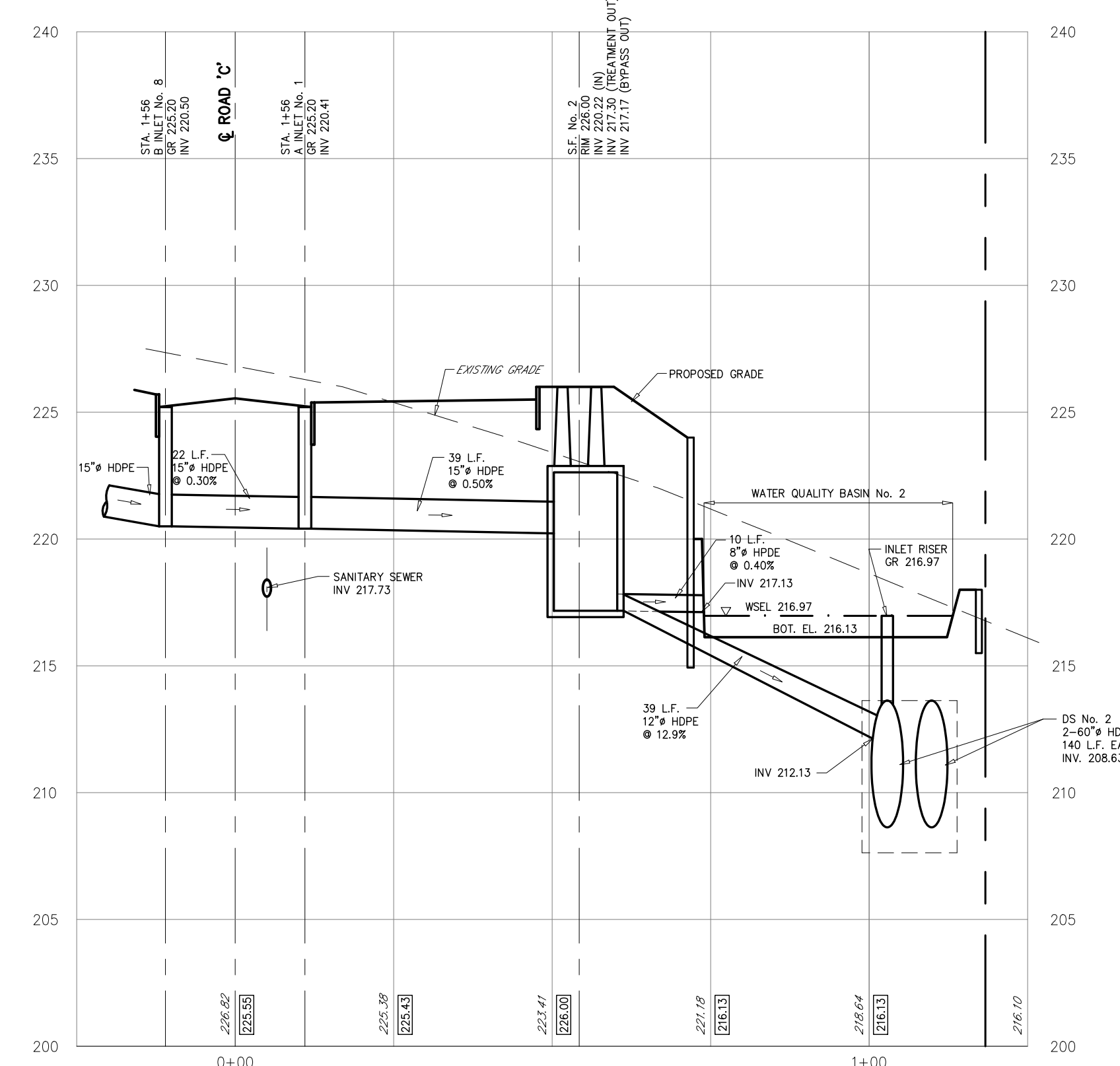
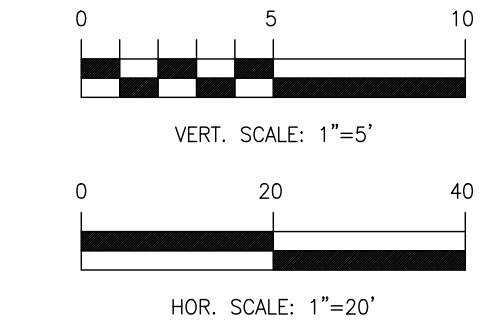
DRAWN BY: B.W.
 CHKD BY: MJH
 SCALE: 1"=20'
 DRAWING NO. **3750-5**
 REV. 8
 5 OF 13



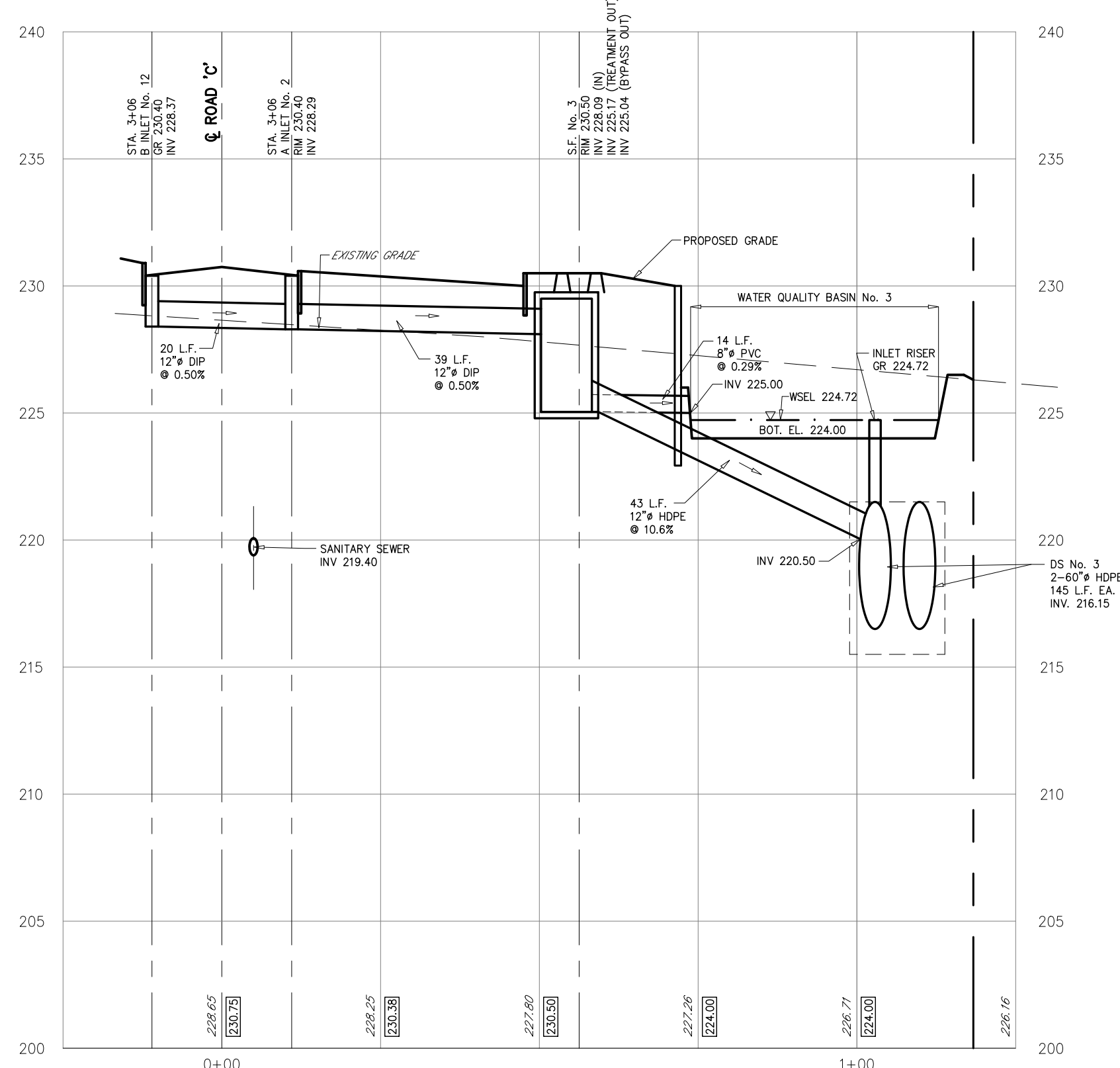
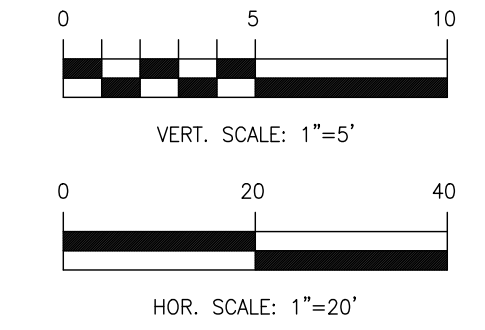
HW No. 1 TO DRAINAGE STRUCTURE No. 3 PROFILE



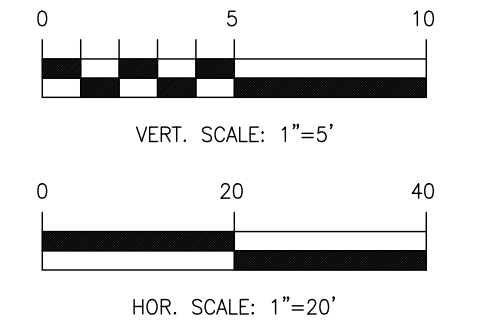
DMH No. 2 TO WQB No. 1



A INLET No. 1 TO WQB No. 2



A INLET No. 2 TO WQB No. 3



NO.	REVISIONS	DATE	BY	CHKD
8	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.W.	M.J.H.
7	ISSUED FOR CONSTRUCTION	12-19-23	B.W.	M.J.H.
6	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
5	REVISED EMBL 5-21-21	5-24-21	N.M.	M.J.H.
4	REVISED PER RECD COMMENTS	4-9-21	B.W.	M.J.H.
3	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
2	MAKER REVIEW LETTER 11-10-20	11-24-20	N.M.	M.J.H.
1	MAKER & BOROUGH SUBMITTAL	7-16-20	B.W.	M.J.H.

DRAINAGE STRUCTURES PROFILES

BOROUGH OF DEMAREST LOTS 1.51, BLOCK 118; LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120

PROPOSED CONDOMINIUM DEVELOPMENT
THE WOODLANDS IN DEMAREST

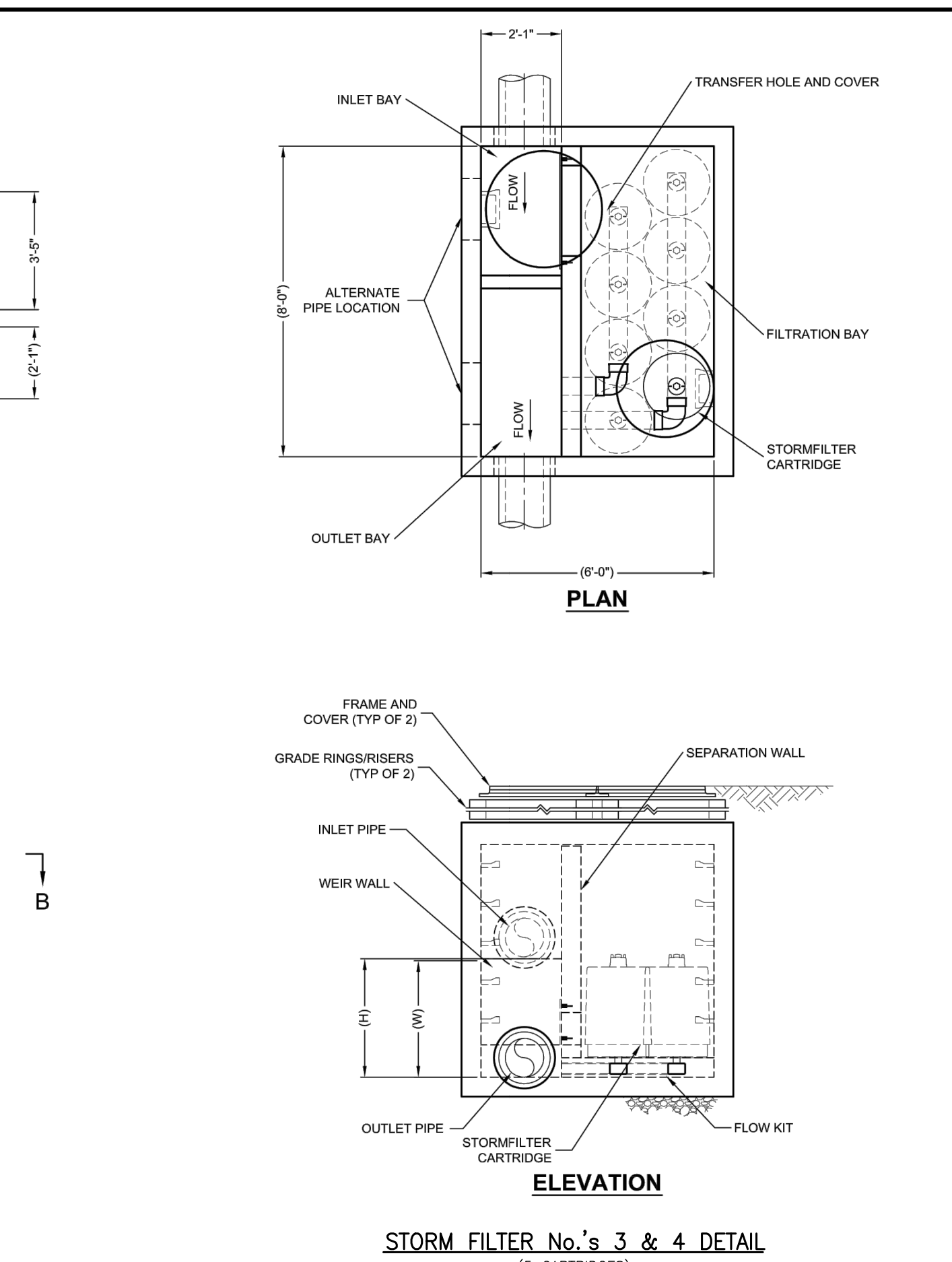
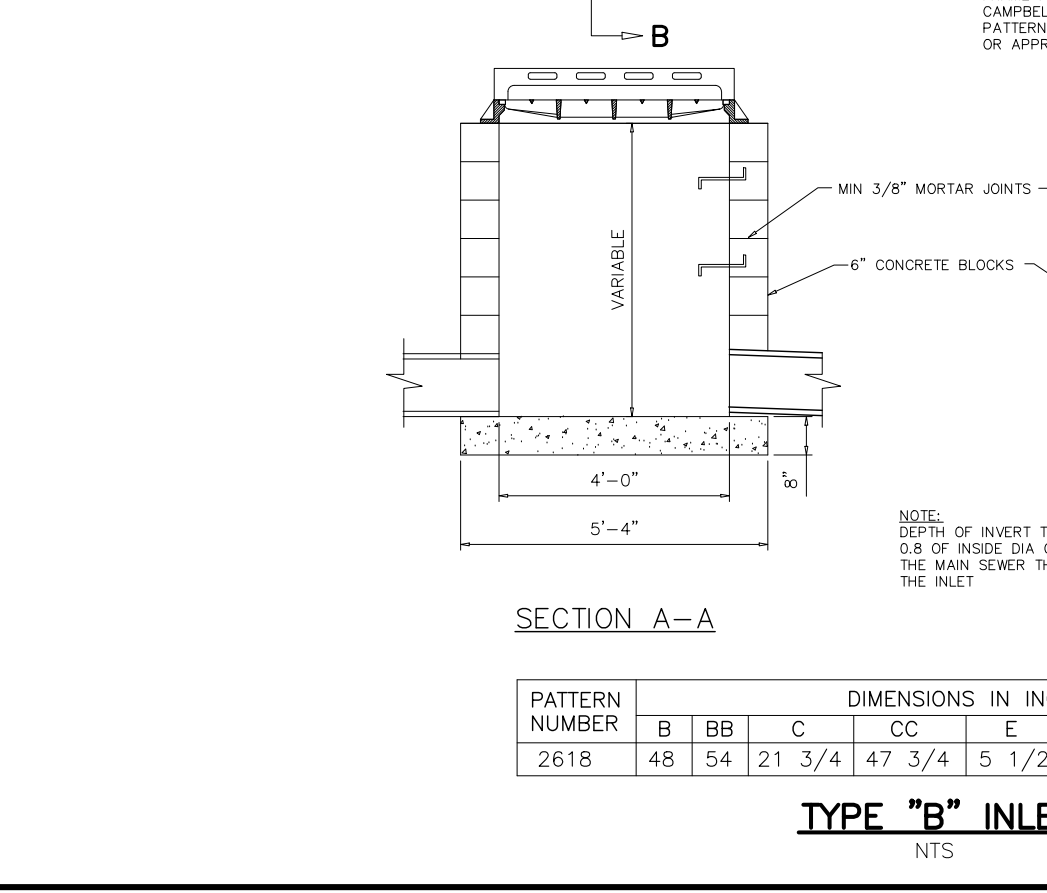
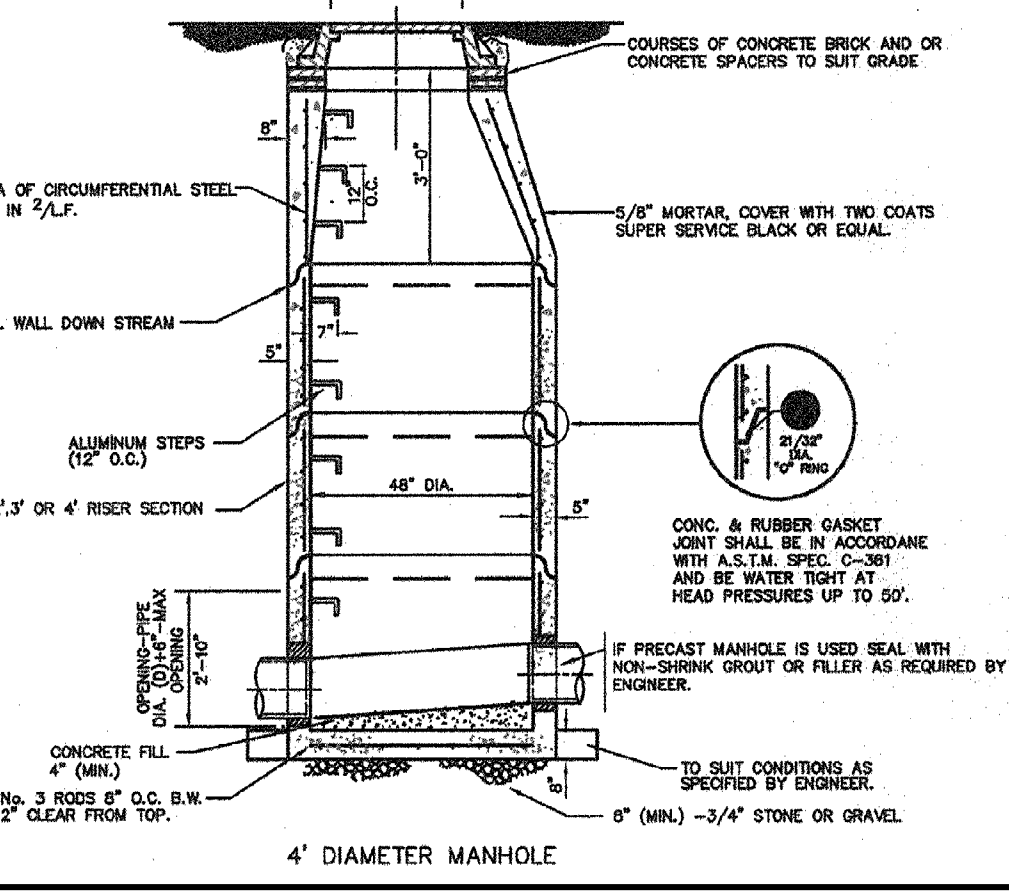
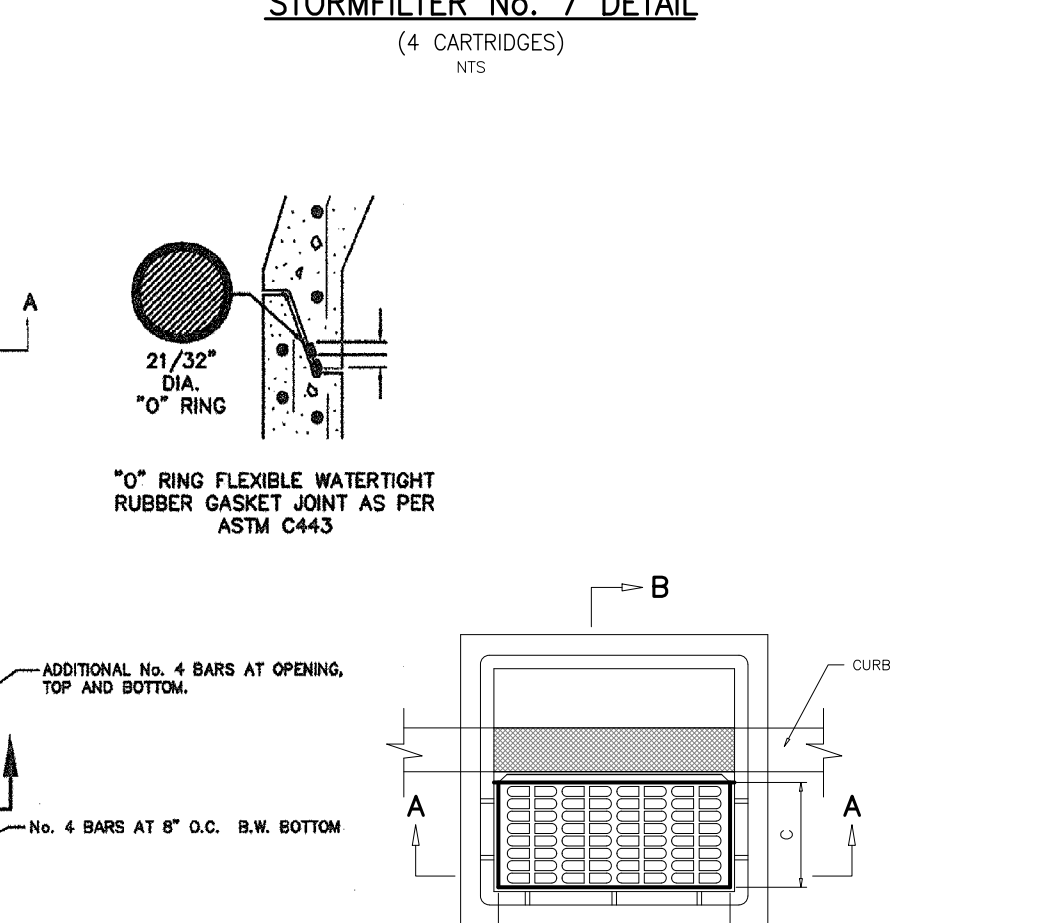
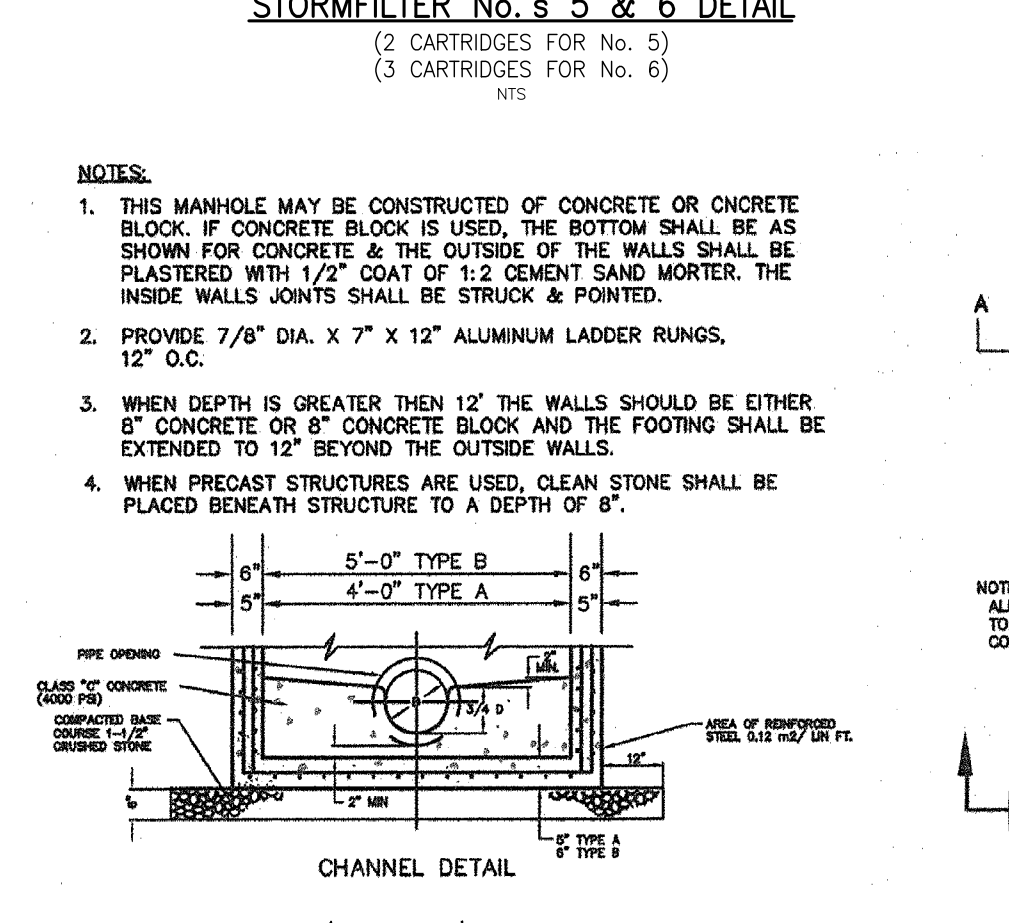
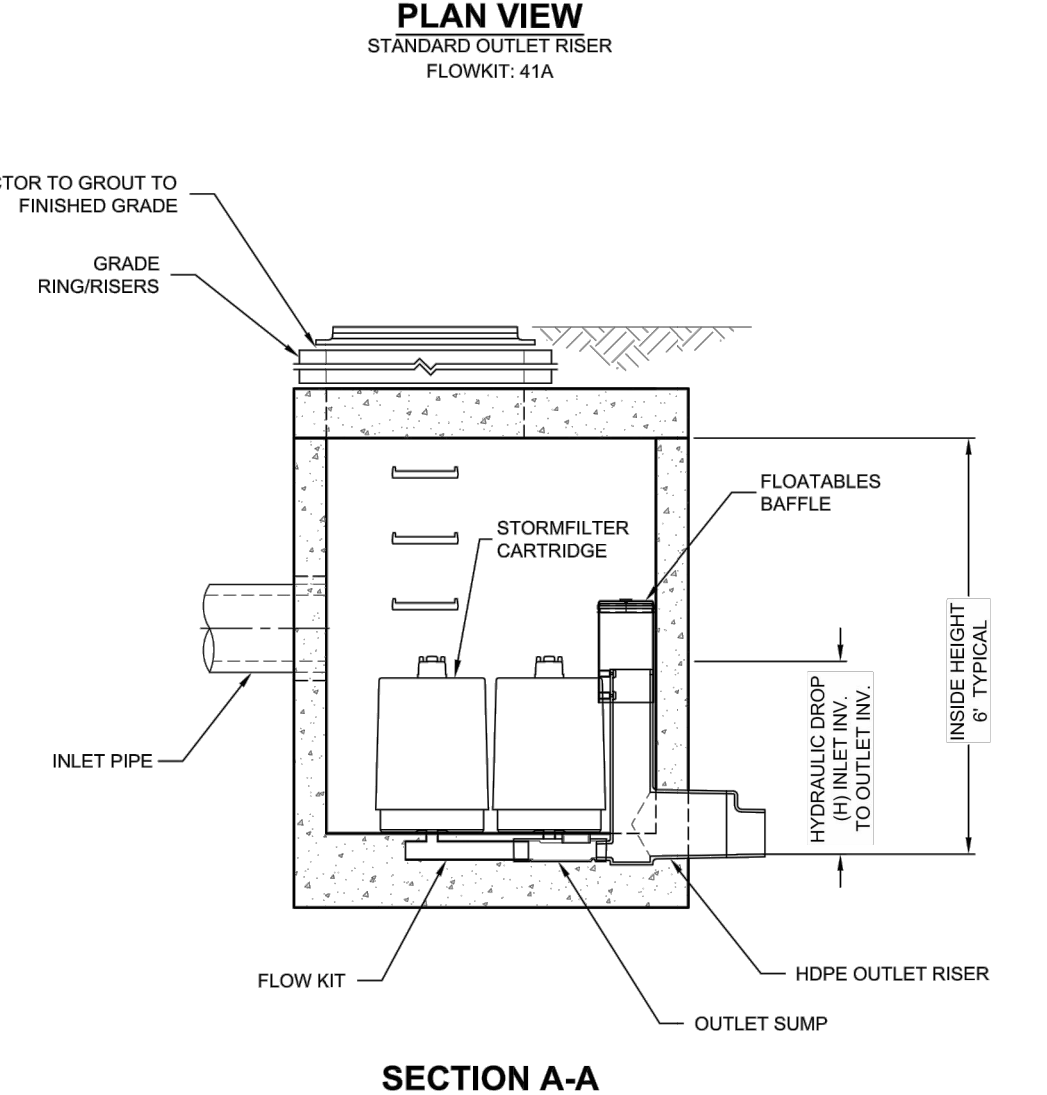
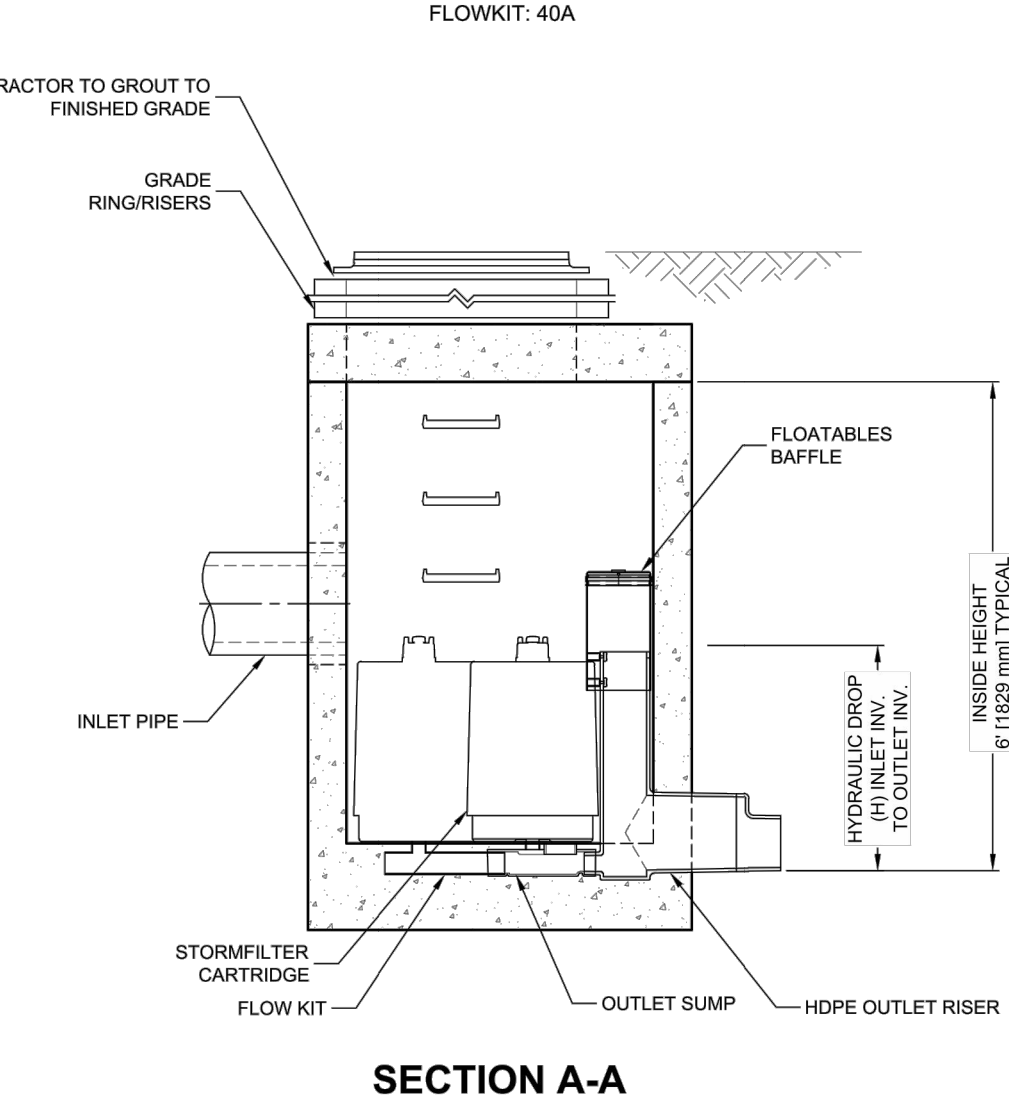
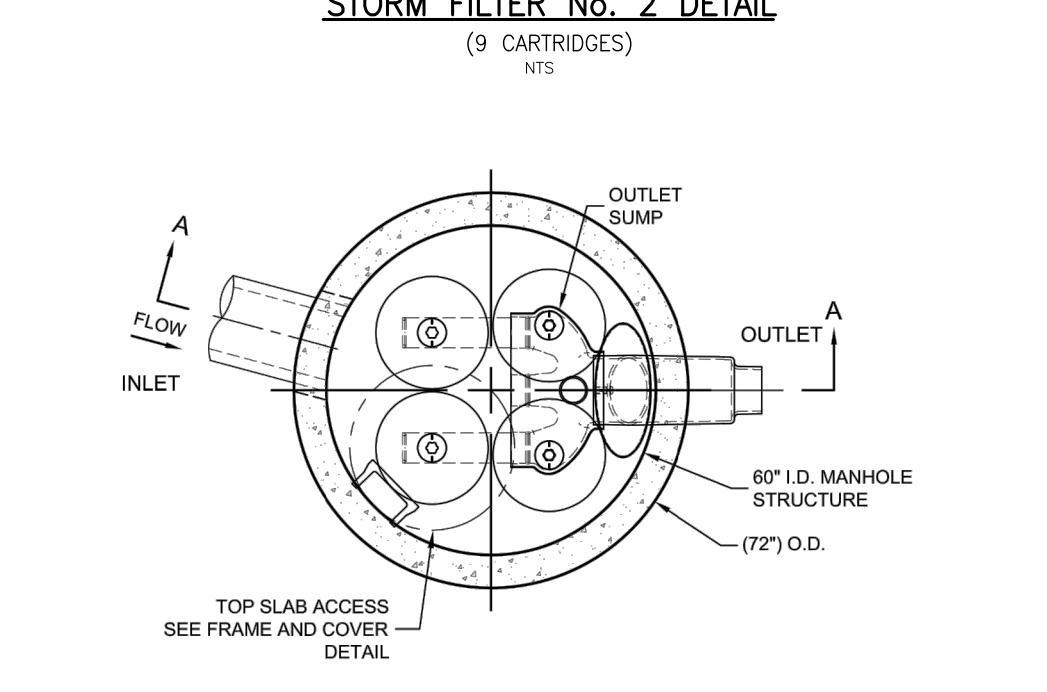
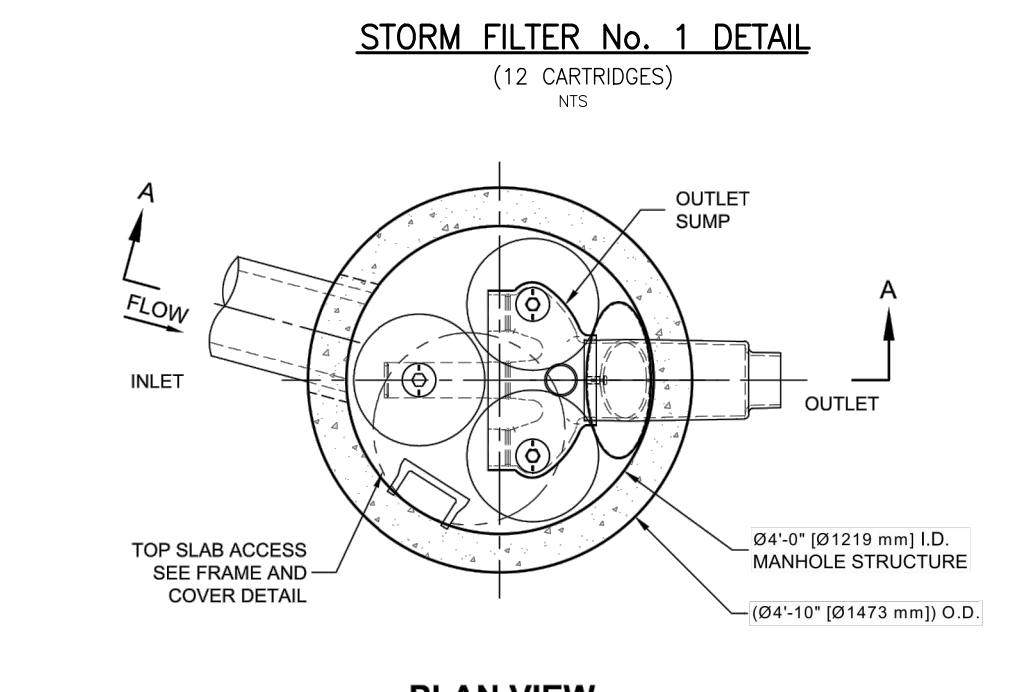
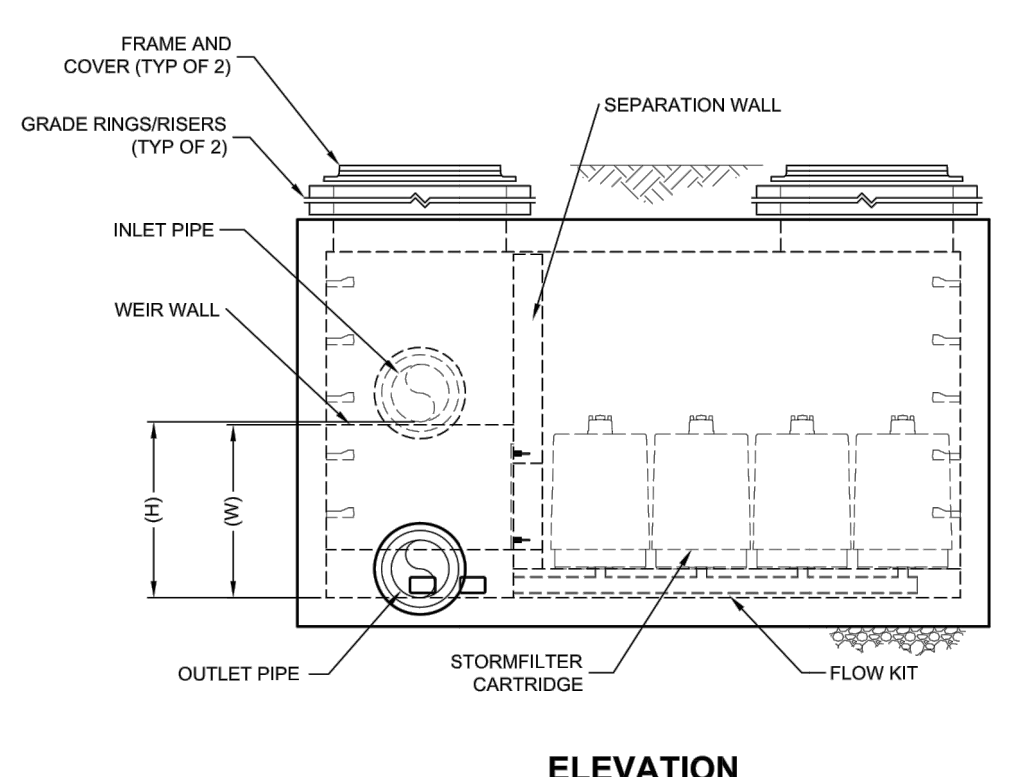
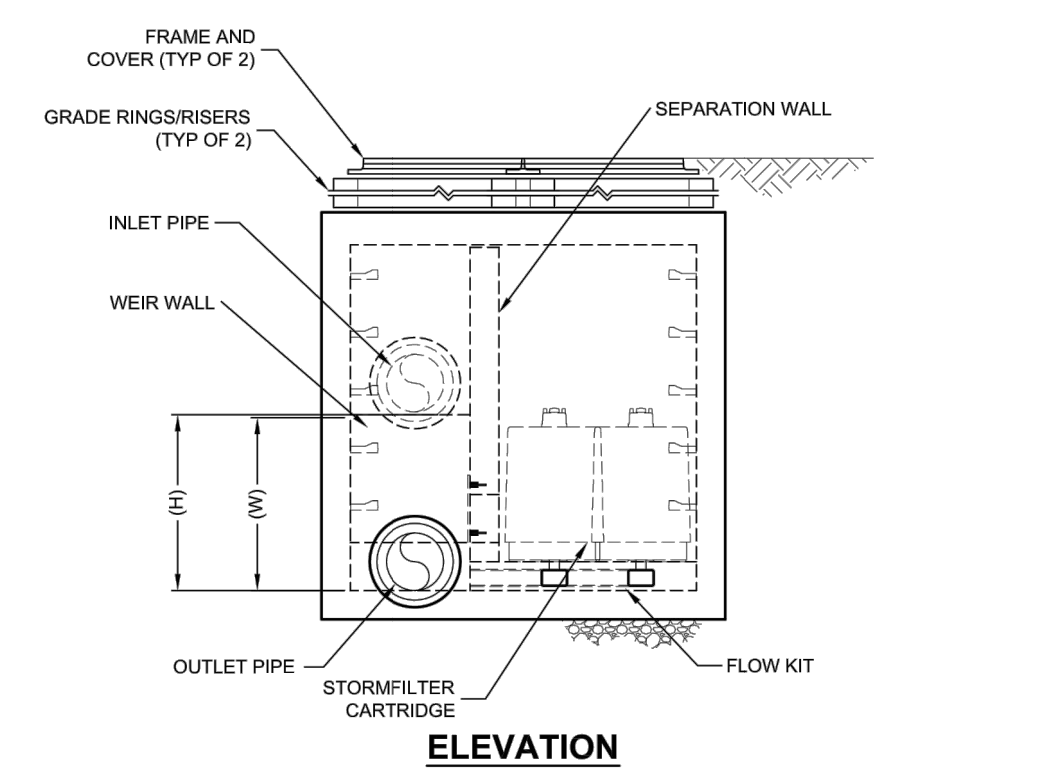
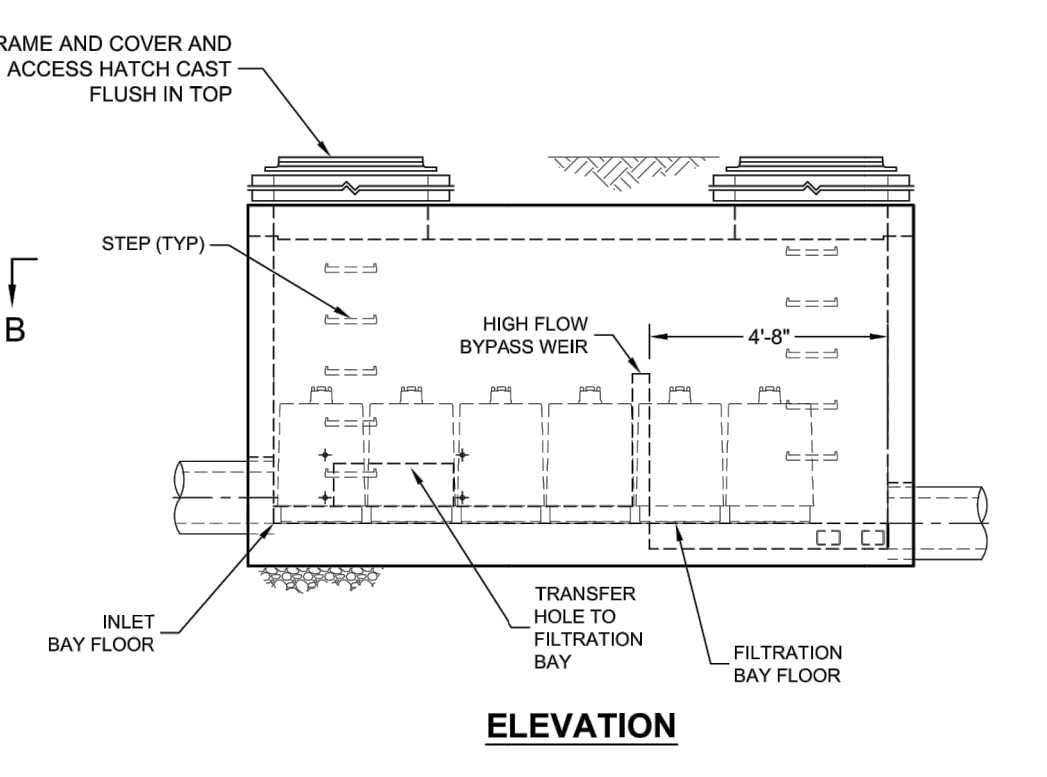
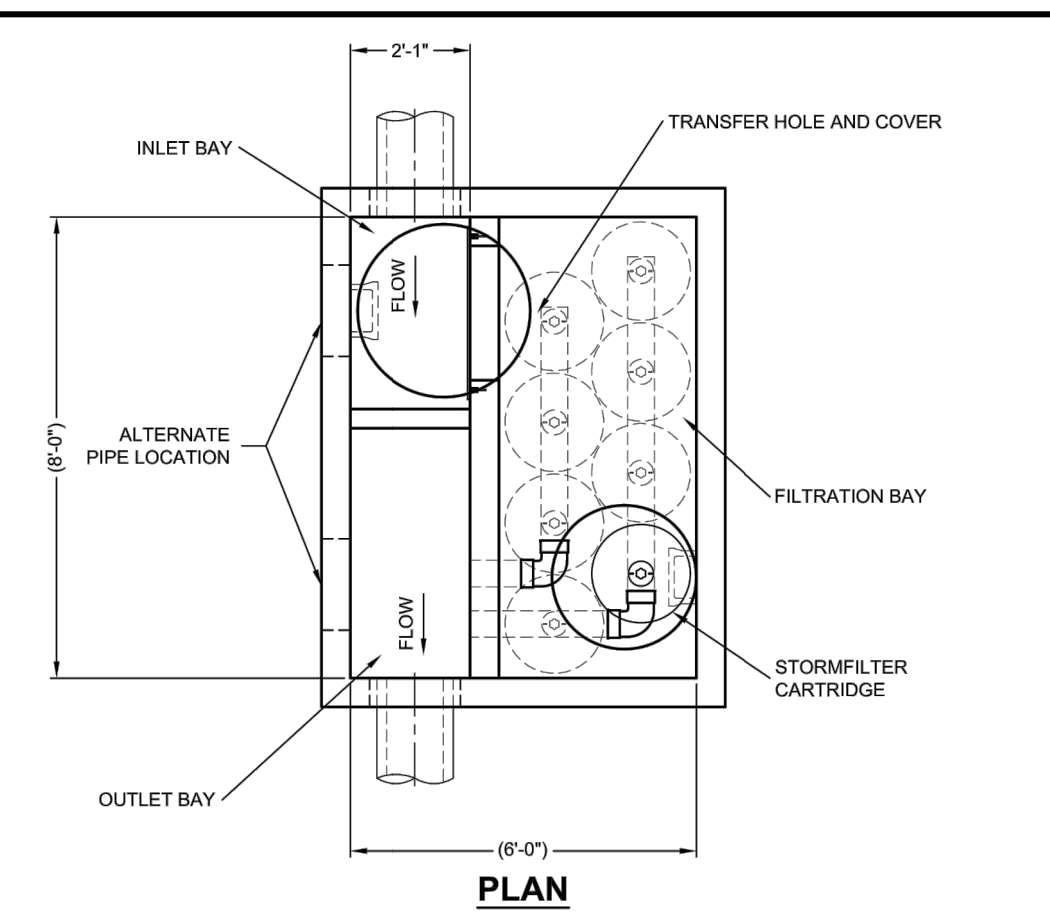
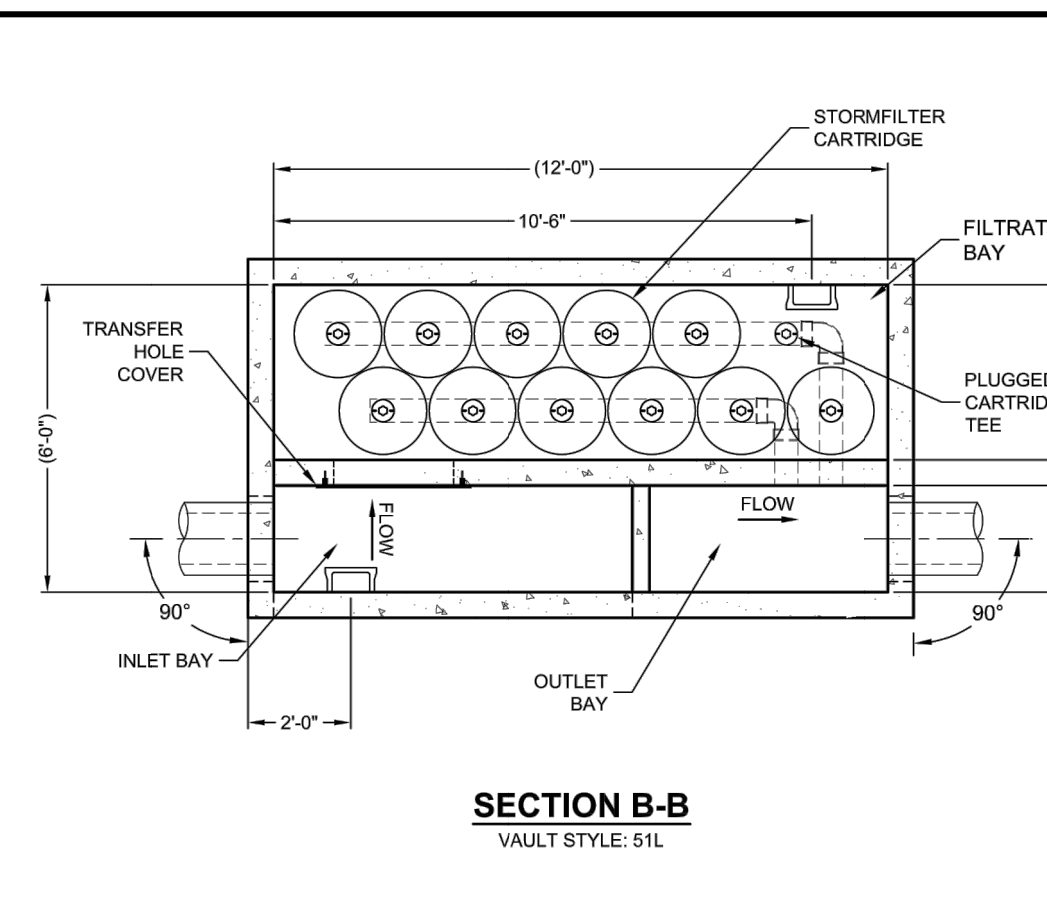
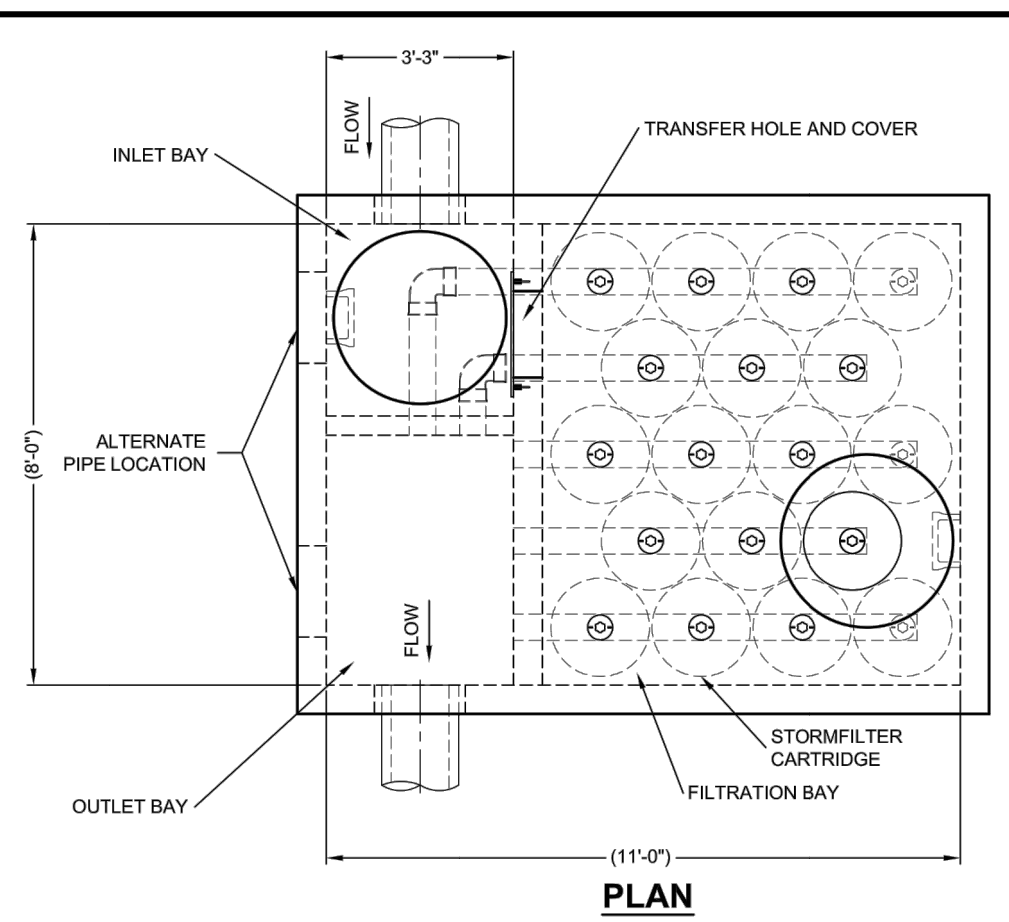
REGION COUNTY: NEW JERSEY

APPLICANT: WOODLANDS HOLDING COMPANY LLC DRAWN: SEE SHEET No. 3750-2
270 SYLVAN AVE. (RT. 9W)
ENGLWOOD CLIFFS, NJ
07632

<p>MICHAEL J. HUBSCHMAN P.E., P.P. PROFESSIONAL ENGINEER AND PLANNER N.J.P.E. No. 29497 N.J.P.P. No. 3200</p>	<p>HUBSCHMAN ENGINEERING, P.A. ENGINEERS - PLANNERS - SURVEYORS 263A S. WASHINGTON AVE. - BERGENFIELD, NJ 07621 201-384-5666</p>
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3-15-19 DATE

DRAWN BY: B.W.
CHKD BY: M.J.H.
SCALE: 1"=20'
DRAWING NO. 3750-7
REV. 8



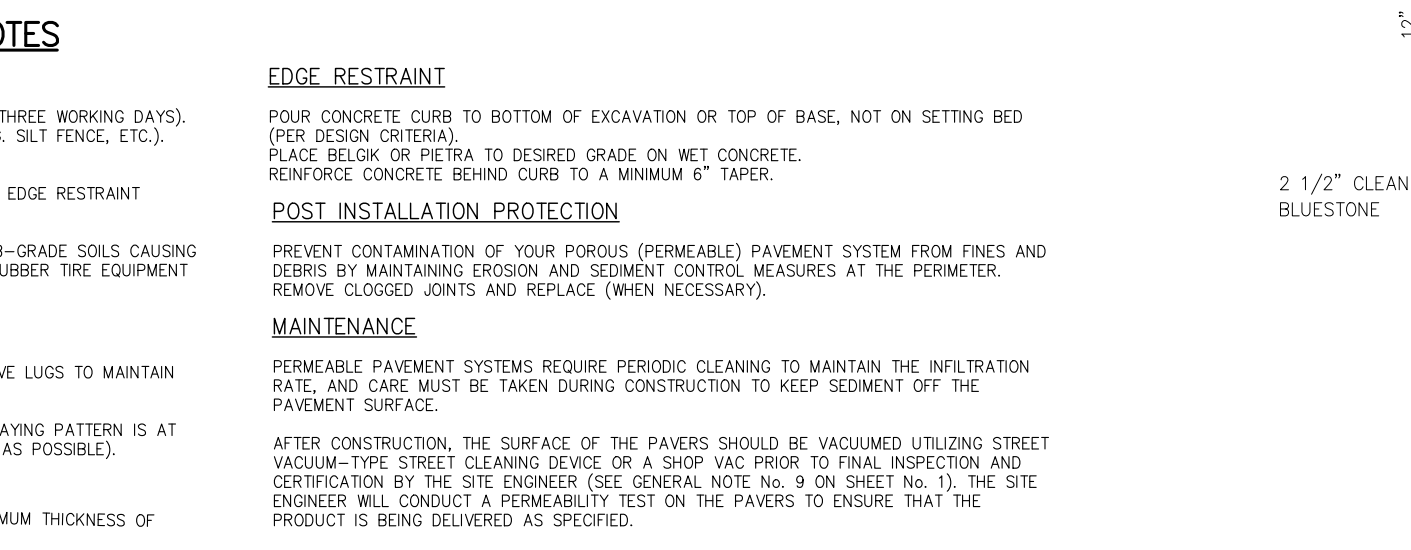
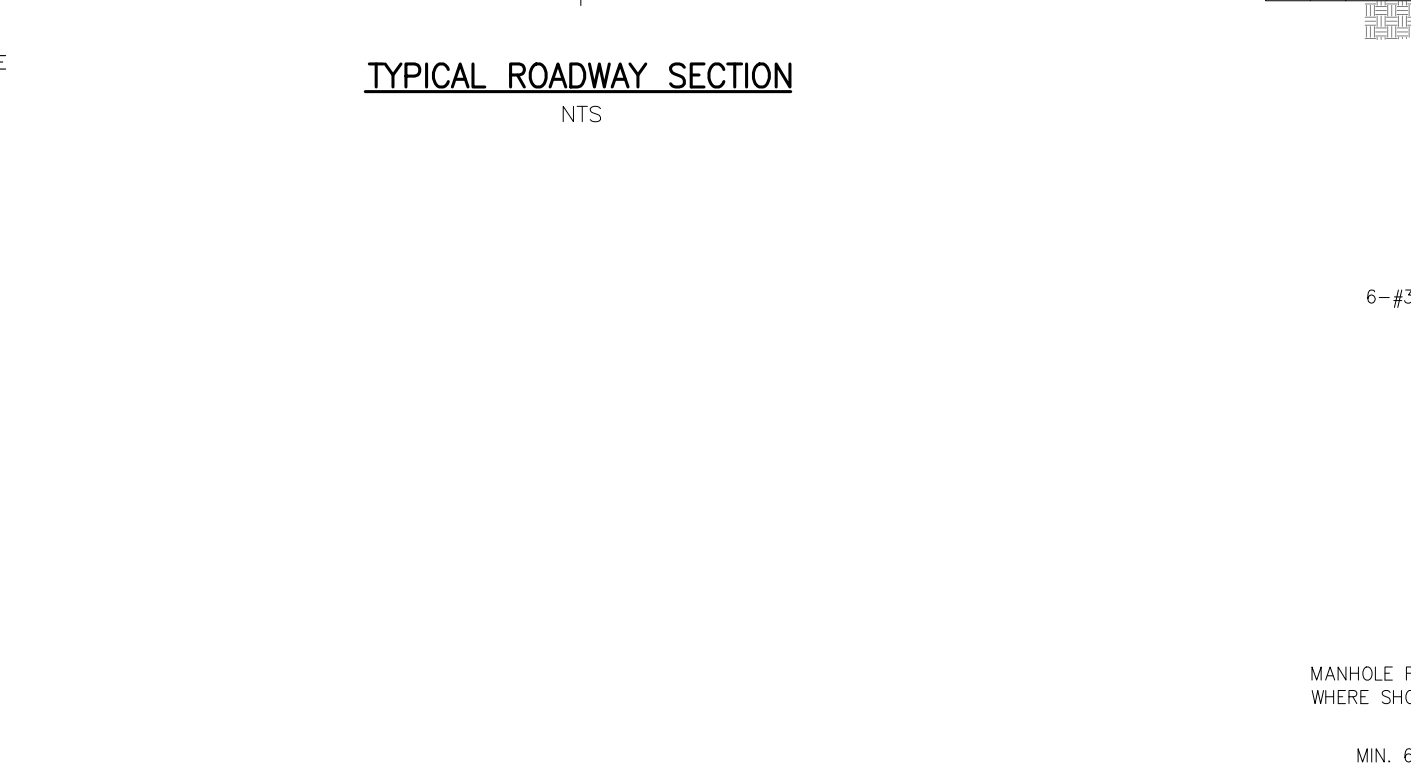
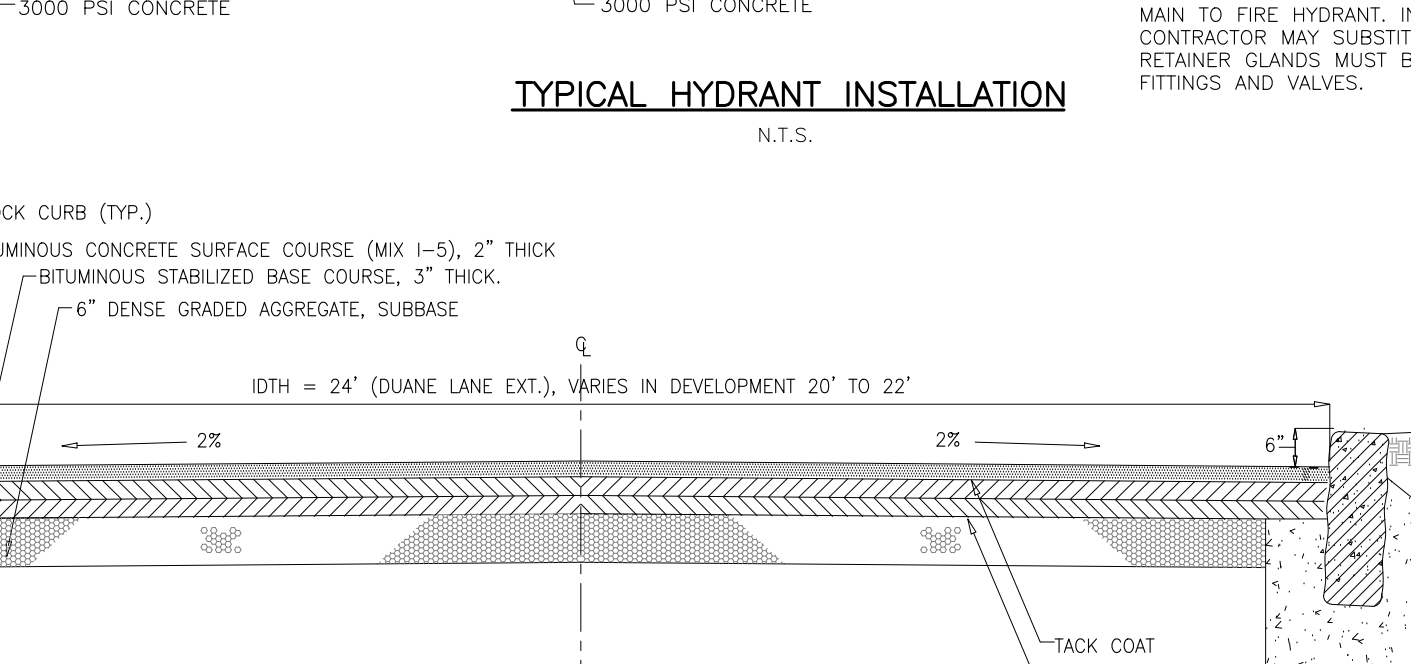
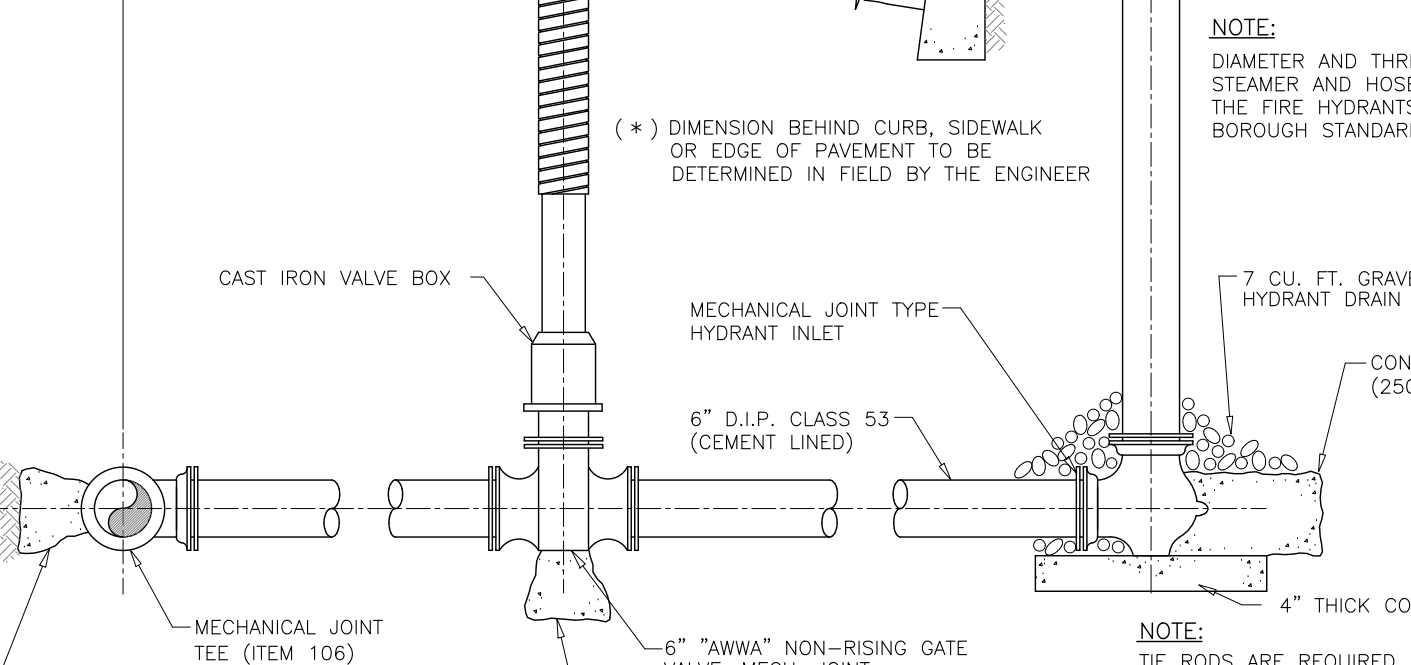
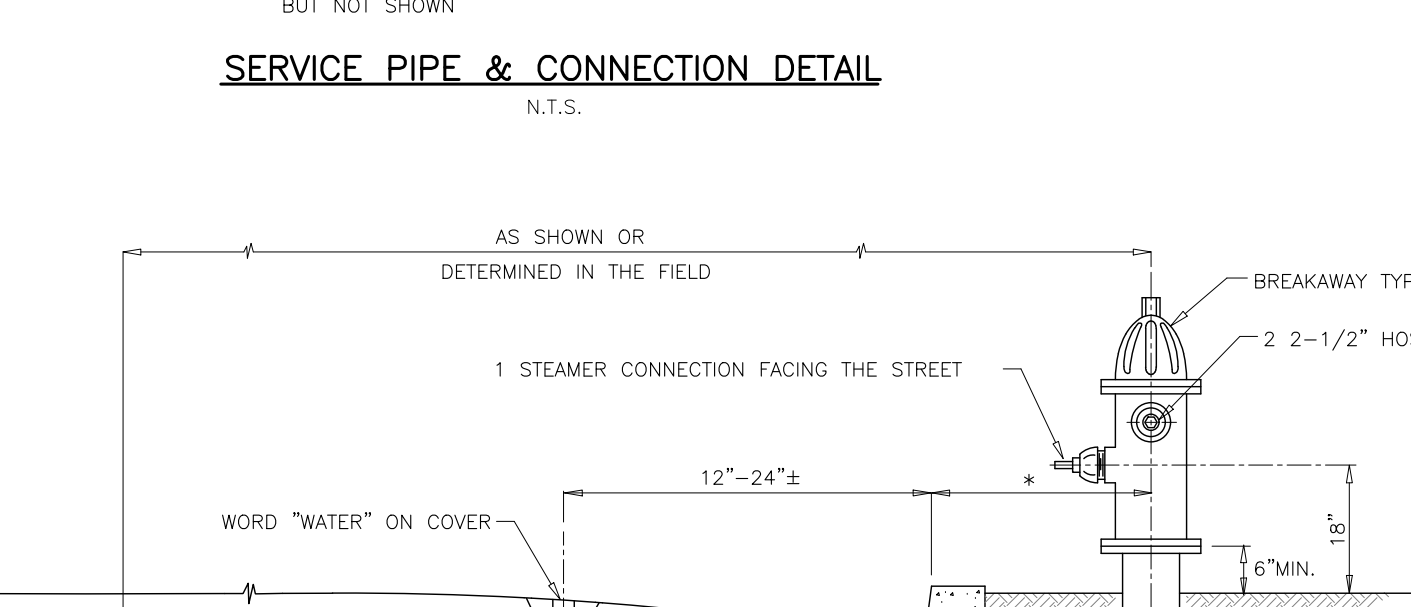
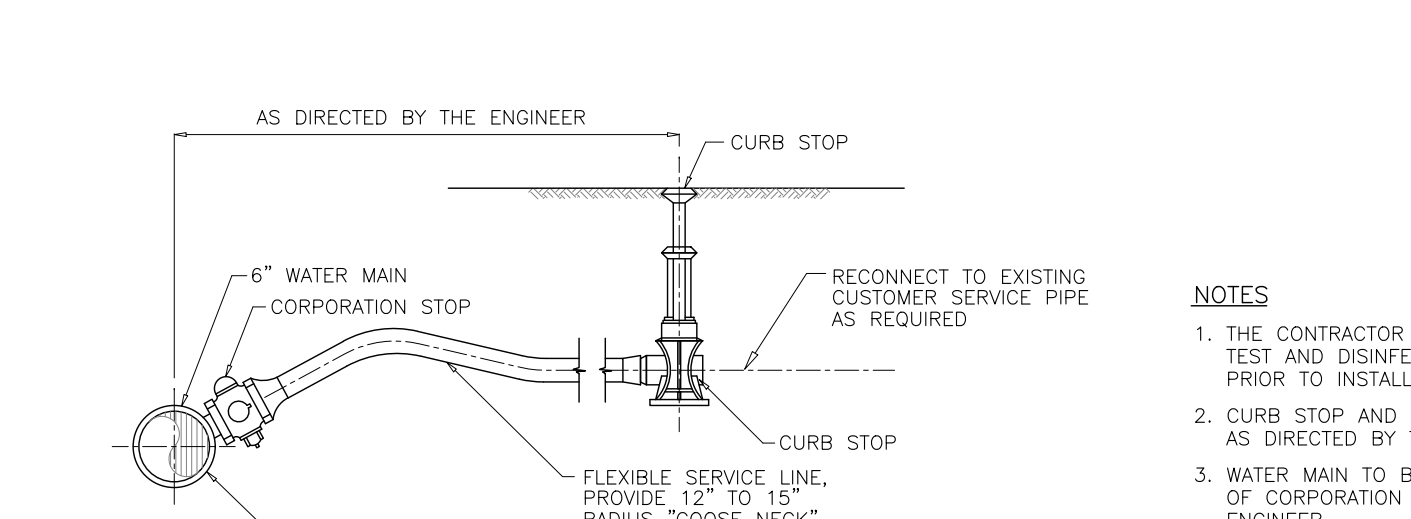
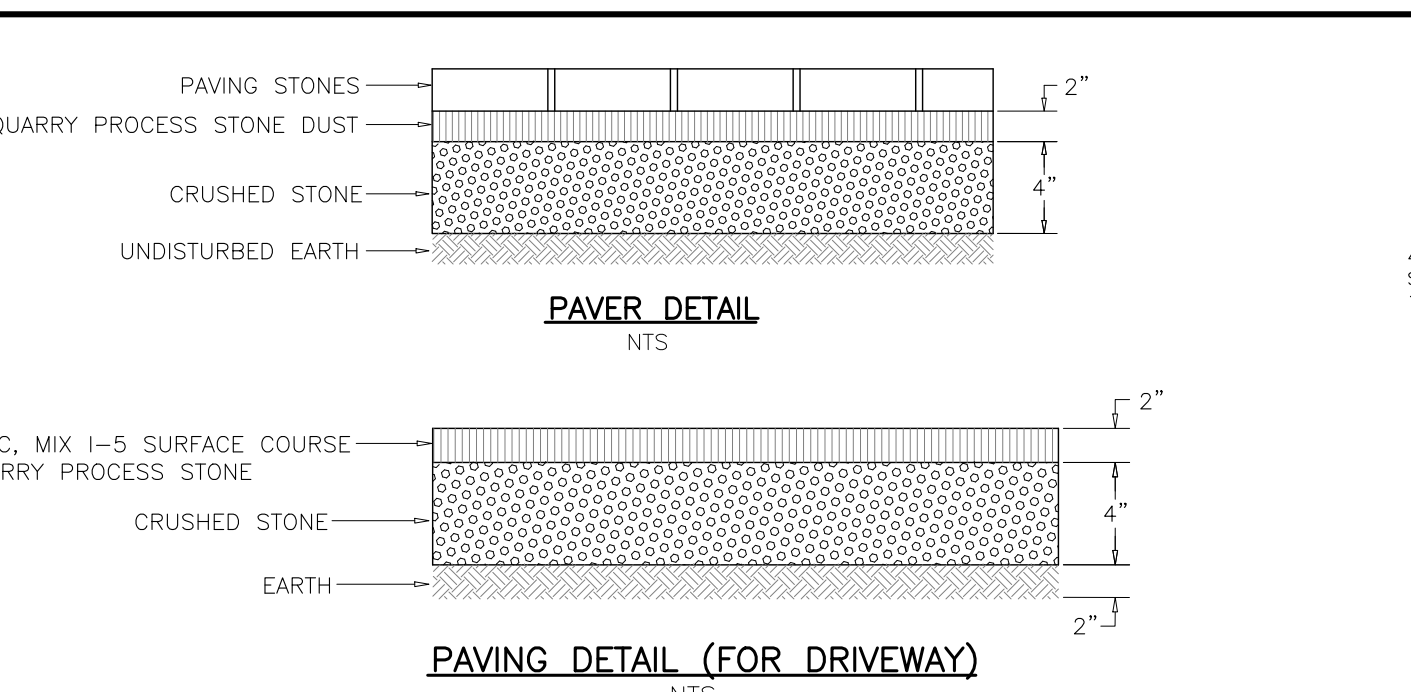
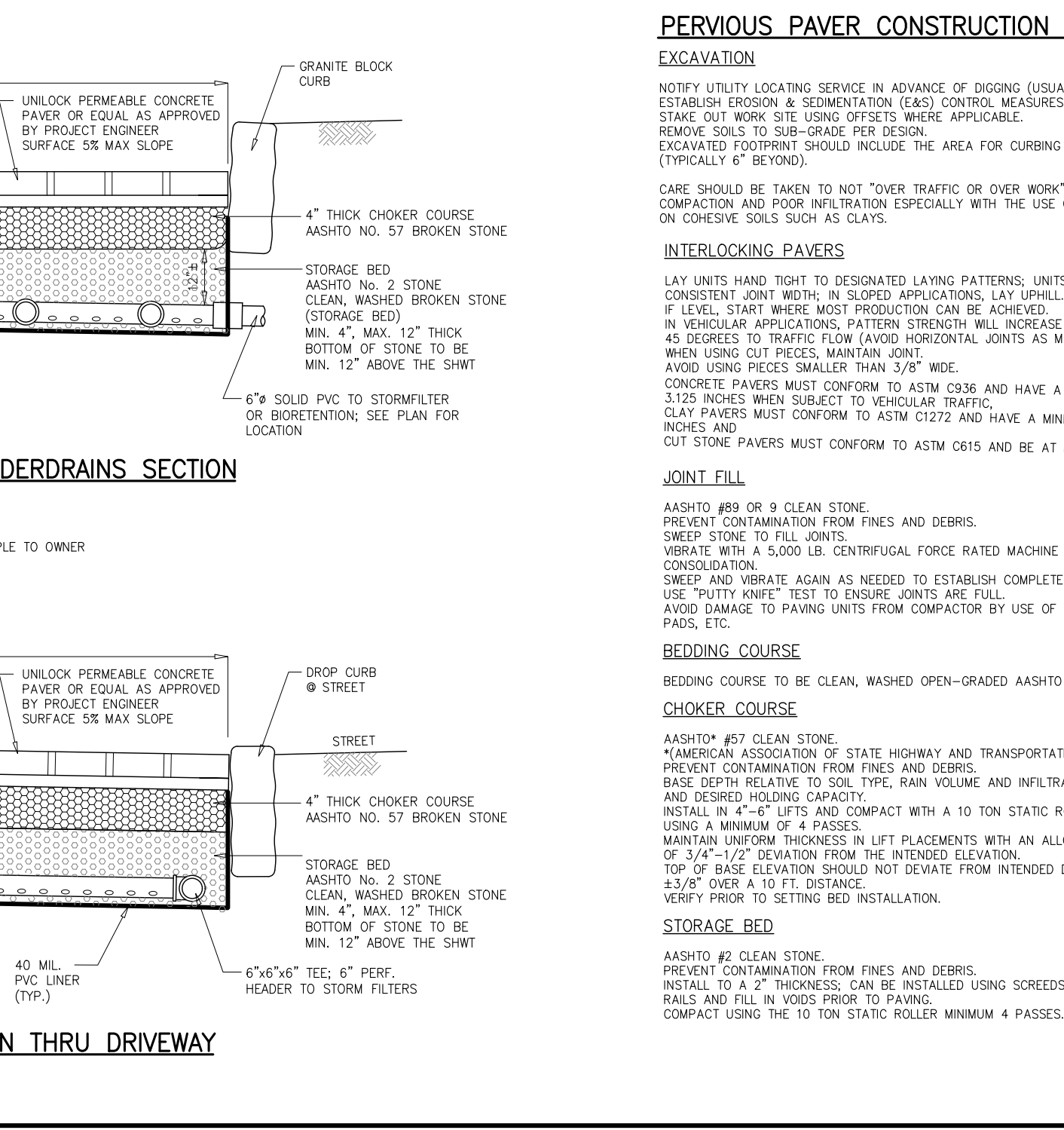
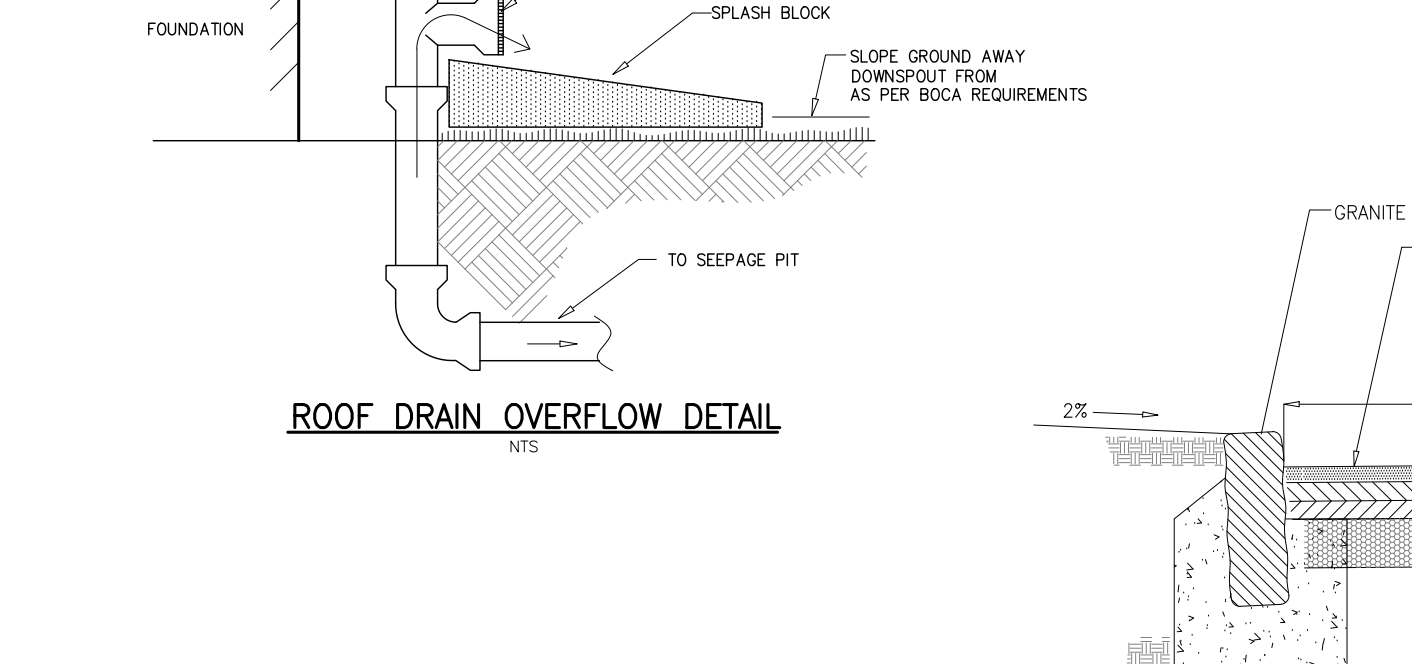
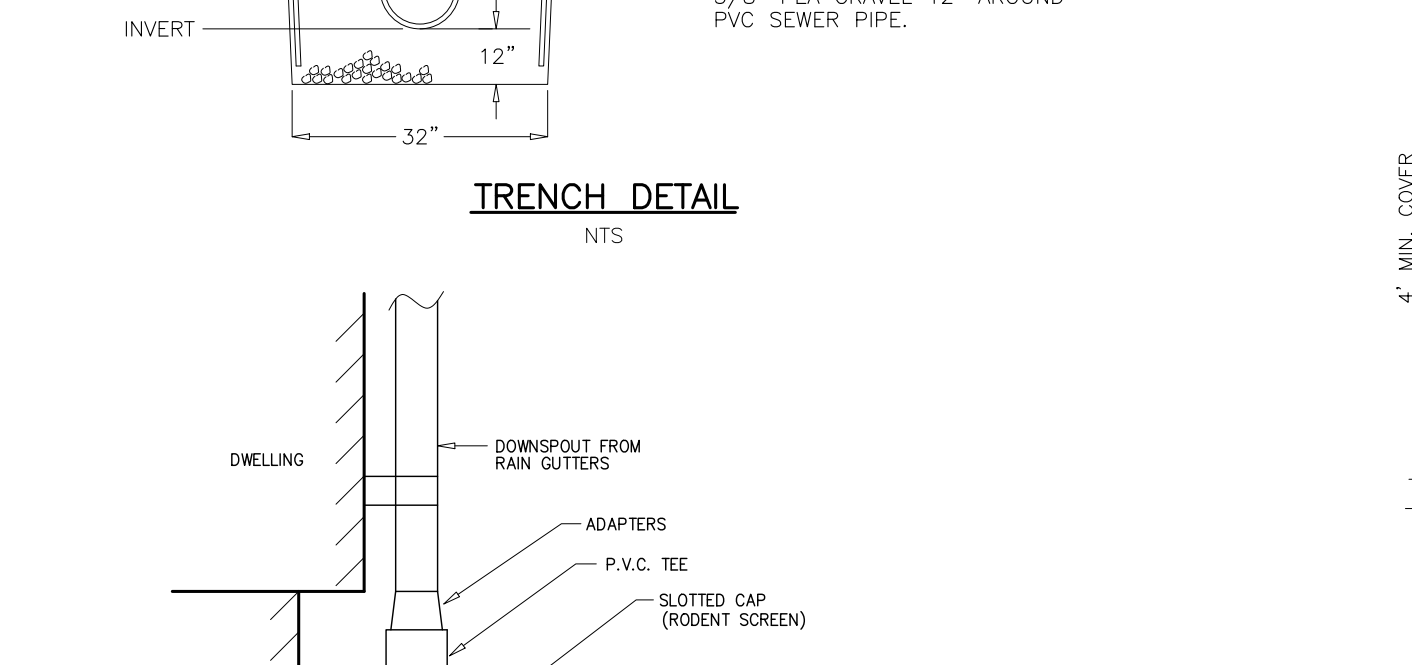
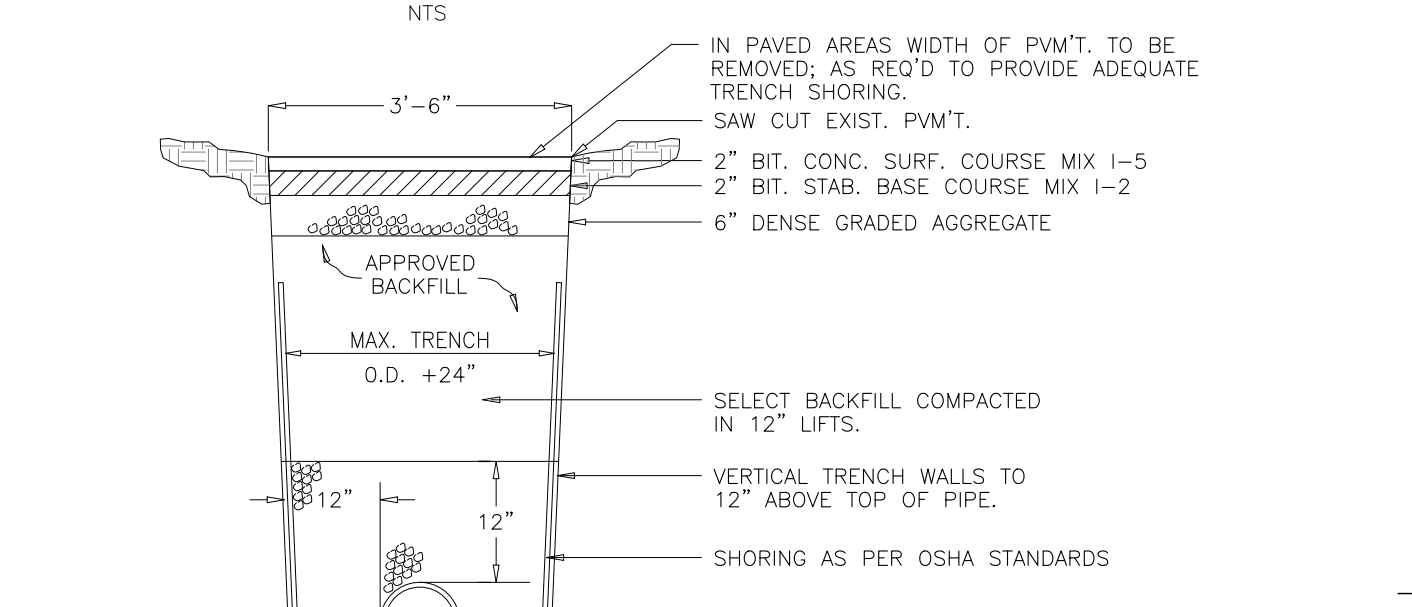
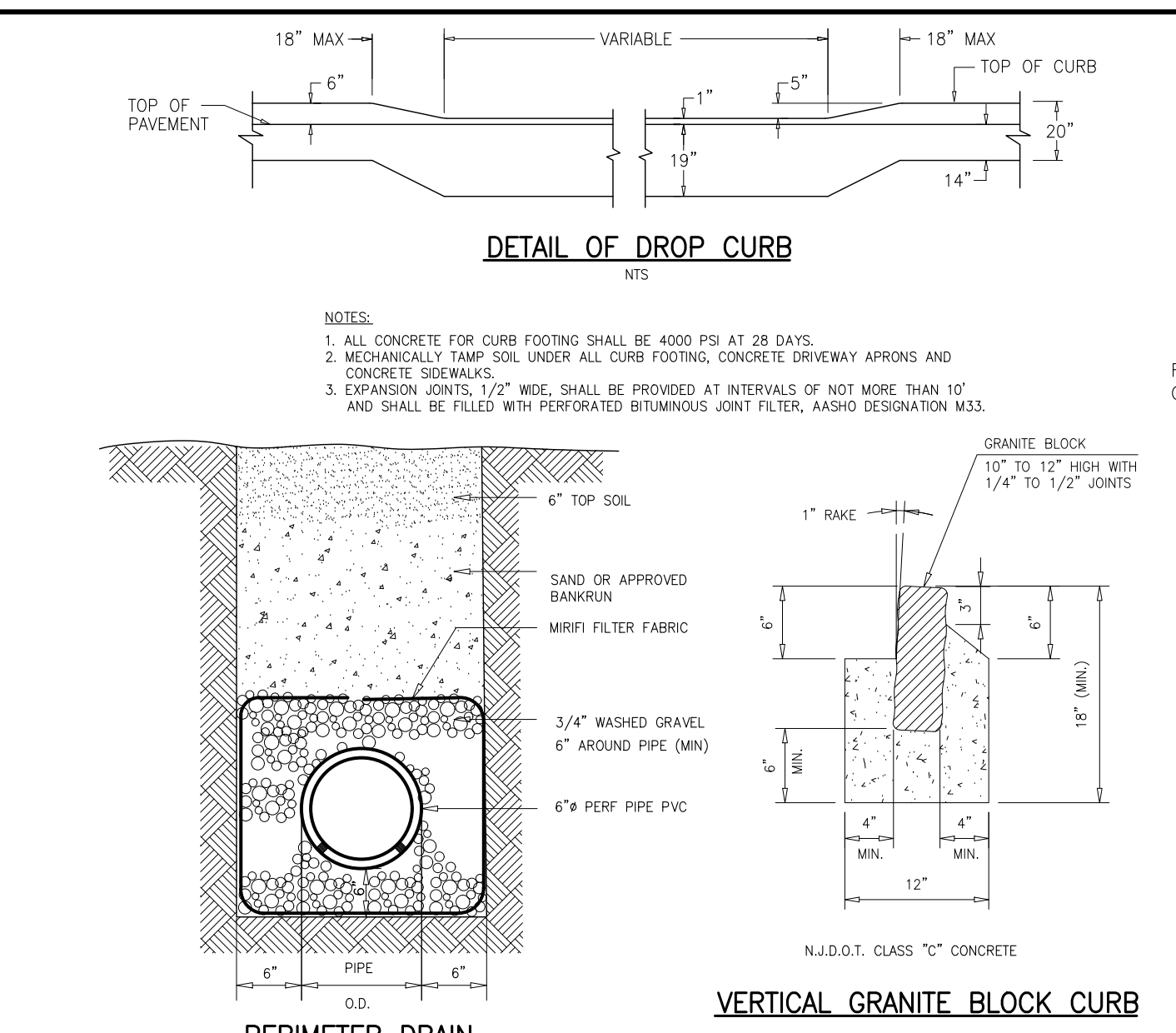
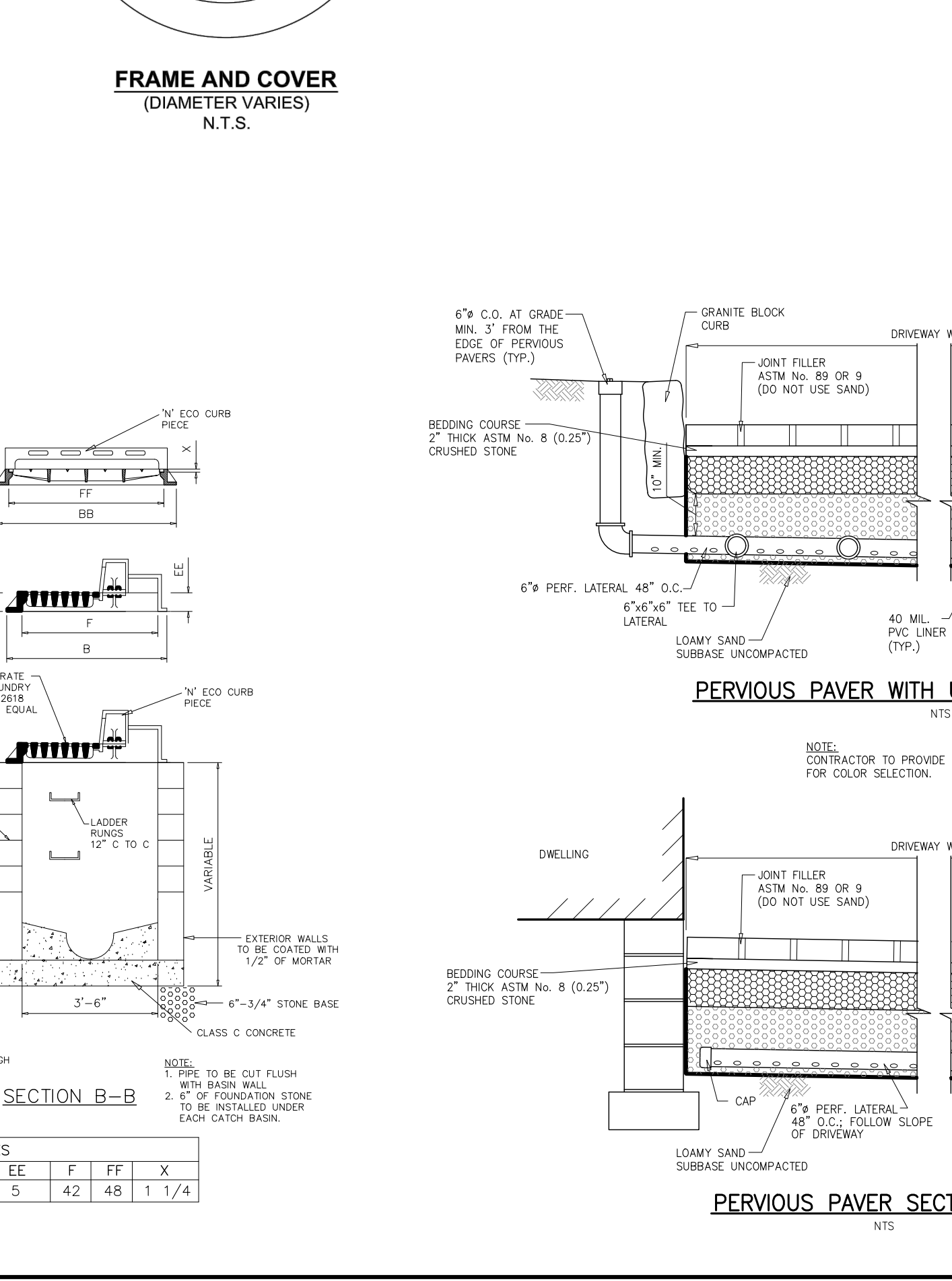
PERFORMANCE SPECIFICATION
 FILTER CARTRIDGES SHALL BE MEDIA FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS. SPECIFIC FLOW RATE SHALL BE 2 GPM/SF (MAXIMUM). SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE 4 GPM/CF OF MEDIA (MAXIMUM).

GENERAL NOTES
 1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. WWW.CONTECHES.COM
 4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PRODUCT.
 5. STRUCTURE SHALL MEET ASHOTO H-20 LOAD RATING, ASSUMING EARTH COVER OF 7' 6" AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEERS OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M508 AND BE CAST WITH THE CONTECH LOGO.
 6. FILTER CARTRIDGES SHALL BE MEDIA FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES (TYP MIN). FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS.
 7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (GPM) (I/L) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft)(I/L).
 8. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
 A. ANY SURFACE BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
 C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLY STRUCTURE.
 D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES.
 E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION RELATED EROSION RUNOFF.
 F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

STORM FILTER No. 5 - 7 GENERAL NOTES
GENERAL NOTES
 1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. WWW.CONTECHES.COM
 4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. STRUCTURE SHALL MEET ASHOTO H-20 LOAD RATING, ASSUMING EARTH COVER OF 7' 6" (TYP MIN) AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M508 AND BE CAST WITH THE CONTECH LOGO.
 6. FILTER CARTRIDGES SHALL BE MEDIA FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES (TYP MIN). FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS.
 7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (GPM) (I/L) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft)(I/L).
 8. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
 A. ANY SURFACE BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
 C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLY STRUCTURE.
 D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES.
 E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION RELATED EROSION RUNOFF.
 F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.



REVISIONS

NO.	REVISIONS	DATE	BY	CHKD
1	ADDED 8" BUSHING SUBMITTAL	7-16-20	B.W.	M.J.H.
2	REVIEW LETTER 11-10-20	11-24-20	B.W.	M.J.H.
3	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
4	REVISED PER REVIEW COMMENTS	4-8-21	B.W.	M.J.H.
5	REVISED EBM 3-21-21	5-24-21	B.W.	M.J.H.
6	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
7	REVISED FOR CONSTRUCTION	12-10-21	B.W.	M.J.H.
8	SUBMITTED TO BOROUGH PLANNING BOARD	6-10-24	B.W.	M.J.H.

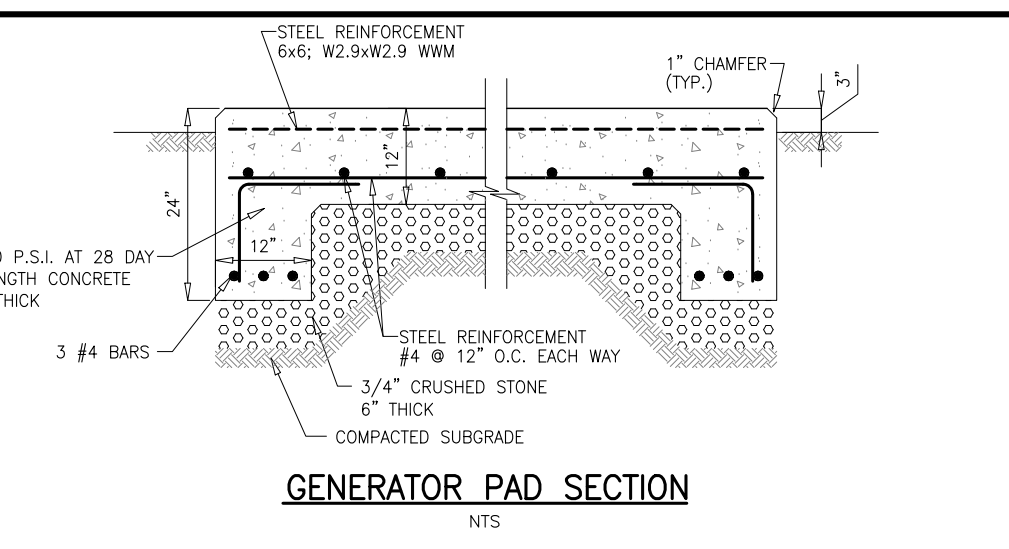
DETAILS

HOMEOWNERS ASSOCIATION NOTE:
 THESE ESTIMATES, HOMEOWNERS ASSOCIATION <C/O RAMSON CORP. 2700 CULVER AVE. (RT. 90) ENGLWOOD CLIFFS, NJ 07632

MICHAEL J. HUBSCHMAN P.E., P.P.
 PROFESSIONAL ENGINEER AND PLANNER
 N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

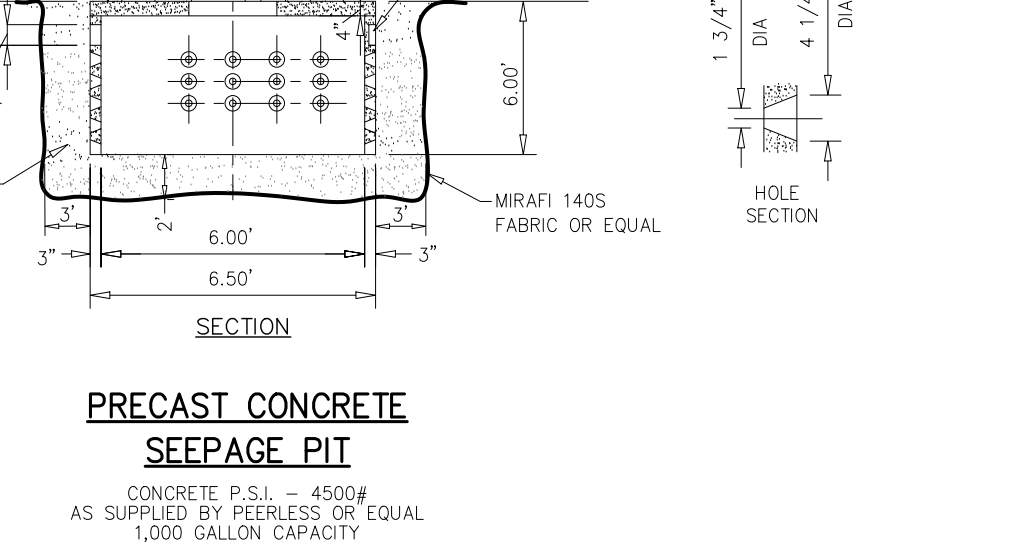
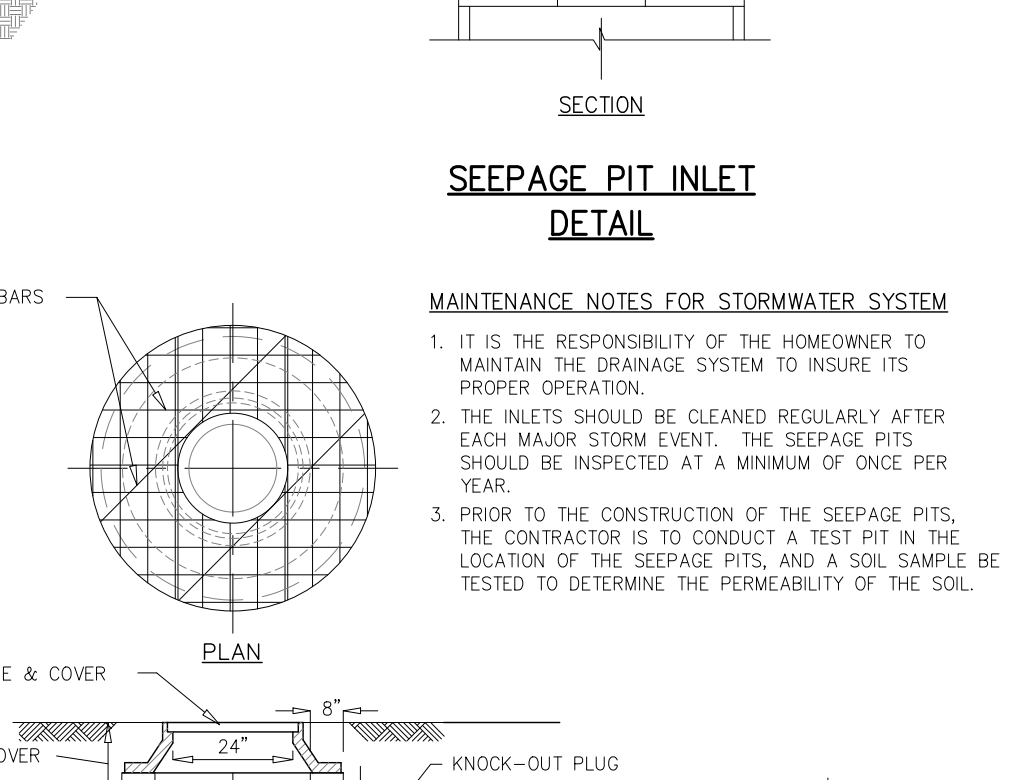
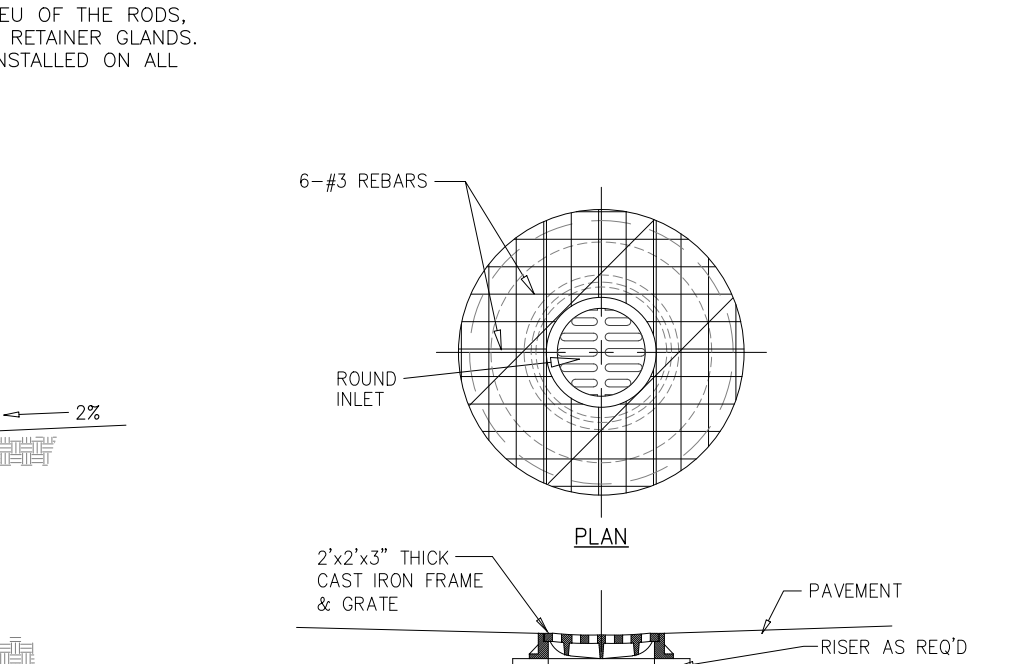
HUBSCHMAN ENGINEERING, P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 263A S. WASHINGTON AVE. FREEHOLD, NJ 07621
 201-384-5666

DRAWN BY: B.W.
CHKD BY: MJH
SCALE: AS SHOWN
DRAWING NO.: 3750-8
REV.: 8
DATE: 3-15-19



GENERAL NOTES:
 1. ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318-88, PUBLICATION, LATEST EDITION.
 2. ALL STRUCTURAL SITE CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS. ALLOWABLE FIBER STRESS COMPRESSION SHALL NOT EXCEED 5.43 Fc.
 3. REINFORCING STEEL SHALL BE DEFORMED IN ACCORDANCE WITH ASTM-A615, GRADE 60 AND SHALL HAVE A MINIMUM YIELD STRESS OF 60,000 PSI. ALLOWABLE TENSILE STRESS SHALL NOT EXCEED 24,000 PSI.
 4. ALL FOUNDATIONS SHALL REST ON SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 2000 LBS. PER SQUARE FOOT.

NOTES:
 1. THE CONTRACTOR SHALL BE PERMITTED TO TEST AND DISINFECT THE WATER MAIN PIPING PRIOR TO INSTALLATION OF WATER SERVICES.
 2. CURB STOP AND BOX ARE TO BE LOCATED AS DIRECTED BY THE ENGINEER.
 3. WATER MAIN TO BE TAPPED FOR INSTALLATION OF CORPORATION STOPS AS DIRECTED BY ENGINEER.



PROPOSED CONDOMINIUM DEVELOPMENT THE WOODLANDS IN DEMAREST

APPLICANT: WOODLANDS HOLDING COMPANY LLC OWNERS: SEE SHEET NO. 3750-2
 270 SYLVAN AVE. (RT. 90) ENGLWOOD CLIFFS, NJ 07632

LOT 1, 31, 32, 141 & 142, BLOCK 120

REVISIONS

NO.	REVISIONS	DATE	BY	CHKD
1	ADDED 8" BUSHING SUBMITTAL	7-16-20	B.W.	M.J.H.
2	REVIEW LETTER 11-10-20	11-24-20	B.W.	M.J.H.
3	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
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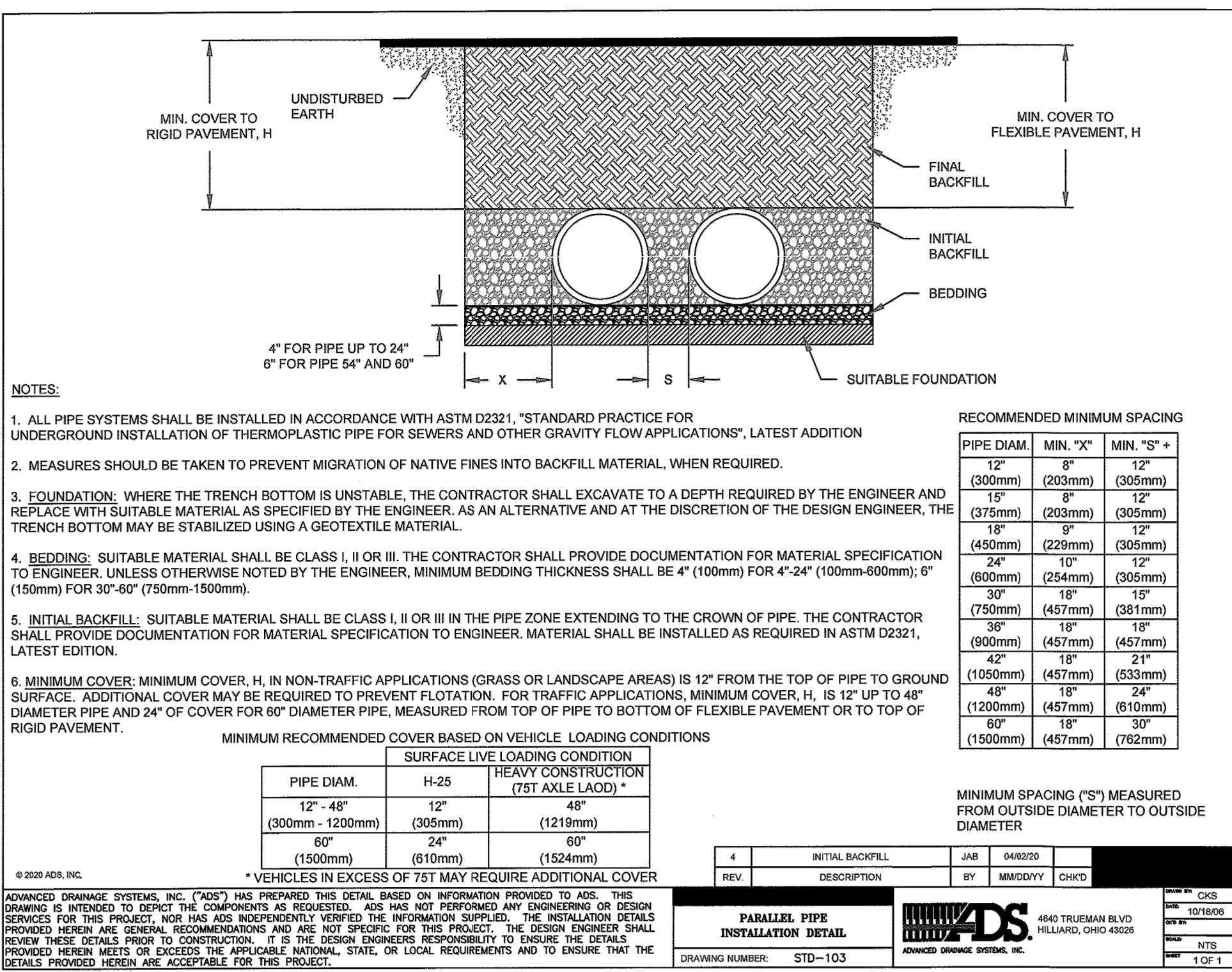
DETAILS

HOMEOWNERS ASSOCIATION NOTE:
 THESE ESTIMATES, HOMEOWNERS ASSOCIATION <C/O RAMSON CORP. 2700 CULVER AVE. (RT. 90) ENGLWOOD CLIFFS, NJ 07632

MICHAEL J. HUBSCHMAN P.E., P.P.
 PROFESSIONAL ENGINEER AND PLANNER
 N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

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

DRAWN BY: B.W.
CHKD BY: MJH
SCALE: AS SHOWN
DRAWING NO.: 3750-8
REV.: 8
DATE: 3-15-19



RECOMMENDED MINIMUM SPACING

PIPE DIA. (300mm)	MIN. 2' (203mm)	MIN. 12' (3658mm)
12" (305mm)	12" (305mm)	12" (305mm)
18" (457mm)	18" (457mm)	18" (457mm)
24" (609mm)	24" (609mm)	24" (609mm)
30" (762mm)	30" (762mm)	30" (762mm)
36" (914mm)	36" (914mm)	36" (914mm)
42" (1067mm)	42" (1067mm)	42" (1067mm)
48" (1220mm)	48" (1220mm)	48" (1220mm)
54" (1373mm)	54" (1373mm)	54" (1373mm)
60" (1526mm)	60" (1526mm)	60" (1526mm)

MINIMUM SPACING (S*) MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER

PIPE DIA. (300mm)	12" (305mm)	18" (457mm)	24" (609mm)	30" (762mm)	36" (914mm)	42" (1067mm)	48" (1220mm)	54" (1373mm)	60" (1526mm)
4" (100mm)	4" (100mm)	4" (100mm)	4" (100mm)	4" (100mm)	4" (100mm)	4" (100mm)	4" (100mm)	4" (100mm)	4" (100mm)
6" (150mm)	6" (150mm)	6" (150mm)	6" (150mm)	6" (150mm)	6" (150mm)	6" (150mm)	6" (150mm)	6" (150mm)	6" (150mm)
8" (200mm)	8" (200mm)	8" (200mm)	8" (200mm)	8" (200mm)	8" (200mm)	8" (200mm)	8" (200mm)	8" (200mm)	8" (200mm)
10" (250mm)	10" (250mm)	10" (250mm)	10" (250mm)	10" (250mm)	10" (250mm)	10" (250mm)	10" (250mm)	10" (250mm)	10" (250mm)
12" (300mm)	12" (300mm)	12" (300mm)	12" (300mm)	12" (300mm)	12" (300mm)	12" (300mm)	12" (300mm)	12" (300mm)	12" (300mm)
14" (350mm)	14" (350mm)	14" (350mm)	14" (350mm)	14" (350mm)	14" (350mm)	14" (350mm)	14" (350mm)	14" (350mm)	14" (350mm)
16" (400mm)	16" (400mm)	16" (400mm)	16" (400mm)	16" (400mm)	16" (400mm)	16" (400mm)	16" (400mm)	16" (400mm)	16" (400mm)
18" (450mm)	18" (450mm)	18" (450mm)	18" (450mm)	18" (450mm)	18" (450mm)	18" (450mm)	18" (450mm)	18" (450mm)	18" (450mm)
20" (500mm)	20" (500mm)	20" (500mm)	20" (500mm)	20" (500mm)	20" (500mm)	20" (500mm)	20" (500mm)	20" (500mm)	20" (500mm)
22" (550mm)	22" (550mm)	22" (550mm)	22" (550mm)	22" (550mm)	22" (550mm)	22" (550mm)	22" (550mm)	22" (550mm)	22" (550mm)
24" (600mm)	24" (600mm)	24" (600mm)	24" (600mm)	24" (600mm)	24" (600mm)	24" (600mm)	24" (600mm)	24" (600mm)	24" (600mm)
26" (650mm)	26" (650mm)	26" (650mm)	26" (650mm)	26" (650mm)	26" (650mm)	26" (650mm)	26" (650mm)	26" (650mm)	26" (650mm)
28" (700mm)	28" (700mm)	28" (700mm)	28" (700mm)	28" (700mm)	28" (700mm)	28" (700mm)	28" (700mm)	28" (700mm)	28" (700mm)
30" (750mm)	30" (750mm)	30" (750mm)	30" (750mm)	30" (750mm)	30" (750mm)	30" (750mm)	30" (750mm)	30" (750mm)	30" (750mm)
32" (800mm)	32" (800mm)	32" (800mm)	32" (800mm)	32" (800mm)	32" (800mm)	32" (800mm)	32" (800mm)	32" (800mm)	32" (800mm)
34" (850mm)	34" (850mm)	34" (850mm)	34" (850mm)	34" (850mm)	34" (850mm)	34" (850mm)	34" (850mm)	34" (850mm)	34" (850mm)
36" (900mm)	36" (900mm)	36" (900mm)	36" (900mm)	36" (900mm)	36" (900mm)	36" (900mm)	36" (900mm)	36" (900mm)	36" (900mm)
38" (950mm)	38" (950mm)	38" (950mm)	38" (950mm)	38" (950mm)	38" (950mm)	38" (950mm)	38" (950mm)	38" (950mm)	38" (950mm)
40" (1000mm)	40" (1000mm)	40" (1000mm)	40" (1000mm)	40" (1000mm)	40" (1000mm)	40" (1000mm)	40" (1000mm)	40" (1000mm)	40" (1000mm)
42" (1050mm)	42" (1050mm)	42" (1050mm)	42" (1050mm)	42" (1050mm)	42" (1050mm)	42" (1050mm)	42" (1050mm)	42" (1050mm)	42" (1050mm)
44" (1100mm)	44" (1100mm)	44" (1100mm)	44" (1100mm)	44" (1100mm)	44" (1100mm)	44" (1100mm)	44" (1100mm)	44" (1100mm)	44" (1100mm)
46" (1150mm)	46" (1150mm)	46" (1150mm)	46" (1150mm)	46" (1150mm)	46" (1150mm)	46" (1150mm)	46" (1150mm)	46" (1150mm)	46" (1150mm)
48" (1200mm)	48" (1200mm)	48" (1200mm)	48" (1200mm)	48" (1200mm)	48" (1200mm)	48" (1200mm)	48" (1200mm)	48" (1200mm)	48" (1200mm)
50" (1250mm)	50" (1250mm)	50" (1250mm)	50" (1250mm)	50" (1250mm)	50" (1250mm)	50" (1250mm)	50" (1250mm)	50" (1250mm)	50" (1250mm)
52" (1300mm)	52" (1300mm)	52" (1300mm)	52" (1300mm)	52" (1300mm)	52" (1300mm)	52" (1300mm)	52" (1300mm)	52" (1300mm)	52" (1300mm)
54" (1350mm)	54" (1350mm)	54" (1350mm)	54" (1350mm)	54" (1350mm)	54" (1350mm)	54" (1350mm)	54" (1350mm)	54" (1350mm)	54" (1350mm)
56" (1400mm)	56" (1400mm)	56" (1400mm)	56" (1400mm)	56" (1400mm)	56" (1400mm)	56" (1400mm)	56" (1400mm)	56" (1400mm)	56" (1400mm)
58" (1450mm)	58" (1450mm)	58" (1450mm)	58" (1450mm)	58" (1450mm)	58" (1450mm)	58" (1450mm)	58" (1450mm)	58" (1450mm)	58" (1450mm)
60" (1500mm)	60" (1500mm)	60" (1500mm)	60" (1500mm)	60" (1500mm)	60" (1500mm)	60" (1500mm)	60" (1500mm)	60" (1500mm)	60" (1500mm)

ADS, Inc. Drainage Handbook Specifications • 1-6

ADS N-12[®] WT IB PIPE (PER AASHTO) SPECIFICATION

Scope
This specification describes 4- through 60-inch (100 to 1500 mm) ADS N-12 WT IB pipe (per AASHTO) for use in gravity-flow land drainage applications.

- Pipe Requirements**
ADS N-12 WT IB pipe (per AASHTO) shall have a smooth interior and annular exterior corrugations.
- 4- through 10-inch (100 to 250 mm) pipe shall meet AASHTO M252, Type S.
 - 12- through 60-inch (300 to 1500 mm) pipe shall meet AASHTO M294, Type S or ASTM F2306.
 - Manning's "n" value for use in design shall be 0.012.

Joint Performance
Pipe shall be joined using a bell & spigot joint meeting the requirements of AASHTO M252, AASHTO M294, or ASTM F2306. The joint shall be watertight according to the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477. Gaskets shall be installed by the pipe manufacturer and covered with a removable, protective wrap to ensure the gasket is free from debris. A joint lubricant available from the manufacturer shall be used on the gasket and bell during assembly. 12- through 60-inch (300 to 1500 mm) diameters shall have an exterior bell wrap installed by the manufacturer.

Fittings
Fittings shall conform to AASHTO M252, AASHTO M294, or ASTM F2306. Bell and spigot connections shall utilize a spun-on or welded bell and valley or saddle gasket meeting the watertight joint performance requirements of AASHTO M252, AASHTO M294, or ASTM F2306.

Field Pipe and Joint Performance
To assure watertightness, field performance verification may be accomplished by testing in accordance with ASTM F2487. Appropriate safety precautions must be used when field-testing any pipe material. Contact the manufacturer for recommended leakage rates.

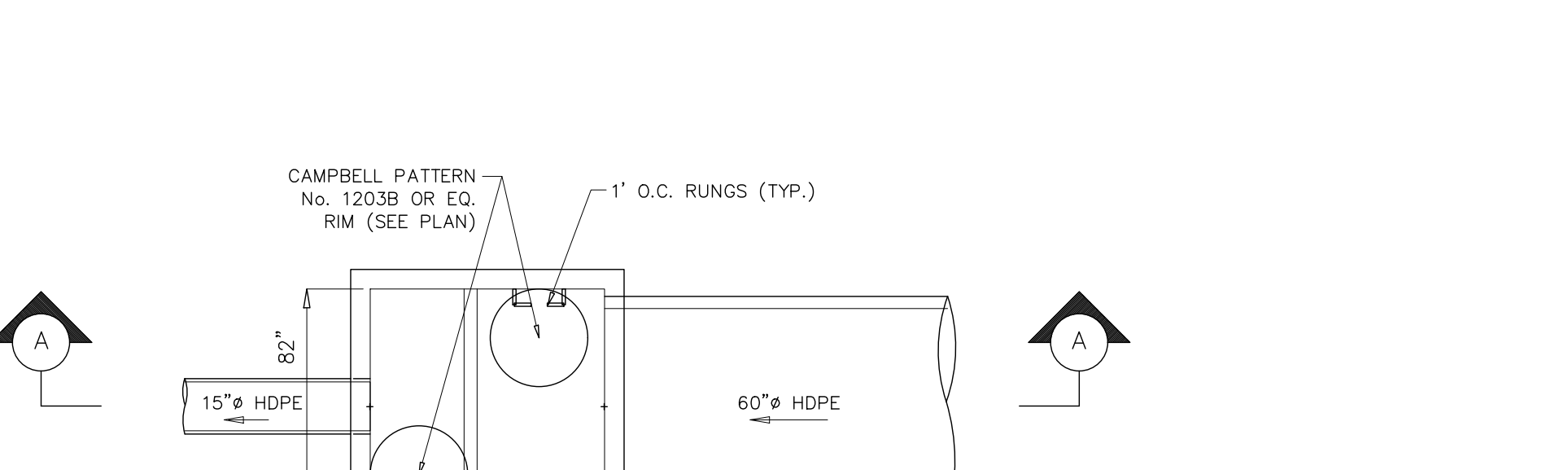
Material Properties
Virgin material for pipe and fitting production shall be high-density polyethylene conforming with the minimum requirements of cell classification 424420C for 4- through 10-inch (100 to 250 mm) diameters, and 435400C for 12- through 60-inch (300 to 1500 mm) diameters, as defined and described in the latest version of ASTM D3350, except that carbon black content should not exceed 4%. The 12- through 60-inch (300 to 1500 mm) virgin pipe material shall comply with the notched constant ligament-stress (NCLS) test as specified in Sections 9.5 and 5.1 of AASHTO M294 and ASTM F2306 respectively.

Installation
Installation shall be in accordance with ASTM D2321 and ADS recommended installation guidelines, with the exception that minimum cover in trafficked areas for 4- through 48-inch (100 to 1200 mm) diameters shall be one foot, (0.3 m) and for 60-inch (1500 mm) diameter the minimum cover shall be 2 ft. (0.6 m) in single run applications. Backfill for minimum cover situations shall consist of Class 1 (compacted), Class 2 (minimum 90% SP0) or Class 3 (minimum 95% material). Maximum fill heights depend on embedment material and compaction level; please refer to Technical Note 2.91. Contact your local ADS representative or visit our website at www.ads-pipe.com for a copy of the latest installation guidelines.

Pipe Dimensions

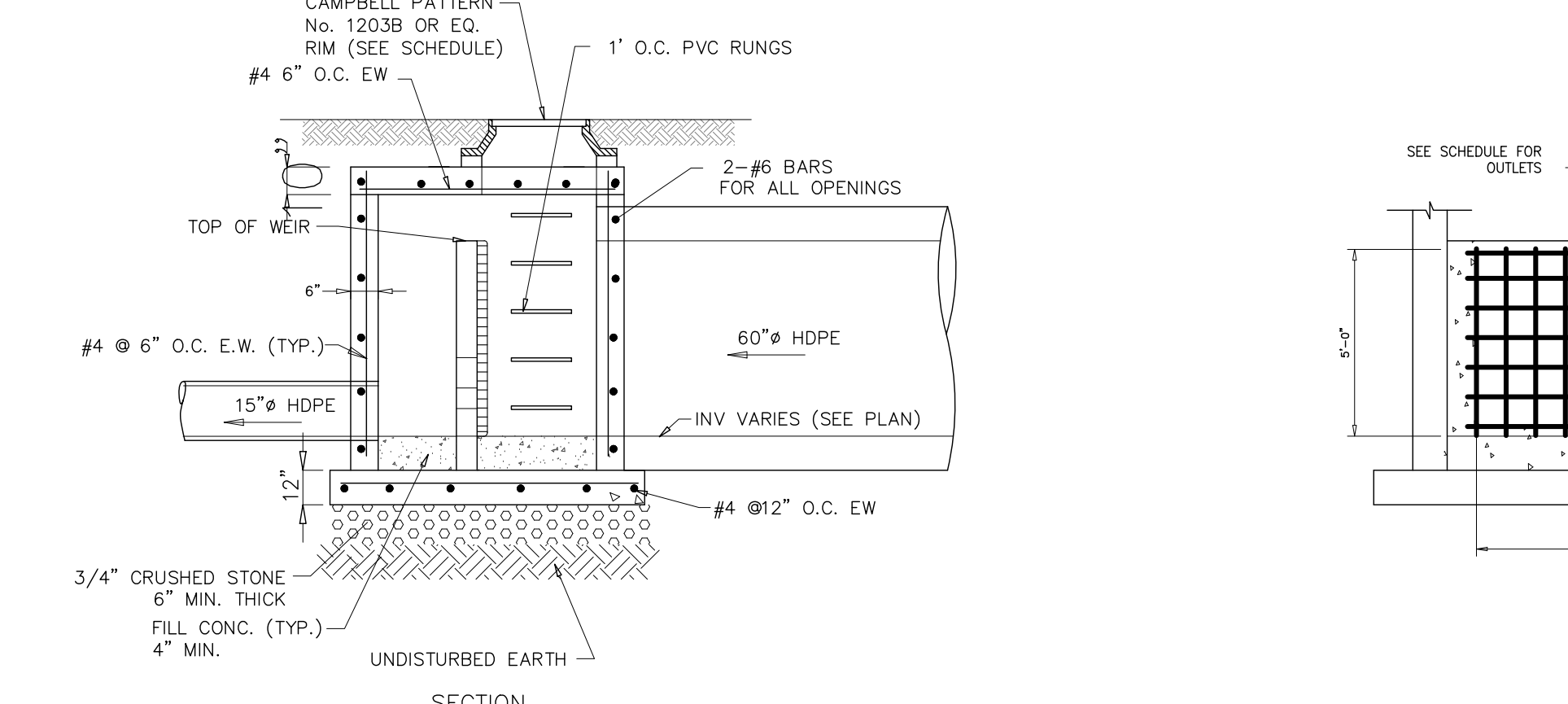
Pipe ID (in/mm)	4 (100)	6 (150)	8 (200)	10 (250)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)	42 (1050)	48 (1200)	60 (1500)
Pipe O.D. (in/mm)	4.8 (122)	6.8 (173)	9.1 (231)	11.4 (290)	14.6 (371)	22 (559)	28 (711)	36 (914)	42 (1067)	48 (1220)	54 (1373)	60 (1526)	67 (1702)

*Pipe O.D. values are provided for reference purposes only; values stated for 12 through 60-inch are 1 inch. Contact a sales representative for exact values.



Drainage Control Structure (DCS) No. 1-3 Data Schedule

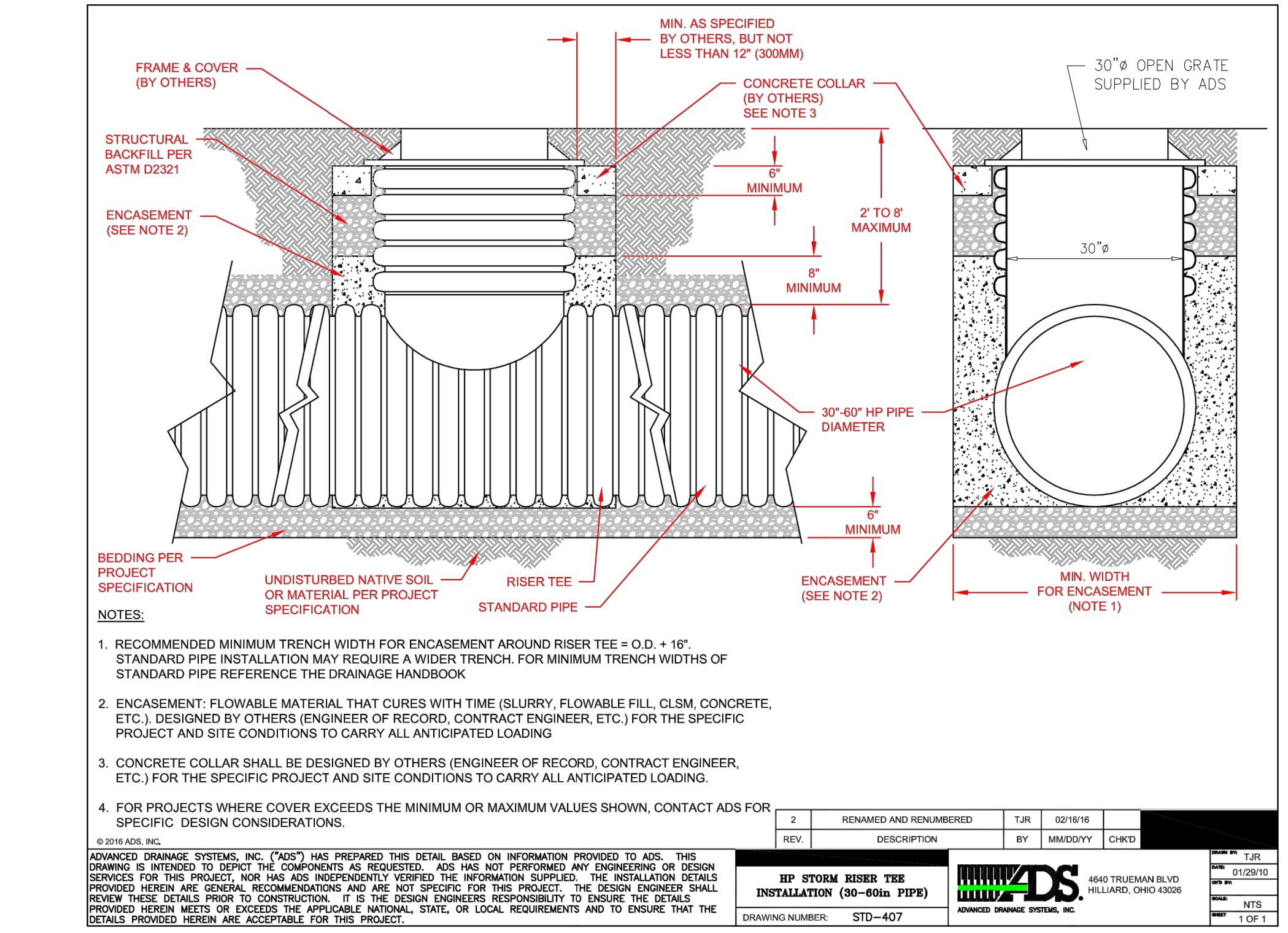
Description	Inlet Dia. (in.)	Office No.1 Invert Dia. (in.)	Office No.2 Invert Dia. (in.)	Outlet Dia. (in.)	Top of Weir wall Elevation	8'rim Elevation	
DCS No.1	60	203.00	3 203.00	8 205.25	15 203.00	208.00	210.00
DCS No.2	60	208.63	2.5 208.63	9 212.24	15 208.63	213.63	216.00
DCS No.3	60	216.15	2.5 216.15	- -	15 216.15	221.15	225.50



DCS No. 1-3 DETAILS
NOT TO SCALE

- CONTRACTOR TO PROVIDE SHOP DRAWING OF CHAMBERS PRIOR TO CONSTRUCTION.
- STRUCTURE TO BE RATED FOR H=20 LOADING.
- ALL PIPE PENETRATIONS/ACCESS OPENINGS TO BE REINFORCED WITH 2-ADDITIONAL #6 REBARS ALL AROUND.
- WEIR WALL TO ANCHORED INTO STRUCTURE ON 3-SIDES.

ADS, Inc. Drainage Handbook Specifications • 1-6



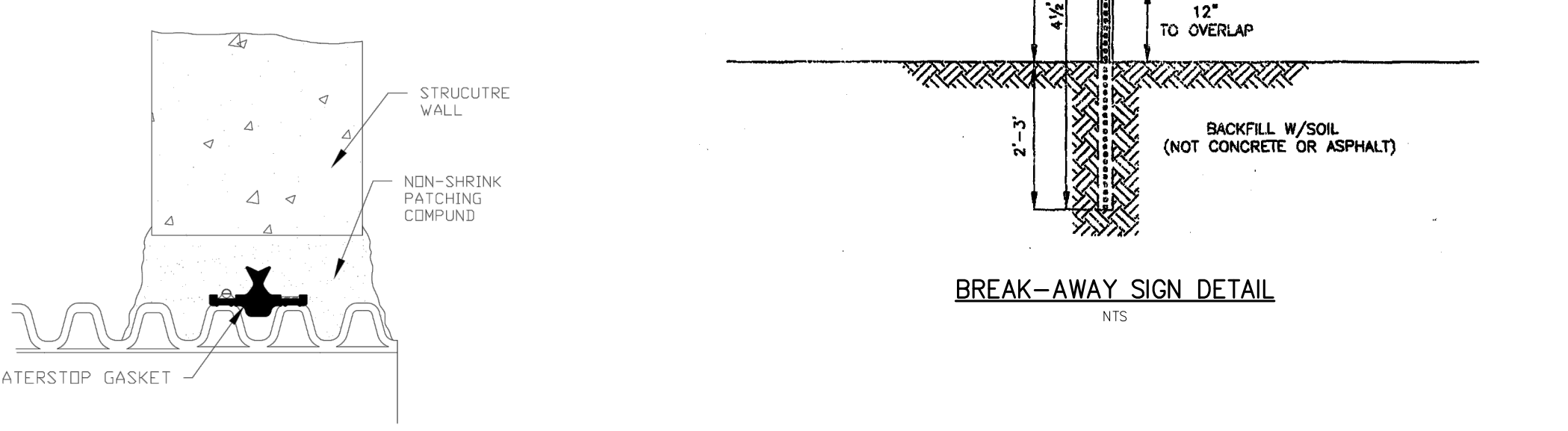
ADS, Inc. Drainage Handbook Specifications

ADS WATERSTOP[™] GASKET SPECIFICATION

Scope
This specification describes the ADS WaterStop gasket available in 12- to 60- inch (300 to 1500 mm) diameters and used for a field installed seal that prevents water infiltration or exfiltration at manhole connections.

Material Properties
The ADS WaterStop gasket is made of a polyisoprene compound which meets the physical property requirements of ASTM C923.

Installation
Installation shall be in accordance with ADS recommended installation instructions. Contact your local representative or visit www.ads-pipe.com for a copy of the latest installation guidelines.

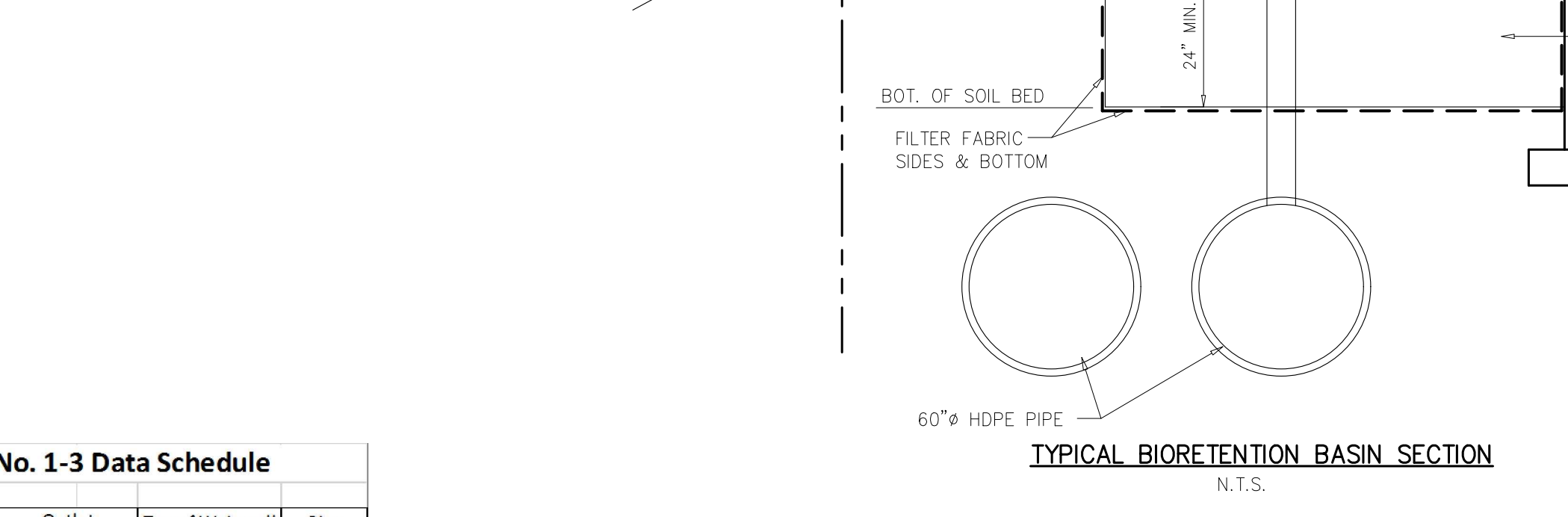


ADS, Inc. Drainage Handbook Specifications

Break-Away Sign Detail
NTS

TRAFFIC SIGN
SIGN TO BE SECURELY FASTENED WITH BOLTS AND WASHERS OF ALUM. OR HOT-DIPPED GALVANIZED STEEL.
SIGN POST, CARBON STEEL U-POST, PAINTED WITH GREEN ENAMEL PAINT OR GALVANIZED STEEL.
3/8" DIA. HOLES 1" O.C.
POST LENGTH VARIES
ANY SIGN GREATER THAN 36 INCHES IN WIDTH SHALL BE INSTALLED WITH TWO (2) POSTS
MINIMUM 7" - 0" FOR SINGLE SIGN, 1/2" SUPPLEMENTARY SIGN IS MOUNTED BELOW. MINIMUM OF 9" - 0" TO BOTTOM OF HIGHER SIGN, 2" - 0" TO BOTTOM OF LOWER SIGN
4" x 4" x 4" U-POST
18" OVERLAP
12" TO OVERLAP
BACKFILL / SOIL (NOT CONCRETE OR ASPHALT)
2" - 3" MIN. TO OVERLAP
2.0 TO 2.5 #/FT STEEL U-POST BOLTED

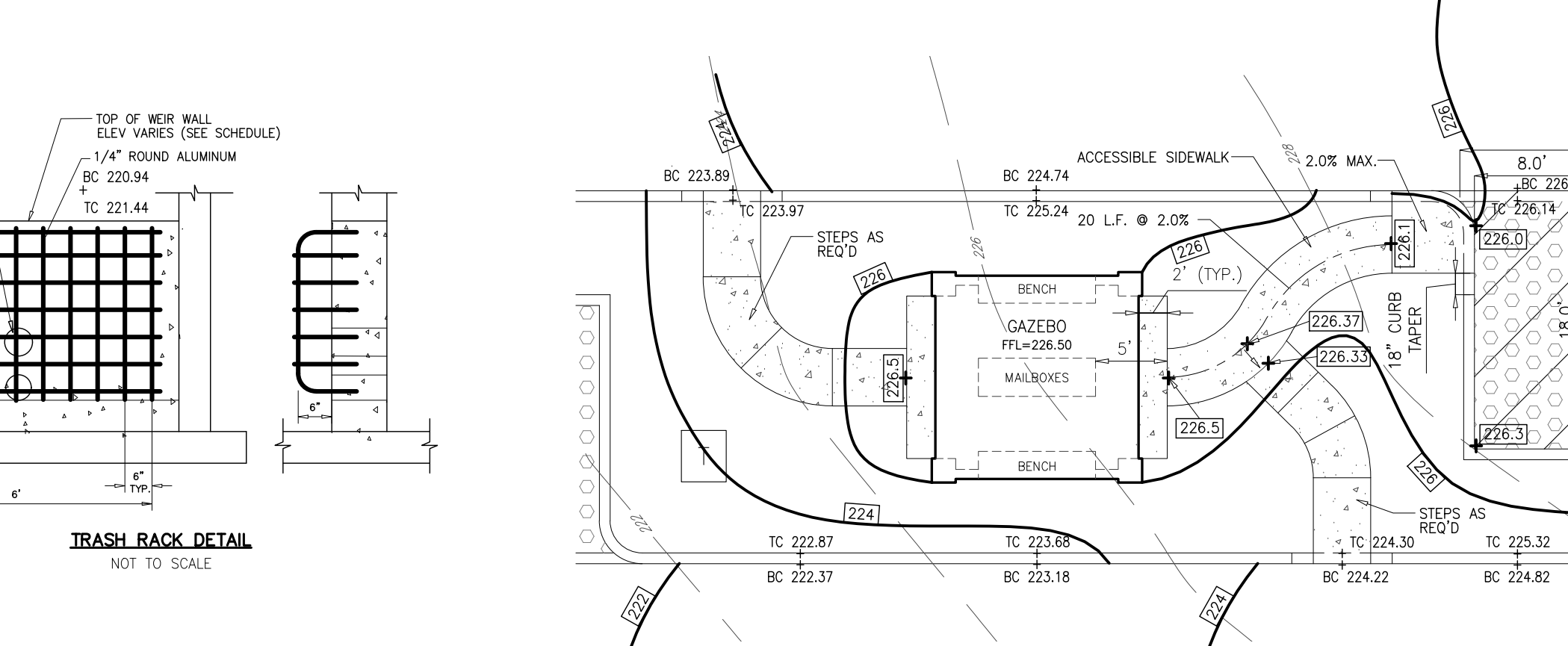
ADS, Inc. Drainage Handbook Specifications



TYPICAL BIORETENTION BASIN SECTION
N.T.S.

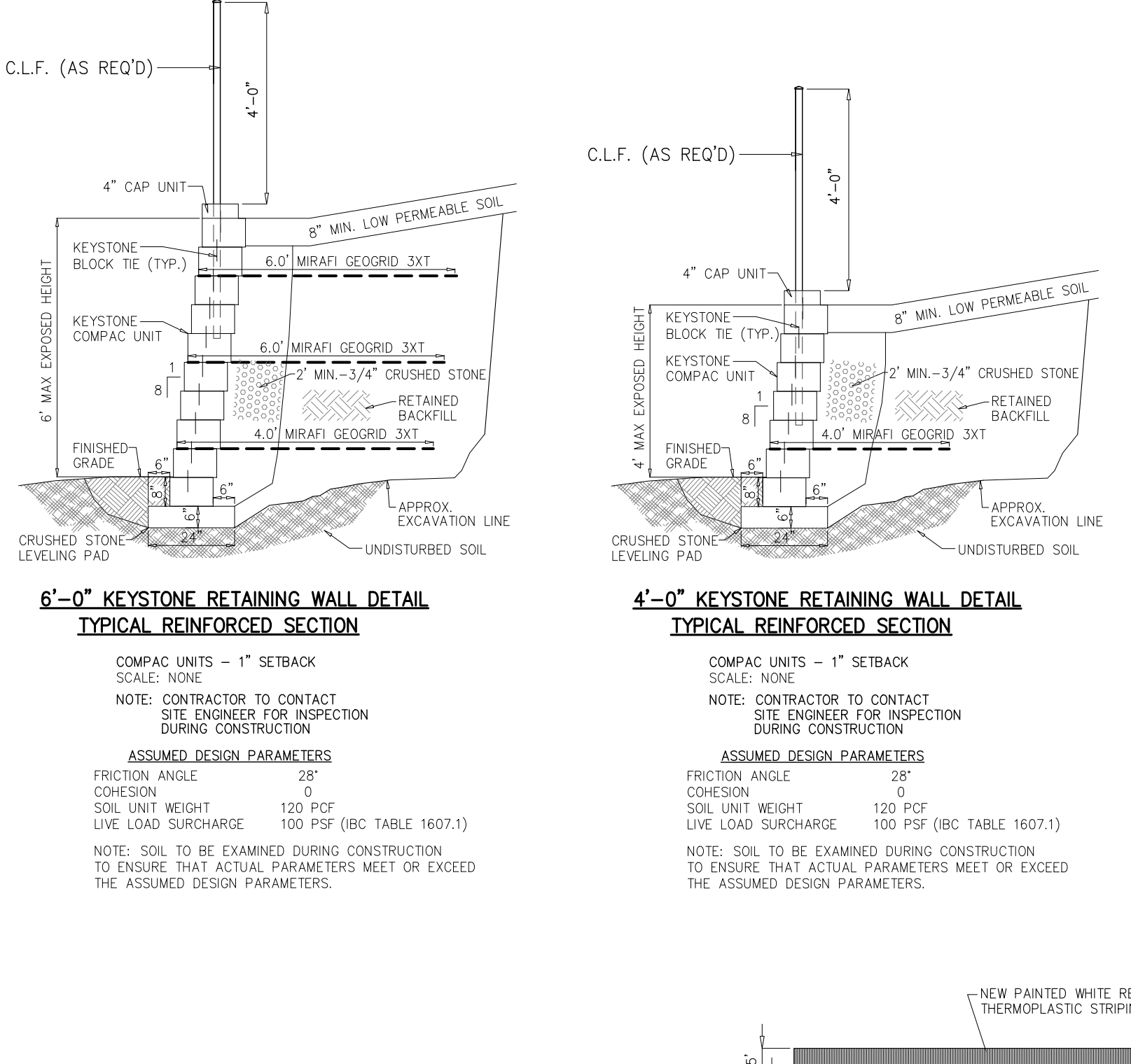
SOIL BED SPECIFICATIONS:

- THE SOIL BED MUST BE A MINIMUM OF 24 INCHES IN DEPTH.
- THE SOIL BED MATERIAL MUST CONSIST OF THE FOLLOWING MIX, BY WEIGHT, 80% TO 90% SAND, WITH NO MORE THAN 20% OF THE SAND AS FINE OR VERY FINE SANDS, NO MORE THAN 10% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT. THE ENTIRE MIX MUST THEN BE MIXED WITH 3 TO 7% ORGANICS BY WEIGHT.
- PRE-MIXED SOIL MUST BE CERTIFIED TO BE CONSISTENT WITH THE REQUIREMENT ABOVE BY EITHER THE MANUFACTURER OR BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY. THE CONTENT OF ANY SOIL MIXED ON-SITE MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY. IN ADDITION, THE ENGINEER MUST BE PRESENT WHILE THE SOIL IS MIXED.
- THE pH OF THE SOIL BED MATERIAL MUST RANGE FROM 5.5 TO 6.5.
- THE SOIL BED MATERIAL MUST BE PLACED IN LOTS NOT TO EXCEED 8 INCHES. ADDITIONAL MATERIALS MAY BE NECESSARY TO ACCOUNT FOR SETTLING OVER TIME.



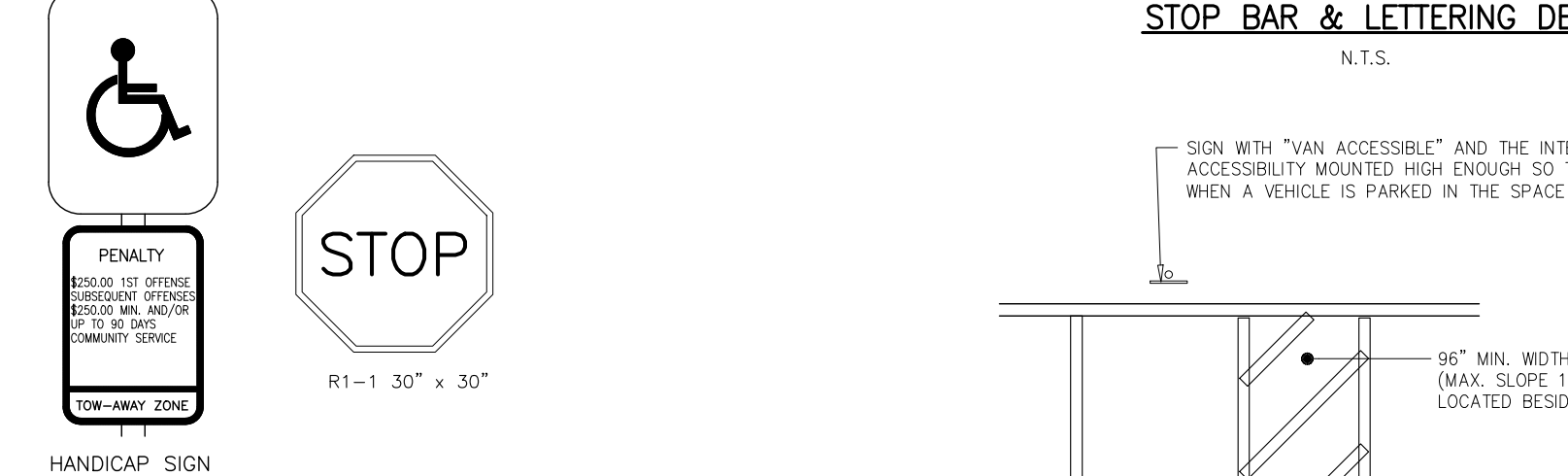
ADA SPACE No. 1 DETAIL
SCALE: 1"=10"

ADS, Inc. Drainage Handbook Specifications



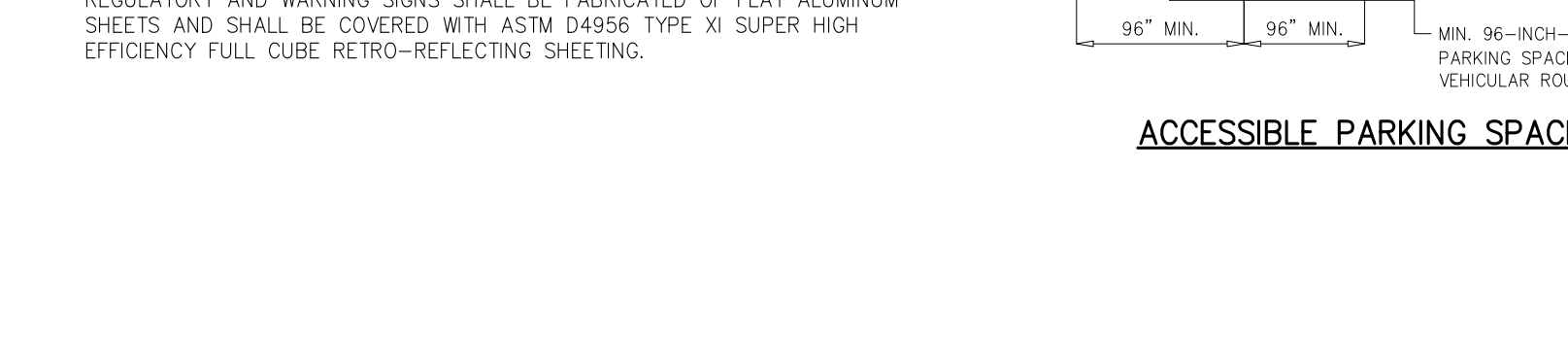
ADS, Inc. Drainage Handbook Specifications

6'-0" KEYSTONE RETAINING WALL DETAIL



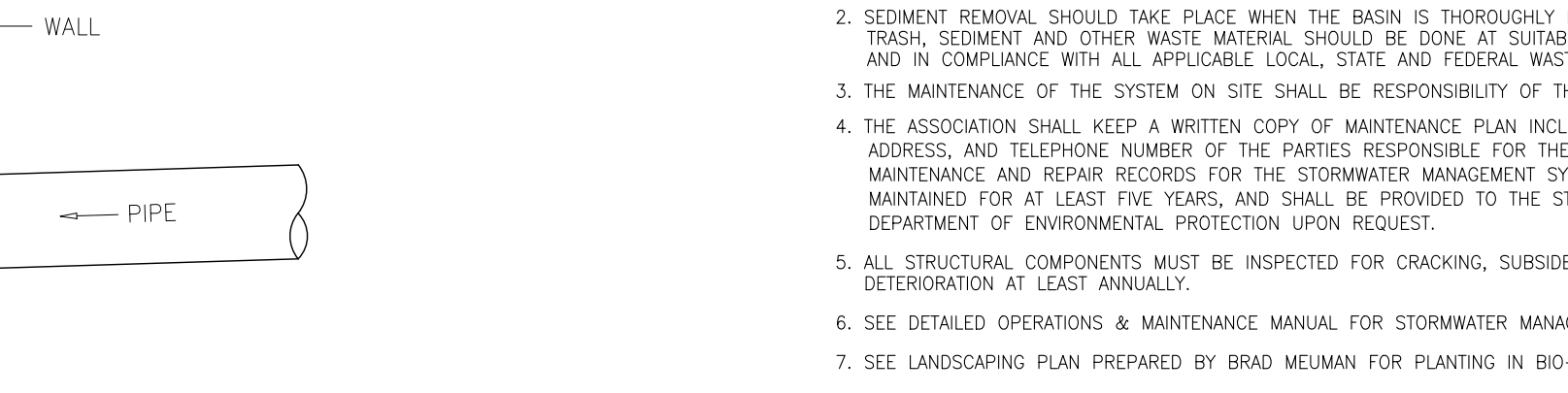
ADS, Inc. Drainage Handbook Specifications

CHAIN LINK FENCE DETAIL



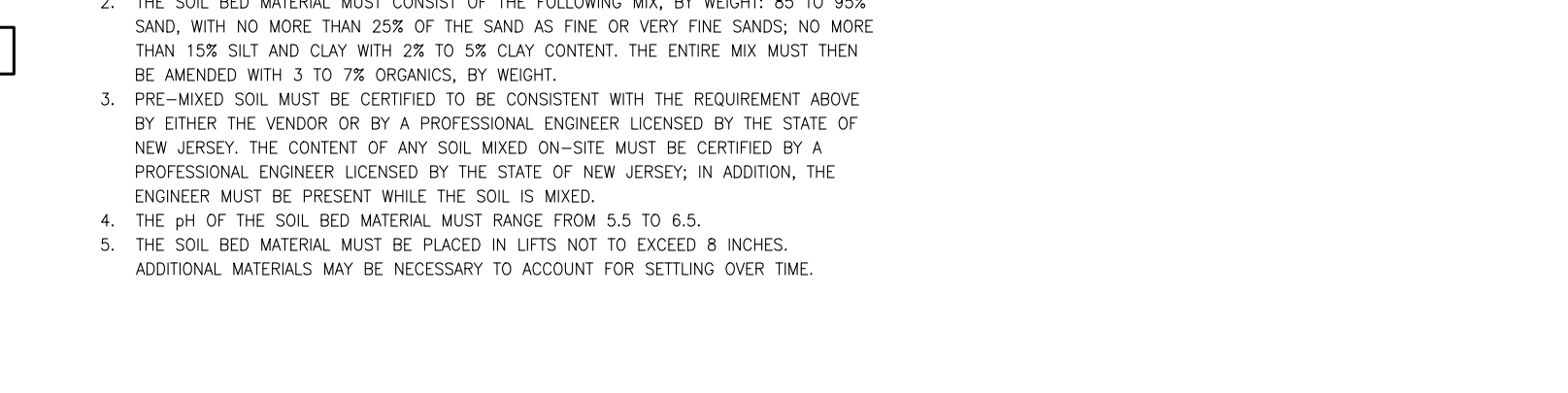
ADS, Inc. Drainage Handbook Specifications

STOP BAR & LETTERING DETAIL



ADS, Inc. Drainage Handbook Specifications

ACCESSIBLE PARKING SPACE DETAIL

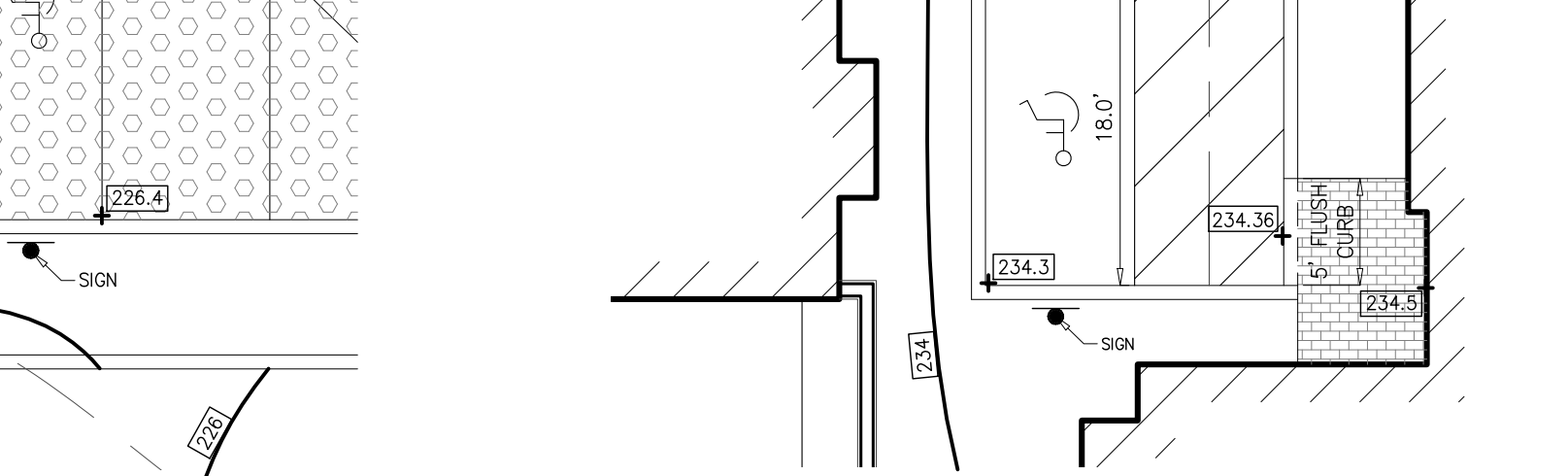


ADS, Inc. Drainage Handbook Specifications

GENERAL NOTES ON W.O. BASIN & BIORETENTION BASIN MAINTENANCE

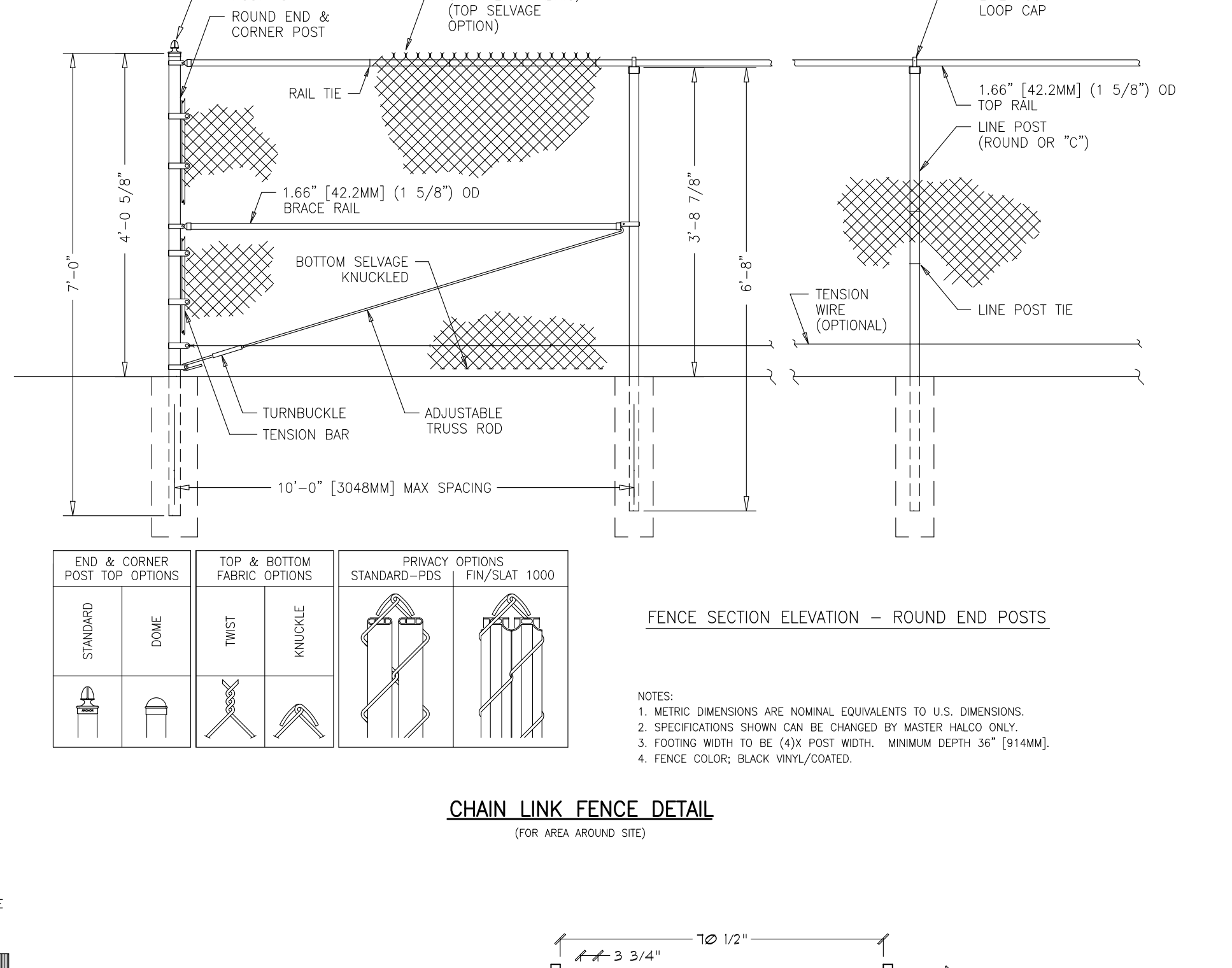
- ALL BASIN COMPONENTS EXPECTED TO RECEIVE AND/OR TRAP DEBRIS AND SEDIMENT MUST BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST FOUR TIMES ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL. SUCH COMPONENTS MAY INCLUDE BOTTOMS, TRASH TRACKS, OUTLET STRUCTURES, RIPRAP OR CARBON APRONS AND CLEARDOUTS.
- SEDIMENT REMOVAL SHOULD TAKE PLACE WHEN THE BASIN IS THOROUGHLY DRY. DISPOSAL OF DEBRIS, TRASH, SEDIMENT AND OTHER WASTE MATERIAL SHOULD BE DONE AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WASTE REGULATIONS.
- THE MAINTENANCE OF THE SYSTEM ON SITE SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE ASSOCIATION SHALL KEEP A WRITTEN COPY OF MAINTENANCE PLAN INCLUDING THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PARTIES RESPONSIBLE FOR THE MAINTENANCE. WRITTEN MAINTENANCE AND REPAIR RECORDS FOR THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED FOR AT LEAST FIVE YEARS, AND SHALL BE PROVIDED TO THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON REQUEST.
- ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, SPALLING, EROSION AND DETRIORATION AT LEAST ANNUALLY.
- SEE DETAILED OPERATING & MAINTENANCE MANUAL FOR STORMWATER MANAGEMENT.
- SEE LANDSCAPING PLAN PREPARED BY BRAD NEUMAN FOR PLANTING IN BIO-RETENTION BASIN.

ADS, Inc. Drainage Handbook Specifications



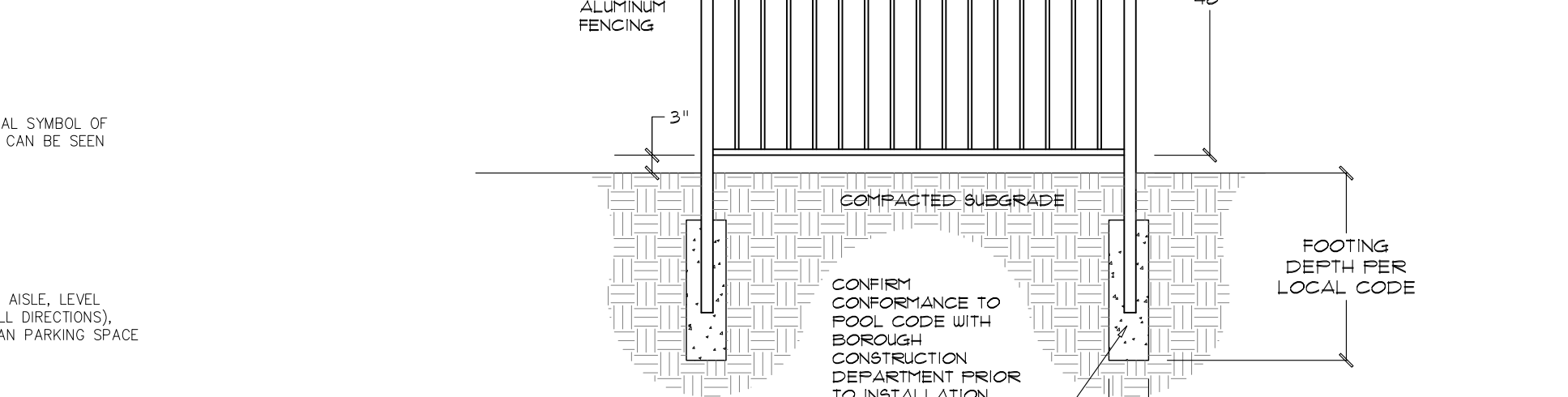
ADA SPACE No. 2 DETAIL
SCALE: 1"=10"

ADS, Inc. Drainage Handbook Specifications



ADS, Inc. Drainage Handbook Specifications

DECORATIVE ALUMINUM POOL FENCE



ADS, Inc. Drainage Handbook Specifications

STOP BAR & LETTERING DETAIL



ADS, Inc. Drainage Handbook Specifications

ACCESSIBLE PARKING SPACE DETAIL

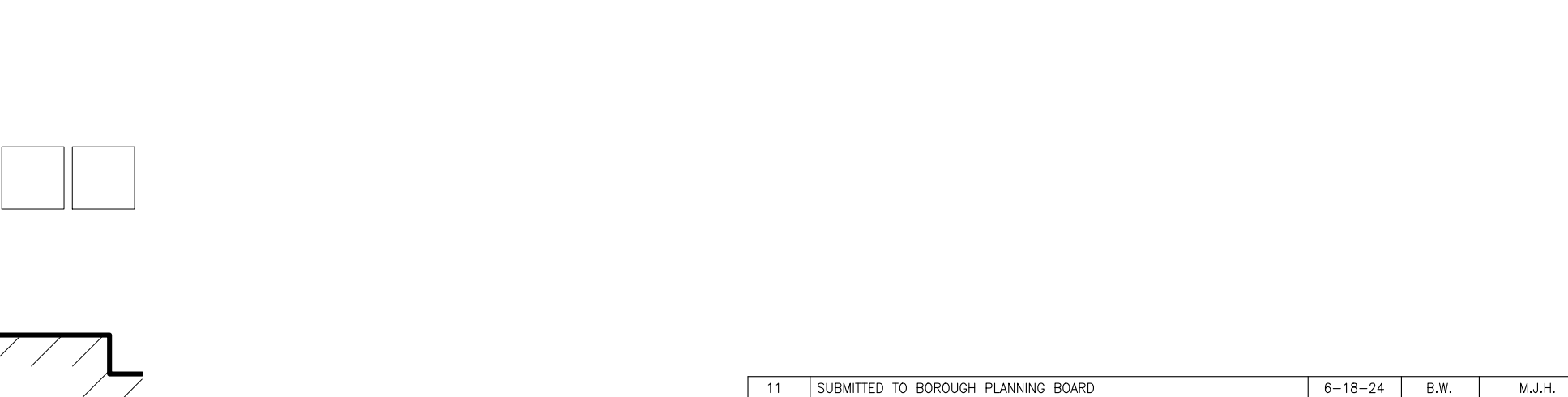


ADS, Inc. Drainage Handbook Specifications

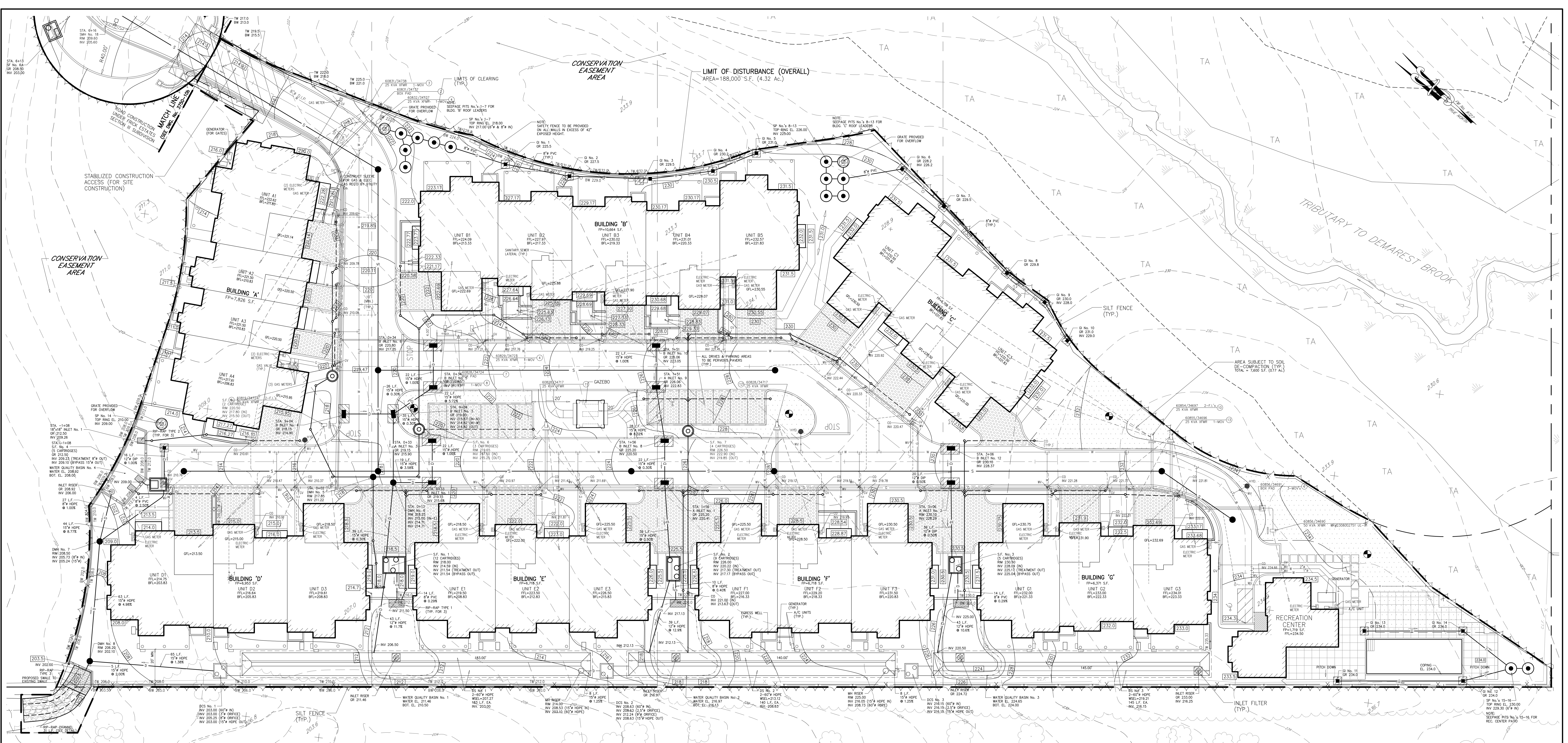
GENERAL NOTES ON W.O. BASIN & BIORETENTION BASIN MAINTENANCE

- ALL BASIN COMPONENTS EXPECTED TO RECEIVE AND/OR TRAP DEBRIS AND SEDIMENT MUST BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST FOUR TIMES ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL. SUCH COMPONENTS MAY INCLUDE BOTTOMS, TRASH TRACKS, OUTLET STRUCTURES, RIPRAP OR CARBON APRONS AND CLEARDOUTS.
- SEDIMENT REMOVAL SHOULD TAKE PLACE WHEN THE BASIN IS THOROUGHLY DRY. DISPOSAL OF DEBRIS, TRASH, SEDIMENT AND OTHER WASTE MATERIAL SHOULD BE DONE AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WASTE REGULATIONS.
- THE MAINTENANCE OF THE SYSTEM ON SITE SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE ASSOCIATION SHALL KEEP A WRITTEN COPY OF MAINTENANCE PLAN INCLUDING THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PARTIES RESPONSIBLE FOR THE MAINTENANCE. WRITTEN MAINTENANCE AND REPAIR RECORDS FOR THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED FOR AT LEAST FIVE YEARS, AND SHALL BE PROVIDED TO THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON REQUEST.
- ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, SPALLING, EROSION AND DETRIORATION AT LEAST ANNUALLY.
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- SEE LANDSCAPING PLAN PREPARED BY BRAD NEUMAN FOR PLANTING IN BIO-RETENTION BASIN.

ADS, Inc. Drainage Handbook Specifications



ADA SPACE No. 2 DETAIL
SCALE: 1"=10"



BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

- All soil erosion and sediment control practices shall 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, and immediately receive a temporary seeding and mulching if the exposed temporary seeding, the disturbed area will be mulched with erodible straw or a rate of 2 tons per acre anchored by approved methods (i.e. peg and twine, mulch matting, or liquid mulch base).
- Immediately following final disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mats or a suitable equivalent, at a rate of 2 tons per acre, according to the NJ Standards.

A. Stabilization Specifications:

- Temporary Seeding and Mulching:
 Grass Seed - Applied uniformly according to soil test recommendations.
 Fertilizer - Apply 175#/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 to a minimum of 4".
 Straw - General purpose straw (2.0 lbs./1,000 sq ft) or other approved species (not between March 1 and May 15) applied to achieve 95% soil surface coverage. Match shall be achieved by approved methods (i.e. peg and twine, mulch matting, or liquid mulch base).
- Permanent Seeding and Mulching:
 Grass Seed - Applied uniformly according to soil test recommendations.
 Fertilizer - Apply 175#/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 to a minimum of 4".
 Straw - 100% of 100% (100 lbs./1,000 sq ft) applied to achieve 95% soil surface coverage. Match shall be achieved by approved methods (i.e. peg and twine, mulch matting, or liquid mulch base).

B. Permanent Seeding and Mulching:

- Soil erosion and sediment control practices shall be inspected and maintained on a regular basis, including after every storm event.
- Stabilization shall be completed within 30 days of a floodplain, slope, roadway or drainage facility. The base of all ditches shall be contained by a rip-rap treatment barrier or 48" fence.
- Maximum slope of exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
- Ditchways must be stabilized with 12" x 24" concrete slabs prior to individual lot construction.
- All soil erosion, sediment control or treated outside the limit of disturbance or onto public right-of-ways, will be removed immediately. Paved roadway must be made clear of all debris.
- Chain beam inlets will be installed in accordance with Section 28-1.1 of the NJ Standards.
- Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- Drainage operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14-1.1 of the NJ Standards.
- Soil shall be contained by the application of wire, calcium chloride or other approved method in accordance with Section 16-1.1 of the NJ Standards.
- Areas to remain after construction are to be protected with a suitable fence installed at the site 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 outlets or off-site as a result of construction of the project.
- Any violation to the certified Soil Erosion and Sediment Control Plan must be notified 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 will not be notified, in writing, of any test results or any test results (Bergen County SOI, 700 Intermediate Road, Suite 100, Orange, NJ 07050-4655). The SOI-700-2015.
- The Bergen County Soil Conservation District may request additional measures to maintain on- or off-site erosion problems during construction.
- The owner must obtain a District based report of compliance prior to the issuance of any certificate of occupancy. The District requires at least two (2) tests per acre to determine the stability of all exposed areas. All test results must be completed, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

- Subgrade soils shall be tested to determine if they are (a) permanent seeding and stabilization (b) for local requirements shall be free of excessive compaction to a depth of 6" below the surface of the subgrade to ensure the establishment of permanent vegetation cover.
- Areas of the site which are subject to compaction testing and/or mitigation are identified on the certified soil erosion control plan.
- Compaction testing locations are identified on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction testing verification form, available from the local soil conservation district. The form must be filed and submitted prior to receiving a certificate of compliance from the district.
- In the event that testing indicates compaction in excess of the maximum tolerable indicated by the certified testing methods (see details below), the contractor/owner shall have the soil reworked either (1) compaction mitigation per the written mitigation plan attached to the plan (including aerial areas), or (2) other methods more detailed below to establish the limits of excessive compaction whereupon any necessary compaction areas would require compaction mitigation. Detailed testing shall be performed by a licensed, licensed professional.

Compaction Testing Methods:

- Probing Wire Test (see detail)
- Hand-held Penetrometer Test (see detail)
- Soil Bulk Density Test (licensed professional engineer required)
- Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

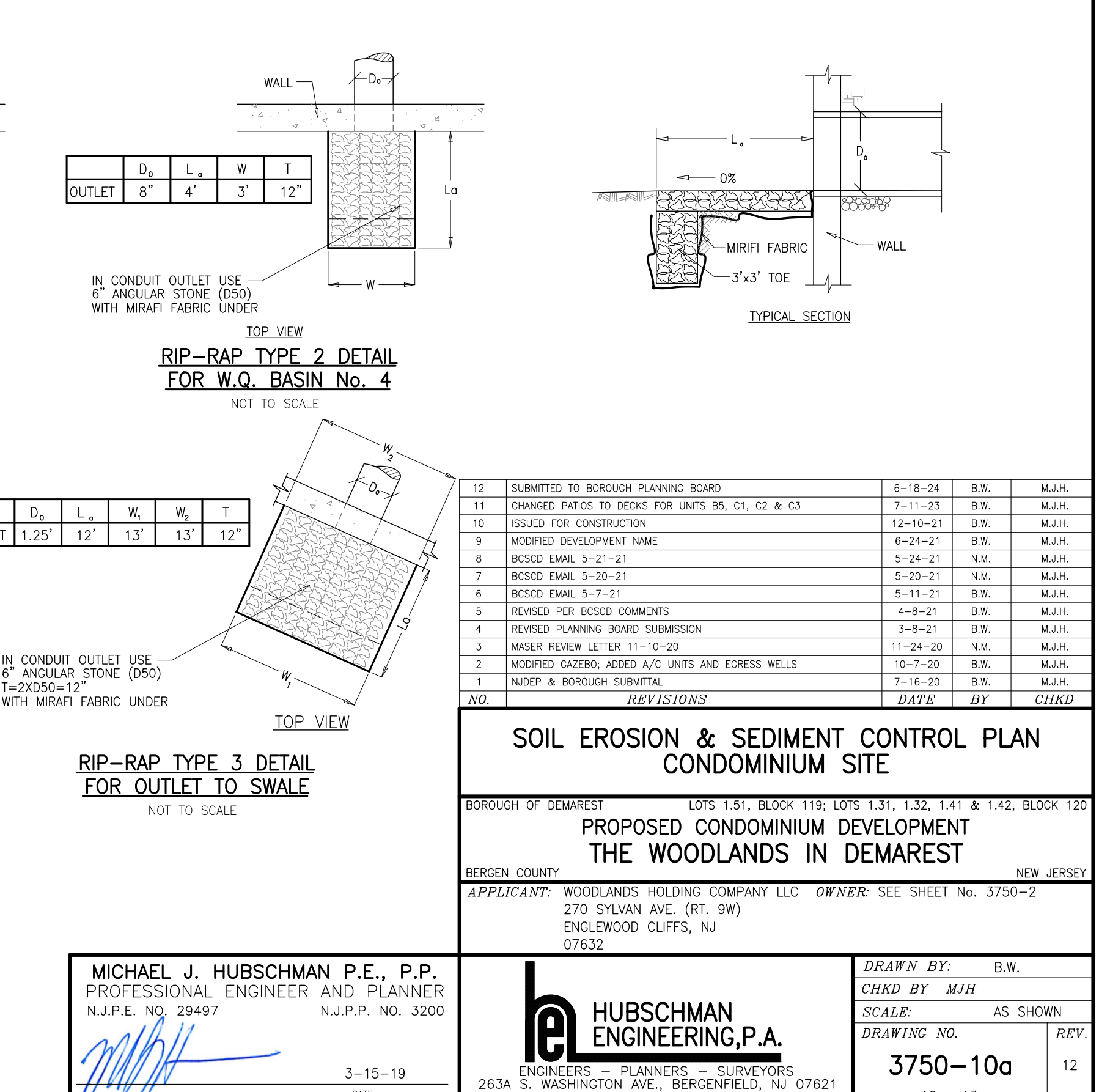
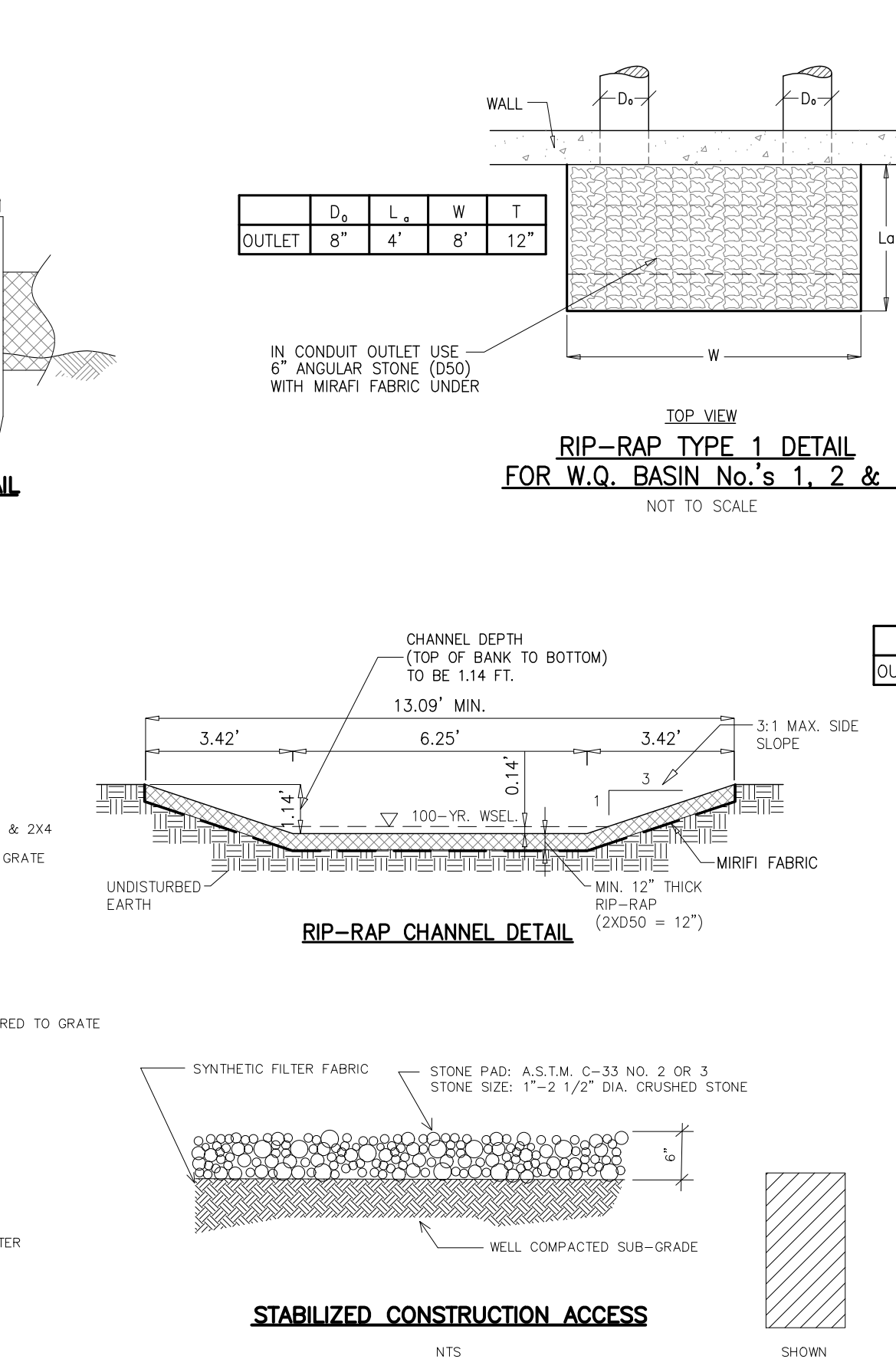
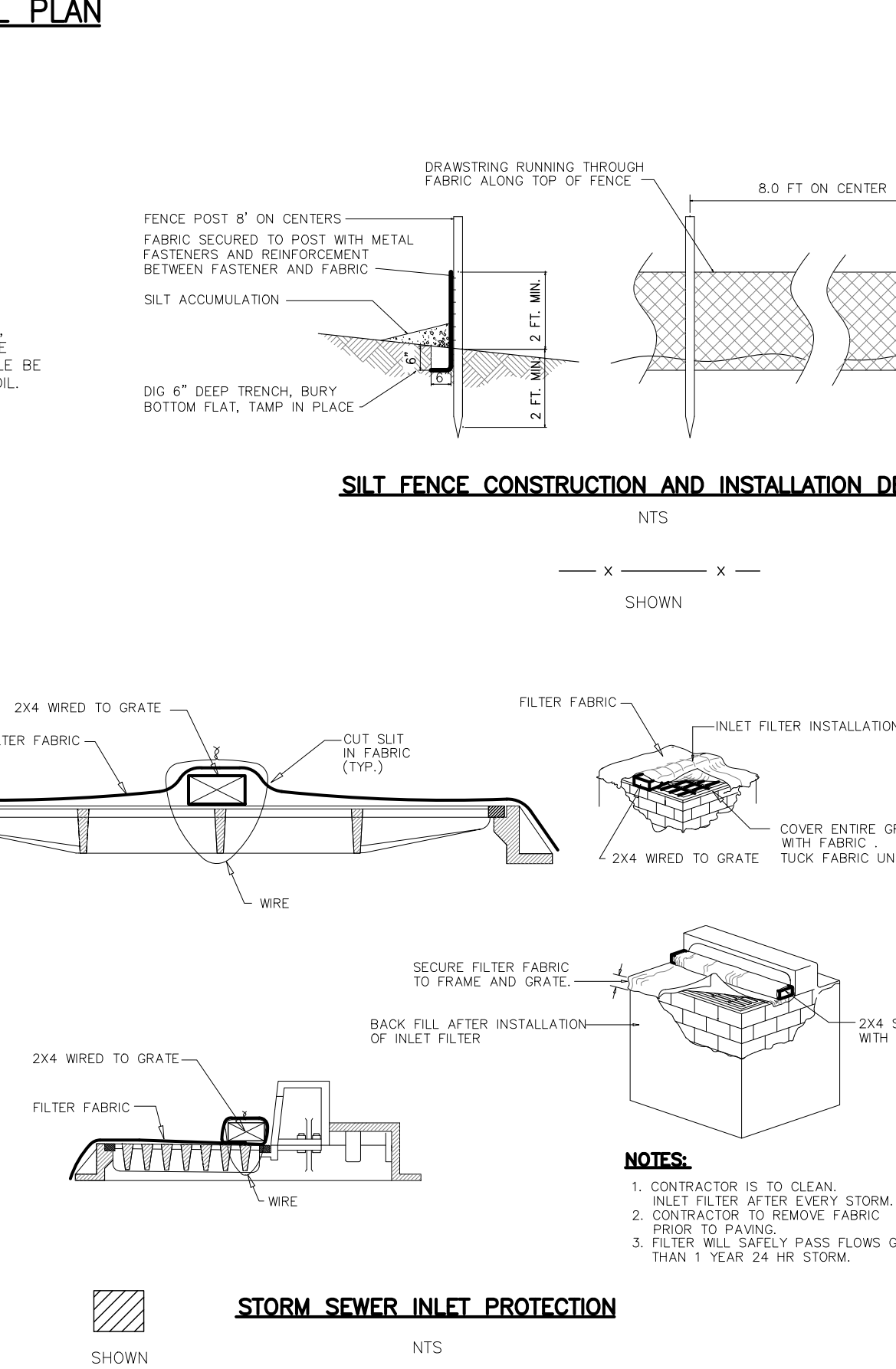
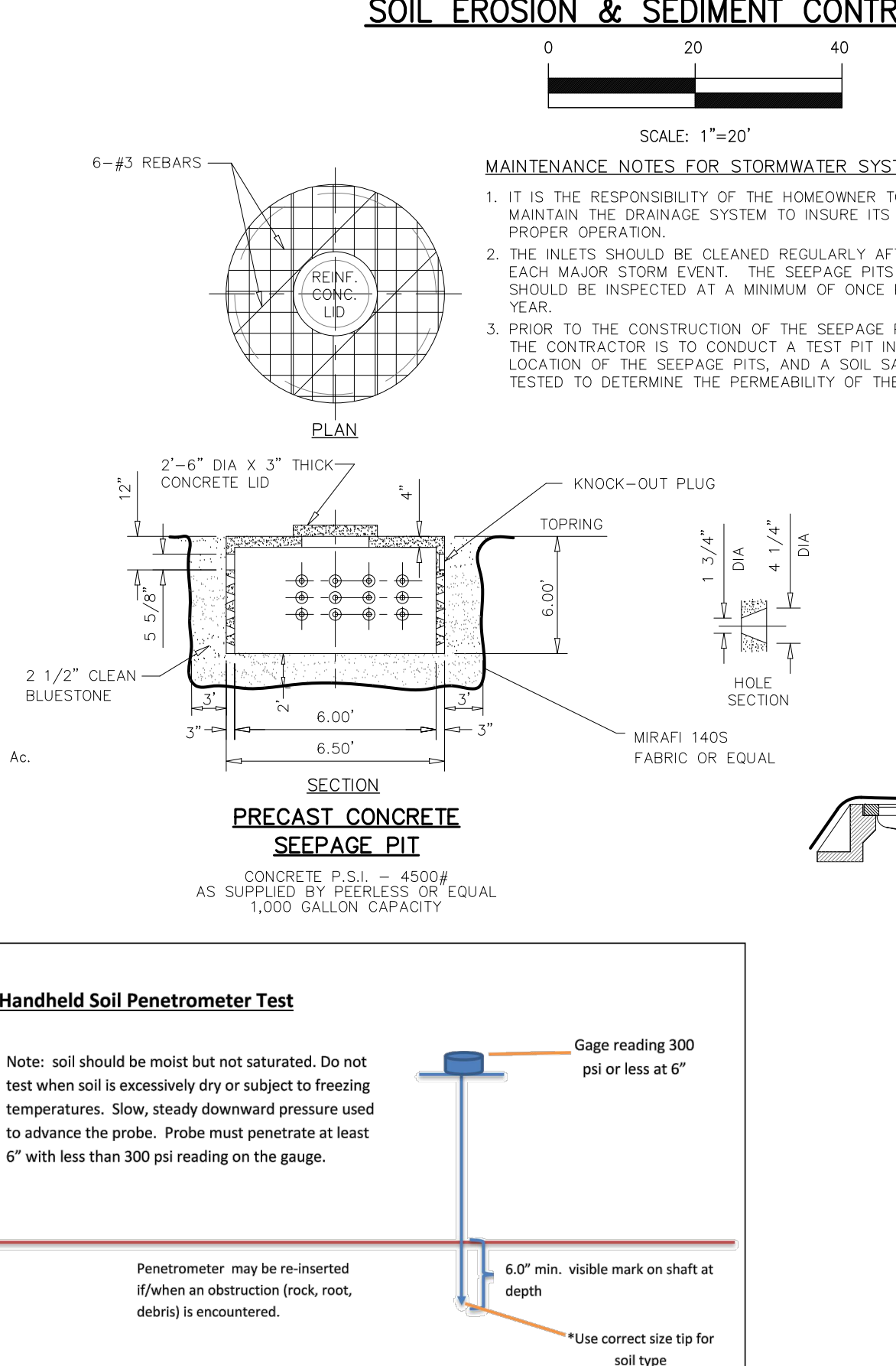
Soil de-compaction testing is not required if/when an approved remediation (excavation/fillage (2" minimum depth) or similar) is proposed as part of the remediation plan.

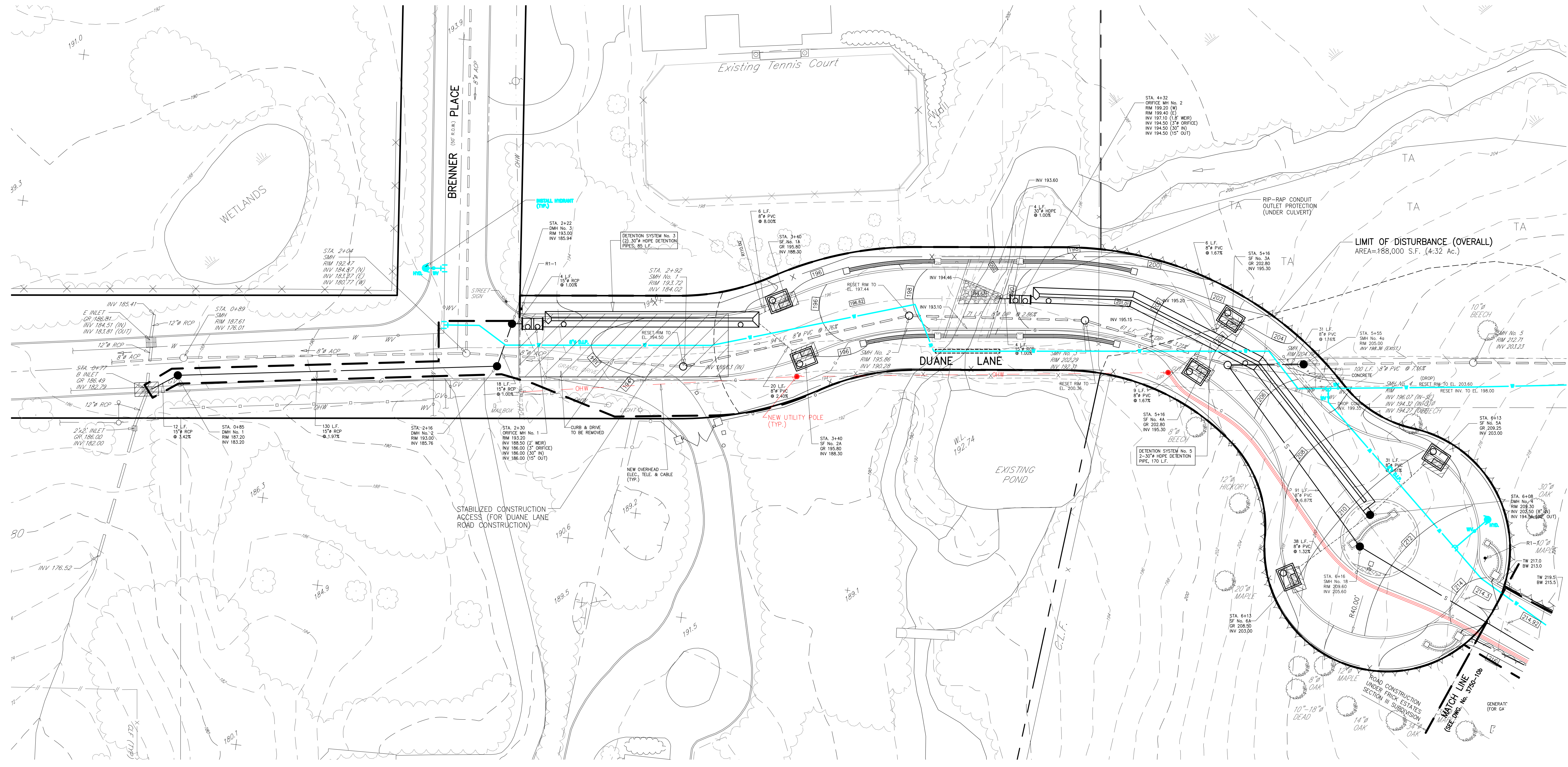
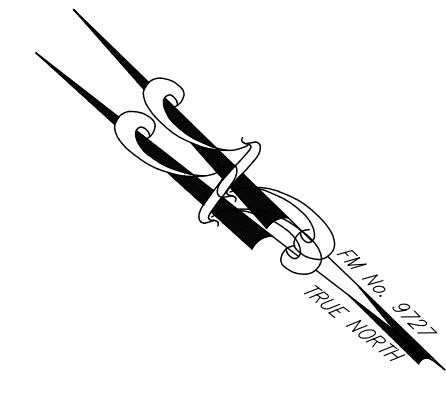
Procedures for Soil Compaction Mitigation:

- Restoration of compacted soils shall be through deep water infiltration (2" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, other methods as specified by a New Jersey Licensed Professional Engineer may be utilized subject to District approval.

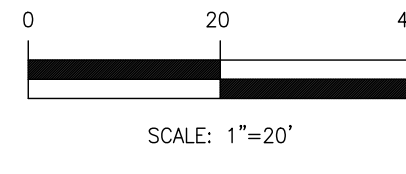
SEQUENCE OF CONSTRUCTION

- INSTALL 2" x 4" FENCE ALONG PROPERTY SUBJECT TO SOIL EROSION
- INSTALL 12" x 12" FLOORING WHERE APPLICABLE
- PROVIDE MOIST CHANGING FOR SITE
- CONSTRUCT NEW BUILDING, PROVIDE PERMANENT BASE
- COURSE ON CONCRETE
- CONDUCT SOIL CONPACTION TESTING AND REMEDIATE SUBSOIL (EXCAVATION/FILLAGE TO A MINIMUM DEPTH OF 4" IF NECESSARY)
- PROVIDE FINAL GRADING, TOPSOIL, PERMANENT AND LANDSCAPING (COMPLETELY APPLICABLE TO AN AVERAGE DEPTH OF 4" MINIMUM)
- PROVIDE FINAL PAINTING
- REMOVE SOIL CONPACTION CONTROL SERVICES AS DIRECTED BY LOCAL SERVICE



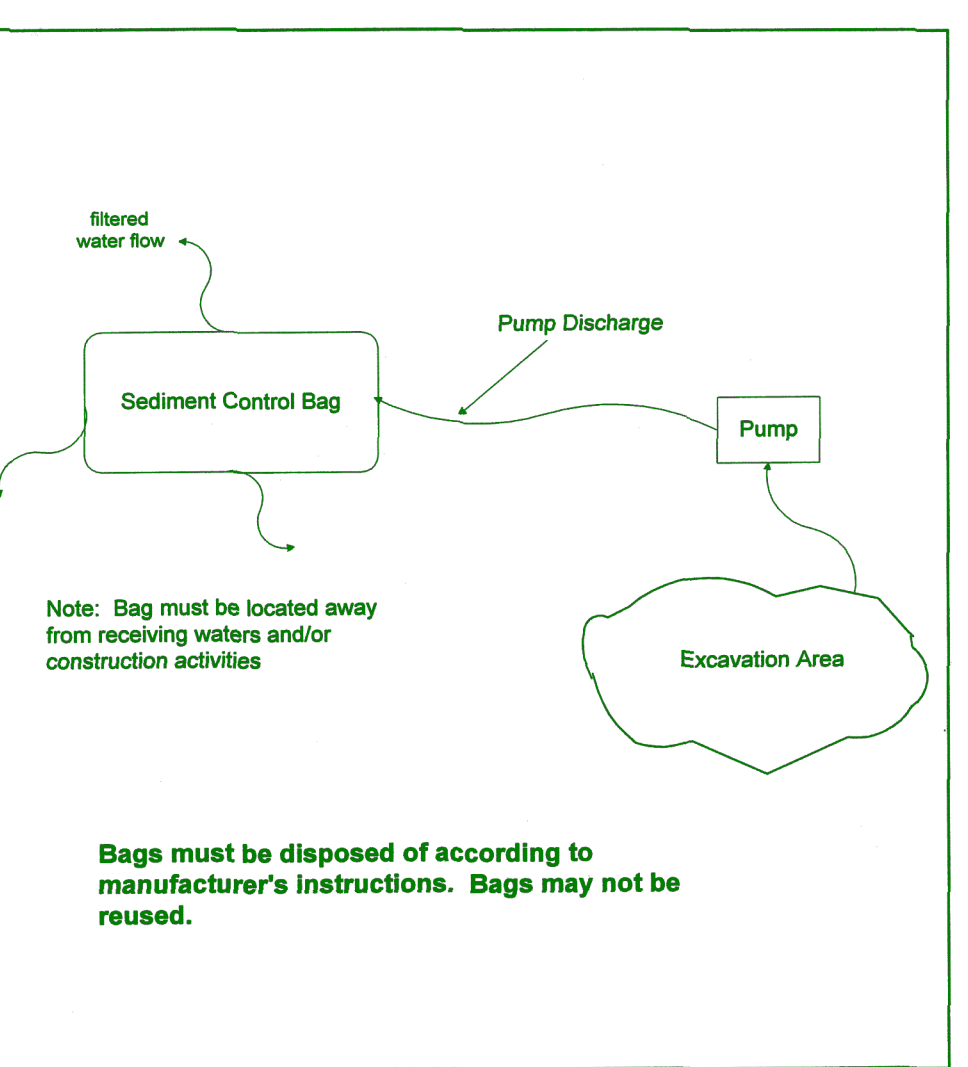


SOIL EROSION & SEDIMENT CONTROL PLAN



Standards for Soil Erosion and Sediment Control in New Jersey July 1999 Standards for Soil Erosion and Sediment Control in New Jersey July 1999

Detail 14-4 Sediment Control Bag for Dewatering



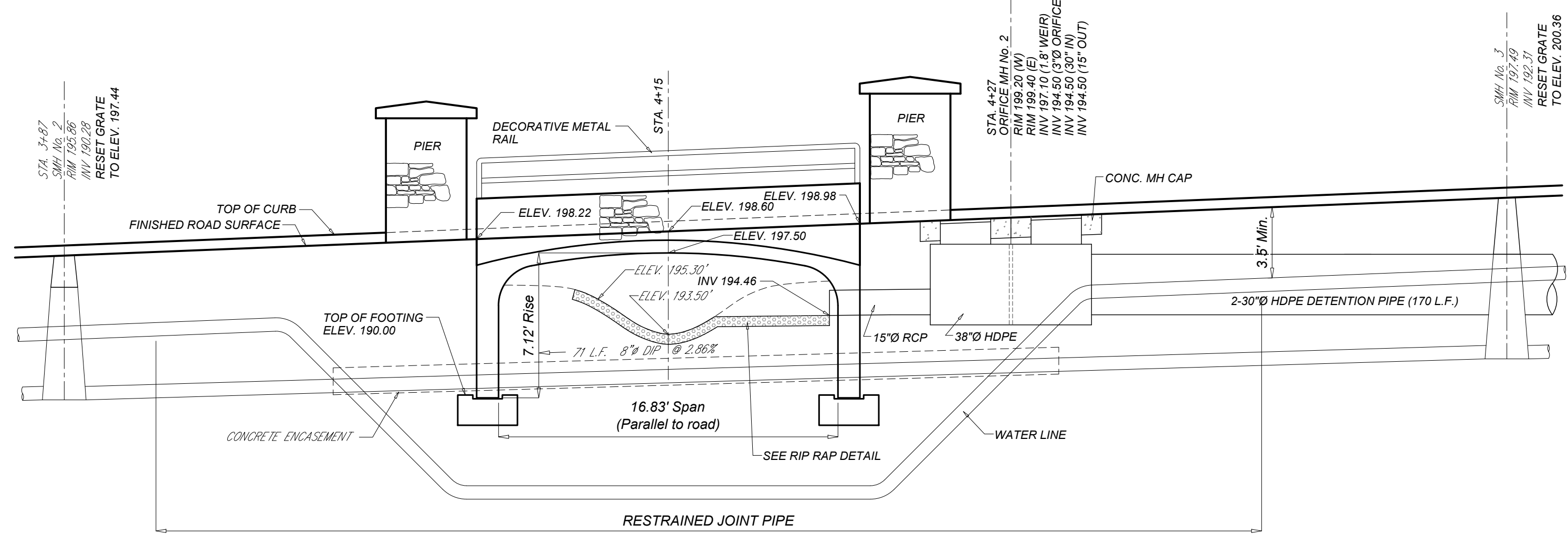
Source: NJDA SSCC 1999

Dewatering 14-7 14-6 Dewatering

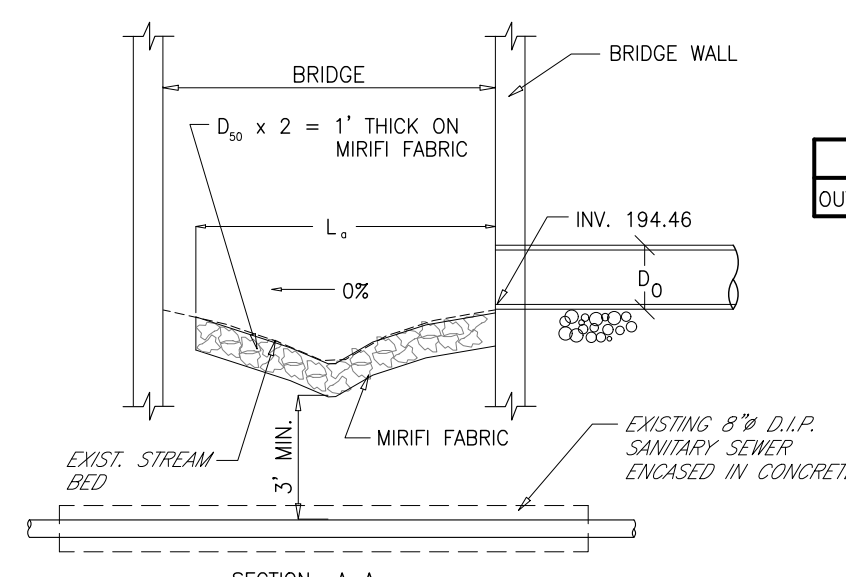
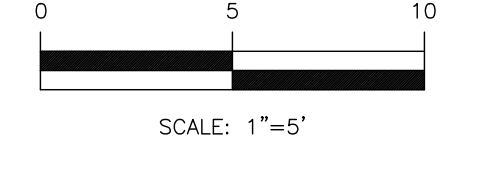
3. **Sediment Tank, Silt Control Bags** are containers through which sediment laden water is pumped to trap and retain the sediment. A sediment tank or a silt control bag is to be used on sites where excavations are deep and space is limited and where direct discharge of sediment laden water to stream and storm drainage systems is to be avoided.

Construction Specifications

 - A. **Location:** Containers (tanks or bags) shall be located for ease of clean-out and disposal of the trapped sediment and to minimize interference with construction activities and pedestrian traffic. Bags shall not be placed directly into receiving waters.
 - B. **Tank size:** The following formula should be used in determining the storage volume of the tank: 1 cubic foot of storage for each gallon per minute of pump discharge capacity. Typical tank configuration is shown on Detail 14-5. Tanks may be connected in series to increase effectiveness.
 - C. **Tanks consist of two concentric circular pipes (CMP),** attached to a watertight hauplate. The inner CMP is perforated with 1" holes on 6" centers and is wrapped with geotextile and hardware cloth. Pumped water is discharged into the inner CMP where it flows through the geotextile into the space between the two CMP's. A discharge line is attached to the outer CMP and draws filtered water from the annulus between the two concentric CMP's. The discharge line may be connected to another tank where it drains to the inner CMP of the second tank. This series connection may be continued indefinitely.
 - D. **Sediment Control Bags** must be located away from receiving waters and disposed of according to manufacturer's instructions. See Detail 14-4.
4. **Temporary filters for small impoundments** For small quantities of ponded water such as may be found in shallow excavations (small trenches, manhole installations etc.) a sediment filter may be constructed using combinations of hay bales, small clean stone and filter fabric. This method is limited to small quantities of trapped surface water (pumping of well points is excluded from this standard) and where sediments are not highly colloidal in nature.

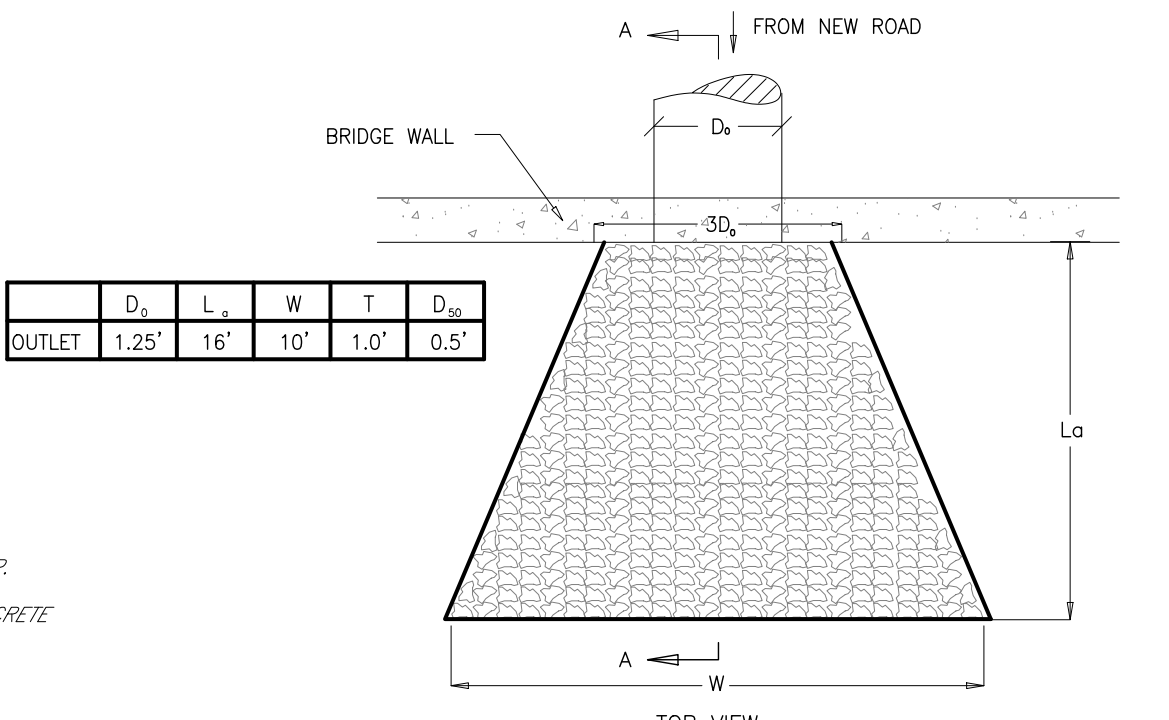


SECTION @ BRIDGE



RIP-RAP DETAIL UNDER BRIDGE

NOT TO SCALE



NO.	REVISIONS	DATE	BY	CHKD
10	SUBMITTED TO BOROUGH PLANNING BOARD	4-18-24	B.W.	M.J.H.
9	ISSUED FOR CONSTRUCTION	12-10-21	B.W.	M.J.H.
8	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
7	BESD EMAIL 5-27-21	5-28-21	M.M.	M.J.H.
6	BESD EMAIL 5-7-21	5-11-21	B.W.	M.J.H.
5	REVISED PER BESD COMMENTS	4-8-21	B.W.	M.J.H.
4	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
3	MASTER REVIEW LETTER 11-10-20	11-24-20	M.M.	M.J.H.
2	MODIFIED GAZEBO; ADDED A/C UNITS AND EGRESS WELLS	10-7-20	B.W.	M.J.H.
1	NEED A PROPOSED SUBMITTAL	9-18-20	B.W.	M.J.H.

**SOIL EROSION & SEDIMENT CONTROL PLAN
DUANE LANE EXTENSION**

BOROUGH OF DEMAREST LOTS 1.31, BLOCK 119; LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120

PROPOSED CONDOMINIUM DEVELOPMENT
THE WOODLANDS IN DEMAREST

BESD COUNTY APPLICANT: WOODLANDS HOLDING COMPANY LLC OWNER: SEE SHEET NO. 3750-2 NEW JERSEY
270 SYLVAN AVE. (RT. 9W) ENGLWOOD CLIFFS, NJ 07632

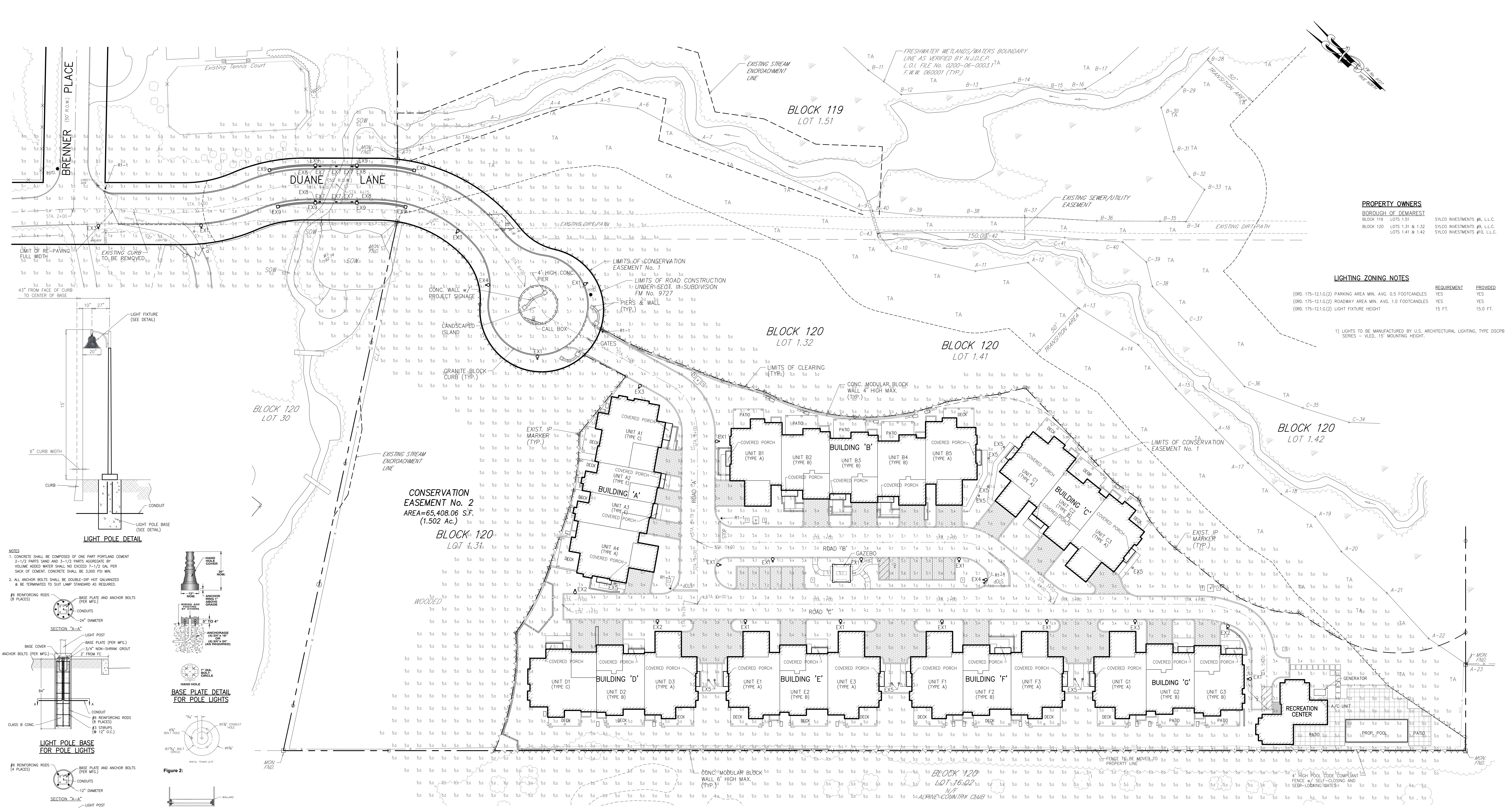
MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

MJH

3-15-19 DATE

HUBSCHMAN ENGINEERING, P.A.
ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621
201-584-5666

DRAWN BY: B.W.
CHKD BY: MJH
SCALE: AS SHOWN
DRAWING NO.: 3750-10b
11 OF 13



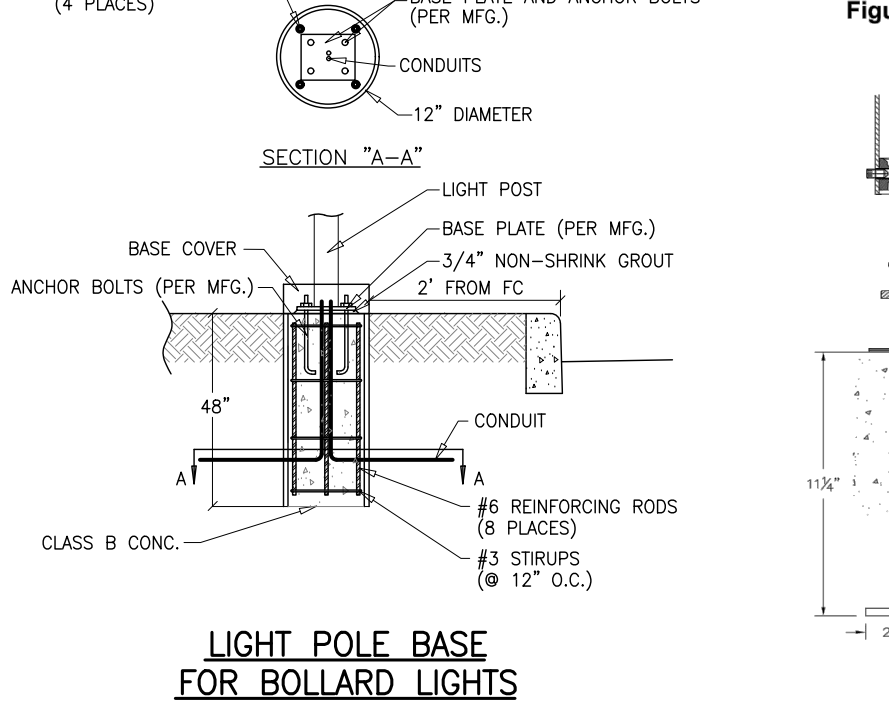
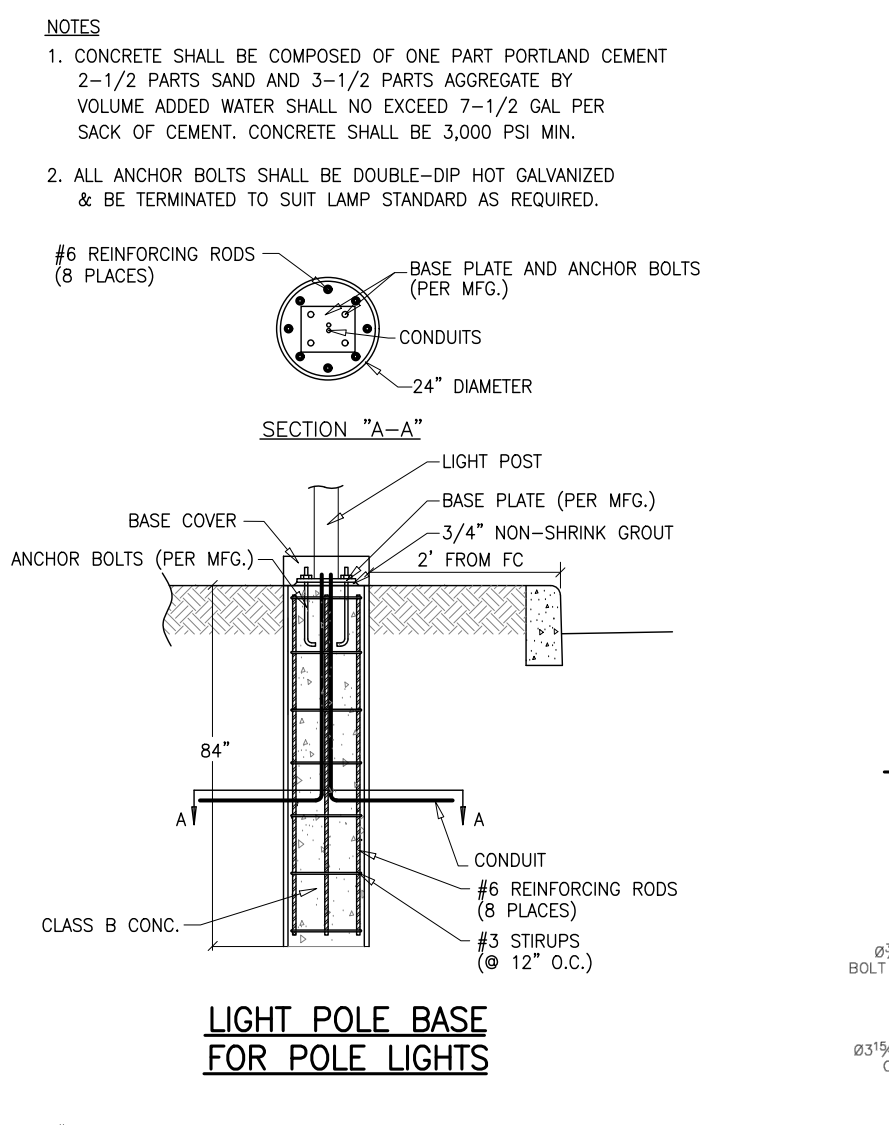
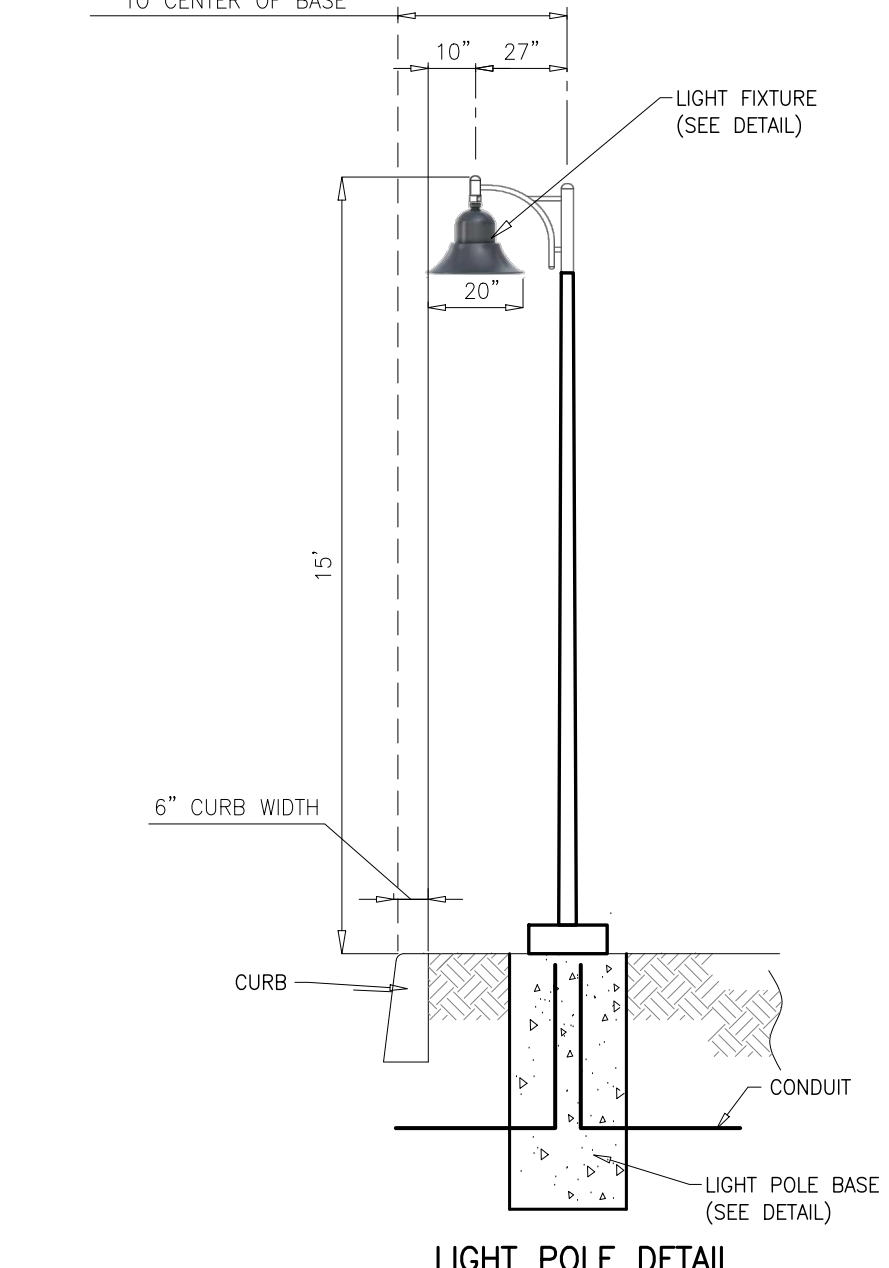
PROPERTY OWNERS
 BOROUGH OF DEMAREST
 BLOCK 119 LOTS 1.51
 BLOCK 120 LOTS 1.41 & 1.42
 BLOCK 121 LOTS 1.41 & 1.42

SYLCO INVESTMENTS #9, L.L.C.
 SYLCO INVESTMENTS #9, L.L.C.
 SYLCO INVESTMENTS #10, L.L.C.

LIGHTING ZONING NOTES

REQUIREMENT	PROVIDED
(ORD. 175-12.1.G.2) PARKING AREA MIN. AVG. 0.5 FOOTCANDLES	YES
(ORD. 175-12.1.G.2) ROADWAY AREA MIN. AVG. 1.0 FOOTCANDLES	YES
(ORD. 175-12.1.G.2) LIGHT FIXTURE HEIGHT	15 FT.

1) LIGHTS TO BE MANUFACTURED BY U.S. ARCHITECTURAL LIGHTING, TYPE DSCP8 SERIES - WLED, 15' MOUNTING HEIGHT.



LUMINAIRE SCHEDULE *REFER TO LIGHTING FIXTURE OUTSHEETS FOR COMPLETE CATALOG NUMBERS*

Symbol	Qty	Fixture Type	Description	Manufacturer	Catalog Number	CCT	LFH	Total Watts	Delivered Lumens	Mounting Height	Pole Spc
Q	15	E11	SINGLE AREA LIGHT, TYPE 3 DISTRIBUTION	U.S. ARCHITECTURAL LIGHTING	DSRC-VLED-11-64LED-525MA-30K- (V)LS13-1-(F)NSH-9	3000K	0.900	102	10759	12.4	24-1040
Q	3	E12	SINGLE AREA LIGHT, TYPE 2 DISTRIBUTION	U.S. ARCHITECTURAL LIGHTING	DSRC-VLED-11-64LED-525MA-30K- (V)LS13-1-(F)NSH-9	3000K	0.900	71	7896	12.4	24-1040
Q	4	E13	SINGLE AREA LIGHT, TYPE 2 DISTRIBUTION	U.S. ARCHITECTURAL LIGHTING	DSRC-VLED-11-64LED-525MA-30K- (V)LS13-1-(F)NSH-9	3000K	0.900	102	10877	12.4	24-1040
Q	4	E14	SINGLE AREA LIGHT, TYPE 4 DISTRIBUTION	U.S. ARCHITECTURAL LIGHTING	DSRC-VLED-11-64LED-525MA-30K- (V)LS13-1-(F)NSH-9	3000K	0.900	102	10907	12.4	24-1040
o	12	E15	WIDE SPREAD LED BOLLARD	BEGA	99-058-K3-(F)NSH-79817-948-19	0.900	14.5	1414	14.4	3.5	
-	8	E17	WALL MOUNTED LED STEPLIGHT	WE-EF	193-9005	0.900	8	25	3	3	
-	4	E18	WALL MOUNTED LED STEPLIGHT	WE-EF	193-9070	0.900	8	19	3	3	
o	8	E19	3 LAMP LANTIER BY OTHERS	OPTILO LIGHTING	ASPER 23 INCH 3 LIGHT OUTDOOR PER LAMP	0.900	18.7	2106	5		

DEZINER SERIES 8
 Mid Sized Neoclassical, Domed Bell Luminaire

Features:
 The new Deziner Series 8 is a flexible, configurable pedestrian scale decorative pendant luminaire with an adjustable shade housing aluminum housing and decorative column. Each luminaire is composed of a 100% recycled aluminum housing with an integrated LED module and a thermal management for long LED life and maximum luminaire efficiency. The luminaire is available in a variety of finishes and colors. The luminaire is available in a variety of finishes and colors. The luminaire is available in a variety of finishes and colors.

LED Driver:
 Constant current electronics with a power factor of >0.9 and a maximum operating temperature of 100°C. The LED driver is housed in a UL94V-0 flame retardant enclosure. The LED driver is housed in a UL94V-0 flame retardant enclosure. The LED driver is housed in a UL94V-0 flame retardant enclosure.

LED Module:
 High quality LED module with a power factor of >0.9 and a maximum operating temperature of 100°C. The LED module is housed in a UL94V-0 flame retardant enclosure. The LED module is housed in a UL94V-0 flame retardant enclosure. The LED module is housed in a UL94V-0 flame retardant enclosure.

Application:
 An LED luminaire with an adjustable shade housing. Designed for decorative lighting of walkways, patios, and open spaces. The luminaire design provides visual comfort with illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted. Includes an anchor bolt and nut.

Materials:
 Luminaire housing constructed of cast and anodized metal. Reflector made of pure anodized aluminum. High temperature silicone gasket. Mounting plate constructed of heavy cast aluminum. Shaft, made to North American Standards, suitable for wall locations. Degree: 14.5°.

Electrical:
 Operating voltage: 120-277VAC
 Minimum start temperature: 30°C
 LED module temperature: 100°C
 System voltage: 14.5W
 Color rendering index: Ra > 90
 LED lifetime (L70): 145,000 hours (80,000 hours)
 LED color temperature: 3000K - Product number: K2 (EXPRESSION) 3000K - Product number: K2 (EXPRESSION)

Warranty:
 5-year warranty on LED module and LED driver. Luminaire is warranted against material and workmanship defects. Luminaire is warranted against material and workmanship defects. Luminaire is warranted against material and workmanship defects.

Finish:
 All BEGA standard finishes are available. Luminaire powder coated with minimum 5 mil thickness. Available colors: Black (BK), White (WH), Silver (SV), Bronze (BR).

2400 BASE

POLE ACCESSORIES
 (Specify as per catalog)

ANCHOR BOLT:
 A 1/2" x 6" CASE ALUMINUM ANCHOR BOLT IS WELDED TO ANCHOR THE SHAFT TO THE BASE. THE ANCHOR BOLT IS WELDED TO ANCHOR THE SHAFT TO THE BASE. THE ANCHOR BOLT IS WELDED TO ANCHOR THE SHAFT TO THE BASE.

FINISH:
 ELECTROSTATICALLY APPLIED POWDER COATING IS APPLIED TO THE SHAFT AND BASE. THE FINISH IS APPLIED TO THE SHAFT AND BASE. THE FINISH IS APPLIED TO THE SHAFT AND BASE.

sun valley

LIGHT POLE DETAIL

sun valley

LIGHT POLE BASE DETAIL

Figure 2:
 Diagram showing the base plate and anchor bolts for the luminaire. Dimensions include 12" diameter and 4" height.

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD.
11	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.M.	M.J.H.
10	ISSUED LIGHTING LAYOUT	5-20-24	B.M.	M.J.H.
9	ISSUED LIGHT POLE BASE DETAIL, ANCHOR BOLT DETAILS	11-20-23	B.M.	M.J.H.
8	ISSUED PLANS TO DECKS FOR UNITS B1, C1, C2 & C3	7-11-23	B.M.	M.J.H.
7	ISSUED FOR CONSTRUCTION	12-10-21	B.M.	M.J.H.
6	ISSUED FOR CONSTRUCTION	12-10-21	B.M.	M.J.H.
5	MODIFIED DEVELOPMENT NAME	6-24-21	B.M.	M.J.H.
4	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.M.	M.J.H.
3	ISSUED REVIEW LETTER 11-10-20	11-24-20	N.M.	M.J.H.
2	MODIFIED LIGHTING FIXTURE & LIGHTING LAYOUT	10-7-20	B.M.	M.J.H.
1	NDEP & BOROUGH SUBMITTAL	7-16-20	B.M.	M.J.H.

PROPOSED CONDOMINIUM DEVELOPMENT
THE WOODLANDS IN DEMAREST
 BERGEN COUNTY, NEW JERSEY
 APPLICANT: WOODLANDS HOLDING COMPANY LLC OWNER: SEE SHEET NO. 3750-2
 270 SYLVAN AVE., 9F, 9W
 ENGLEWOOD CLIFFS, NJ 07632

HUBSCHMAN ENGINEERING P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 263 S. WASHINGTON AVE., BERGENFIELD, NJ 07821
 201-384-9066

MICHAEL J. HUBSCHMAN P.E., P.P.
 PROFESSIONAL ENGINEER AND PLANNER
 N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

sun valley

LIGHT POLE BASE DETAIL

Figure 2:
 Diagram showing the base plate and anchor bolts for the luminaire. Dimensions include 12" diameter and 4" height.

TEST PIT DATA - 2-13-09

10'-4" Topsoil & Roots
 0'-3"7" Brown fine to coarse Sand, some Gravel, little Silt & Cobble
 3"7" Refused on Palisade Database
 Dry

TP-25 at station 4+58

0'-10" Topsoil & Roots
 10"3"7" Gray and brown fine Sand, some Silt (notified)
 3"10" Refused on Palisade Database
 Water @ 3"9"

TP-26 at station 4+24

0'-10" Topsoil & Roots
 10"4" Gray and brown fine Sand, some Silt, trace Organic (notified)
 4" Refused on Palisade Database
 Water @ 3"9"

TP-27 at station 3+58

0'-1" Topsoil & Roots
 3"5" Brown fine to coarse Sand, some Silt & Gravel
 Dry

TP-28 at station 4+48

0'-3" Topsoil & Roots
 3"5" Gray and brown fine Sand, some Silt (notified)
 Water Seepage @ 3"

TEST PIT DATA - 5-13-20

DEPTH & WIDTH SOIL BOREHOLE	DATE OF TESTING	SOIL TYPE	WATER TABLE DEPTH	SOIL COLOR & TEXTURE	SMALLER SIZE AND PERCENTAGE OF MOTTLING	SOIL STRUCTURE	SOIL CONSISTENCY	LIBERTY ZONE	NOTES
TEST PIT No. 1									
Completed 1' to rock, no water									
0'-1"	5/13/20	Sandy Clay Loam		none	Single Grain	Loose			
1'-4"	5/13/20	Sand		none	Single Grain	Medium dense			cobbles to 1" Ø
4'-8"	5/13/20	Sand w/ gravel		none	Single Grain	Medium dense			
Completed 1' to rock, no water									
TEST PIT No. 2									
Completed 1' to rock, no water									
0'-1"	5/13/20	Sandy Clay Loam		none	Single Grain	Loose			
1'-4"	5/13/20	Sand		none	Single Grain	Medium dense			cobbles to 1" Ø
4'-4.5"	5/13/20	Sand w/ gravel		none	Single Grain	Medium dense			
Completed 1' to rock, no water									
TEST PIT No. 3									
Completed 1' to rock, no water									
0'-1"	5/13/20	Sandy Clay Loam		none	Single Grain	Loose			
1'-2"	5/13/20	Sand		none	Single Grain	Medium dense			cobbles to 1" Ø
2'-5.7"	5/13/20	Sand w/ gravel		none	Single Grain	Medium dense			
Completed 1' to rock, no water									
TEST PIT No. 4									
Completed 1' to rock, no water									
0'-1"	5/13/20	Sandy Clay Loam		none	Single Grain	Loose			
1'-3"	5/13/20	Sand		none	Single Grain	Medium dense			some cobbles
3'-10"	5/13/20	Sand w/ gravel		none	Single Grain	Medium dense			
No rock, sewage 8"									
TEST PIT No. 5									
Completed 1' to rock, no water									
0'-1"	5/13/20	Sandy Clay Loam		none	Single Grain	Loose			nestled cobbles up to 1" Ø
4'-7"	5/13/20	Sand		none	Single Grain	Dense			
Completed 1' to rock, no water									
TEST PIT No. 6									
Completed 1' to rock, no water									
0'-1"	5/13/20	Sandy Clay Loam		none	Single Grain	Loose			
1'-3"	5/13/20	Sand		none	Single Grain	Medium dense			
Completed 1' to rock, no water									

- REFERENCES**
- 1) A CERTAIN MAP ENTITLED "SUBDIVISION OF JAMES P. SMITH PROPERTY LOCATED AT DEMAREST, N.J." FILED IN THE BCOO AS MAP No. 4252.
 - 2) A CERTAIN MAP ENTITLED "SUBDIVISION OF ALCRESS CORPORATION PROPERTY LOCATED AT DEMAREST, N.J." FILED IN THE BCOO AS MAP No. 4252.
 - 3) DEED BOOK 3931, PAGE 608; ET. SEQ. (LOT 1.03, BLOCK 120 & LOTS 1.05/1.06, BLOCK 119).
 - 4) DEED BOOK 3541, PAGE 399; ET. SEQ. (LOT 1.04, BLOCK 120).
 - 5) DEED BOOK 3472, PAGE 160; ET. SEQ. (LOT 1.07, BLOCK 119).
 - 6) BOROUGH OF ALPINE TAX MAPS.
 - 7) BOROUGH OF DEMAREST TAX MAPS.
 - 8) A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 22.01, 23.01, 24.01 & 25.01, BLOCK 55, REDIVISION OF FRICK ESTATES - SECTION II, BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCOO AS MAP No. 9518.
 - 9) A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 1.51, 1.52 & 1.53, BLOCK 120, REDIVISION OF FRICK ESTATES - SECTION II, BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCOO AS MAP No. 9543.
 - 10) A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 1.05-1.06 & 1.07, BLOCK 119, LOTS 1.03 & 1.04, BLOCK 120, FRICK ESTATES - SECTION II, BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCOO AS MAP No. 9727.

PROPERTY OWNERS

BOROUGH OF DEMAREST

BLOCK & LOTS

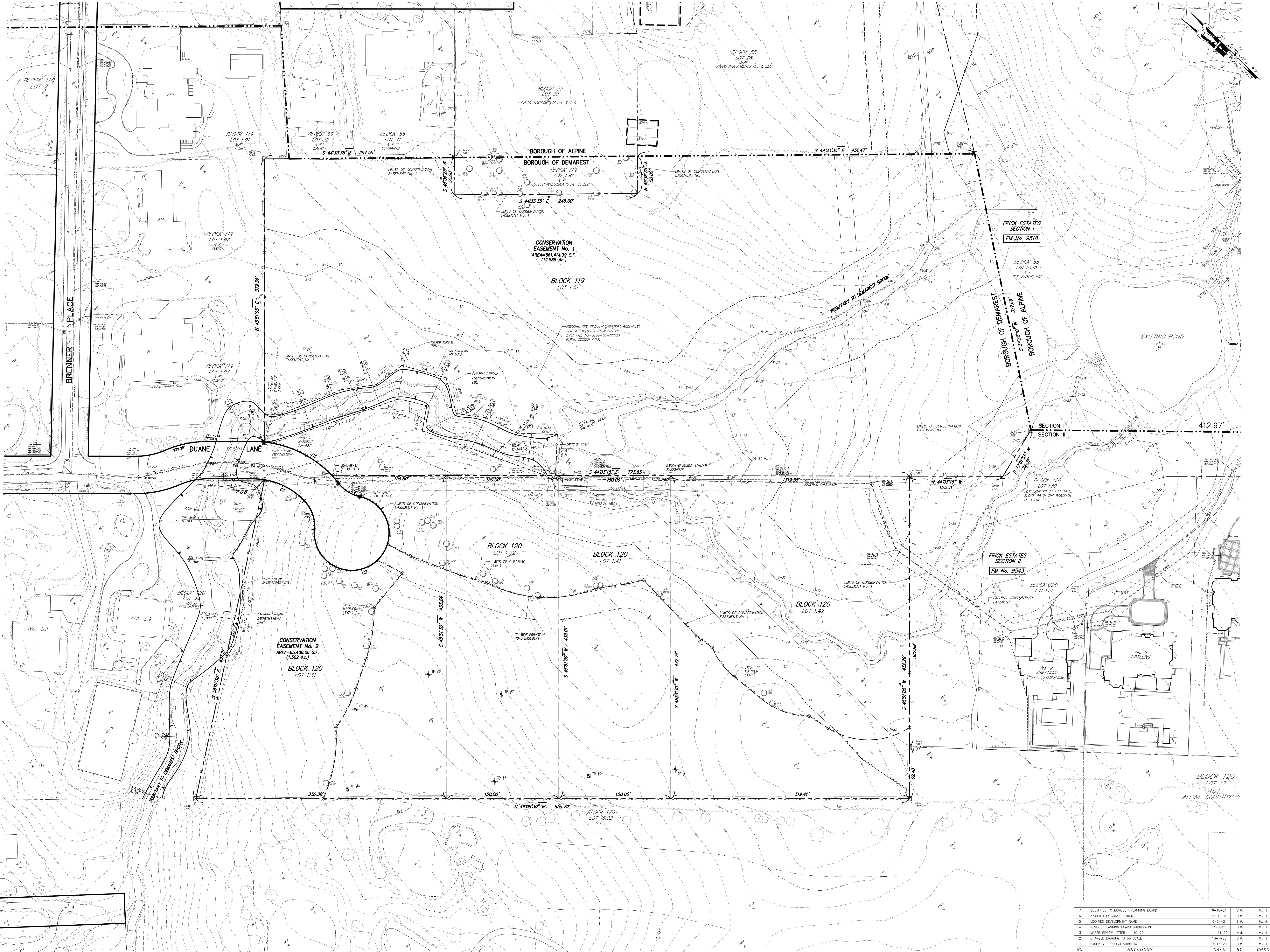
BLOCK 119 LOTS 1.51 & 1.52 SYLCO INVESTMENTS #6, L.L.C.
 BLOCK 120 LOTS 1.31 & 1.32 SYLCO INVESTMENTS #6, L.L.C.
 LOTS 1.41 & 1.42 SYLCO INVESTMENTS #9, L.L.C.
 SYLCO INVESTMENTS #10, L.L.C.

GENERAL NOTES

- 1) ELEVATIONS BASED ON NGVD 1929.
- 2) NORTH REFERENCE PER FILE MAP No. 9494.
- 3) THE METHOD USED IN CALCULATING THE STREAM ENCROACHMENT IS METHOD No. 6, THE CALCULATING METHOD.

CURVE TABLE

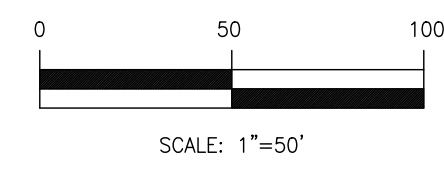
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	61.40'	94.79'	37°08'58"	31.82'	N16°16'32"W	60.34'
C2	42.39'	50.00'	48°34'14"	22.56'	N26°34'03"E	41.13'
C3	229.14'	50.00'	262°34'40"	56.94'	S80°26'10"E	75.14'
C4	34.57'	50.00'	39°37'09"	18.01'	S11°54'55"E	33.89'
C5	115.97'	144.78'	45°53'40"	61.30'	N15°03'11"W	112.89'



NO.	REVISIONS	DATE	BY	CHKD.
7	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.W.	M.J.H.
6	ISSUED FOR CONSTRUCTION	12-10-21	B.W.	M.J.H.
5	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
4	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
3	MASTER REVIEW LETTER 11-10-20	11-24-20	B.W.	M.J.H.
2	CHANGED DRAWING TO 50 SCALE	10-7-20	B.W.	M.J.H.
1	NLEP & BOROUGH SUBMITTAL	7-16-20	B.W.	M.J.H.
NO.				

EXISTING CONDITIONS PLAT

BOROUGH OF DEMAREST LOTS 1.51, BLOCK 119, LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120
PROPOSED CONDOMINIUM DEVELOPMENT
THE WOODLANDS IN DEMAREST
 BERGEN COUNTY NEW JERSEY
 APPLICANT: WOODLANDS HOLDING COMPANY LLC OWNER: SEE SHEET No. 3750-2
 270 SYLVAN AVE. (RT. 9W)
 ENGLEWOOD CLIFFS, NJ 07632



ROBERT J. MUELLER
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. No. 37206
[Signature]

MICHAEL J. HUBSCHMAN P.E., P.P.
 PROFESSIONAL ENGINEER AND PLANNER
 N.J.P.E. No. 29497 N.J.P.P. No. 3200
[Signature]

DATE: 3-15-19

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

DRAWN BY: B.W.
CHKD BY: M.J.H.
SCALE: 1"=50'
DRAWING NO.: 3750-12
REV.: 7
 13 OF 13