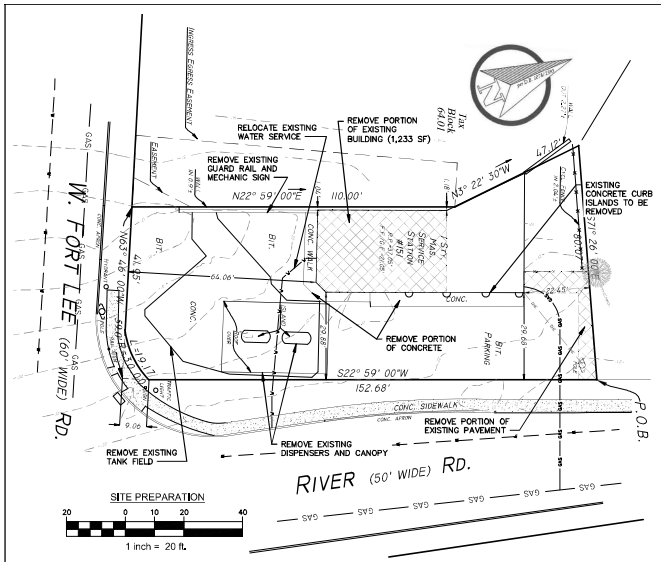


SITE PREPARATION

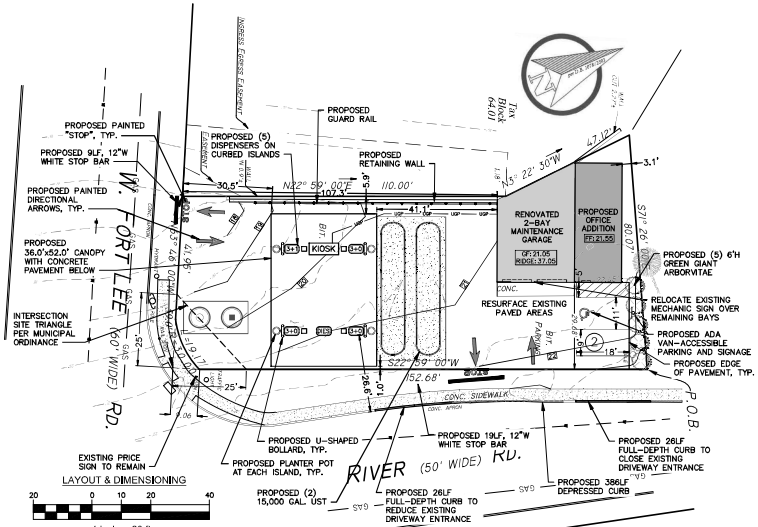
1 inch = 20 ft.

SURVEY REFERENCE

TOPOGRAPHICAL SURVEY FOR RUSSO
PREPARED BY KOESTNER ASSOCIATES
STEVEN L. KOESTNER NJ PLS 27901
DATED DECEMBER 11, 2025

GENERAL NOTES:

1. THIS DESIGN IS BASED ON CONDITIONS WHICH ARE REPRESENTED ON THE REFERENCED SURVEY. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIFFERING OR UNFORESEEN SITE CONDITIONS.
2. NO CHANGES SHALL BE MADE TO THIS DESIGN WITHOUT THE WRITTEN PERMISSION FROM A LICENSED PROFESSIONAL ENGINEER AND THE REGULATORY AUTHORITIES.
3. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
4. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE ENGINEER OF RECORD.
5. BASED UPON THE SURVEY AND TAX MAP THE SITE AND WITHIN 200' IS NOT ENCUMBERED BY EASEMENTS.



LAYOUT & DIMENSIONING

1 inch = 20 ft.

B3 - BUSINESS, OFFICE ZONE

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	20,000 S.F. [1] 0.46 ACRES	9,696 S.F. 0.22 ACRES	9,696 S.F. 0.22 ACRES	NO [1]
LOT WIDTH	100'	152.7'	152.7'	NO
LOT FRONTAGE	200' [1]	152.7'	152.7'	NO [1]
LOT DEPTH	100'	69.4'	69.4'	NO [1]
PRINCIPAL BUILDING (MAINTENANCE GARAGE)				
FRONT YARD (RIVER RD)	20'	29.7'	29.7'	NO
SIDE (W FORT LEE)	20'	64.1'	107.3'	NO
SIDE YARD (NORTH)	30' [1]	19.1'	3.1'	YES
REAR YARD	30' [1]	0.0'	0.0'	NO [1]
HEIGHT (FEET)	35'	UNKNOWN	16.0'	NO
GAS DISPENSERS				
FRONT FROM CURBLINE	30' [1]	26.9'	26.6'	YES
SIDE YARD	30' [1]	96.0'	93.2'	NO
REAR YARD	30' [1]	42.0'	16.4'	YES
ACCESSORY BUILDING (CANOPY)				
FRONT YARD	NOT PERMIT.	2.1'	1.0'	YES
SIDE YARD	30' [1]	88.9'	87.8'	NO
REAR YARD	30' [1]	32.1'	5.9'	YES
OTHER BUILDING	10'	4.0'	4.1'	NO
HEIGHT (FEET)	15'	UNKNOWN	17.9'	YES
REAR YARD COVERAGE	15%	N/A	N/A	NO
MAX. BUILDING COVER	20% [2]	31.0% 3,001 S.F.	35.4% 3,430 S.F.	YES
IMPERVIOUS COVER	80%	90.9% 8,817 S.F.	94.4% 9,157 S.F.	YES
DISTANCE TO USES [3]	100'	70'±	70'±	YES

[1] EXISTING NON-CONFORMING CONDITION TO REMAIN
[2] PER 21-A-12.2.a CONDITIONAL USE STANDARDS
[3] AS OUTLINED IN 21-A-12.2.a(5)

IMPERVIOUS COVERAGE

ITEM	EXISTING	PROPOSED
PRINCIPAL BUILDING	2,136 SF/22.1%	1,558 SF/16.1%
CANOPY	861 SF/8.9%	1,872 SF/19.3%
WALKS/WALLS/MISC.	475 SF/4.9%	90 SF/0.9%
PAVEMENT	5,341 SF/55.1%	5,637 SF/58.1%
TOTAL	8,817 SF/90.9%	9,157 SF/94.4%

PARKING REQUIREMENTS

- SERVICE STATION: 2 STALLS / BAY
  2 x 2 = 4 STALLS
- PROPOSED: 3 STANDARD + 1 ADA = 2 STALLS PROVIDED

SIGNAGE REQUIREMENTS

WALL SIGN (ON CANOPY):
PERMITTED SIGN AREA:
10% WALL FACADE
= 0.1(108) = 10.8 S.F.
PROPOSED SIGN AREA: 41.5 S.F. VARIANCE

PERMITTED EXTENSION OFF FACADE: 10"
PROPOSED EXTENSION: 3" OR LESS

MAX HEIGHT (VERTICAL DIMENSION): 5'
PROPOSED HEIGHT: 3'

MAX WIDTH: 90% BUILDING WALL = 0.9x36' = 32.4'
PROPOSED WIDTH: 7.5' + 8' = 15.5'

PYLON SIGN REMAIN, NO CHANGE.
BUILDING SIGN FOR MECHANIC TO REMAIN, RELOCATE OVER REMAINING GARAGE BAYS.
ALL OTHERS TO BE REMOVED

PROPERTY OWNERS WITHIN 200'

CERTIFIED FEBRUARY 11, 2026

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
2	10		4B	201 FORT LLC 1060 43RD ST BROOKLYN, NY 11219	201 WEST FORT LEE RD
64	1		2	FUSTER, EDWARD W 298 ORCHARD TERRACE BOGOTA, NJ 07603	298 ORCHARD TERR
64	1.01		15A	BOARD OF EDUCATION FITZGER AVE BOGOTA, NJ 07603	15A WEST MAIN ST
64	2		2	GRATERAUX, MARCOS A 292 ORCHARD TERRACE BOGOTA, NJ 07603	292 ORCHARD TERR
64	3		2	GUFFEY, AMY 288 ORCHARD TERR BOGOTA, NJ 07603	288 ORCHARD TERR
64	4		4C	275 BOGOTA ASSOCIATES C/O COLLIS 27 ROCKLEA WAY HILLSBORO, NJ 07642	275 RIVER RD
64	4.01		4C	270 ORCHARD ASSOCIATES,LLC NJ CO 1 BERGEN TPKE FORT LEE, NJ 07024	270 ORCHARD TERR
64	4.02		2	SIMONETTI, ANNE 133 W FORT LEE RD BOGOTA, NJ 07603	133 WEST FORT LEE RD
64	4.03		2	REYES DOMINGO A DOMINGO & MIRNA 141 W FORT LEE RD BOGOTA NJ 07603	141 WEST FORT LEE RD
64	5		2	JOSEPH, KERVIN & CRISTY 289 RIVER RD BOGOTA, NJ 07603	289 RIVER RD
64	6		2	SALMEN, FAY & FELETTIER, STEVEN 291 ORCHARD TERR BOGOTA, NJ 07603	291 RIVER RD
64	7		2	SANTOS, JOSE M & MILAGROS G 297 RIVER RD BOGOTA NJ 07603	297 RIVER RD
64.01	3		4C	BRC PROPTY LLC PO BOX 422 TENAFLY, NJ 07670	15A WEST MAIN ST
64.01	7.01		1	BLOCK 64.01 LOT 7.01 LLC PO BOX 422 TENAFLY, NJ 07670	300 RIVER RD
64.01	8		2	CAPPIO,JOSEBAMBOCA,ROSEANGELA 296 RIVER RD BOGOTA, NJ 07603	296 RIVER RD
64.01	9.01		4C	COLLIS, HARRY 8 MARGOTTE COURT PARAMUS, NJ 07652	290 RIVER RD
64.01	13		4C	157 WEST FORT LEE ROAD ASSOC LLC 155 COUNTY ROAD TENAFLY, NJ 07670	157 WEST FORT LEE RD
71	1		4C	SINGH REAL ESTATE OE & INV CO 714 WINCHESTER WAY PARAMUS, NJ 07652	140 WEST FORT LEE RD
72	4		1	RCB URBAN DENEMAL LLC 1000 SOUTH BROAD STREET #102 NEW PROVIDENCE, NJ 07971	1000 WEST FORT LEE ROAD

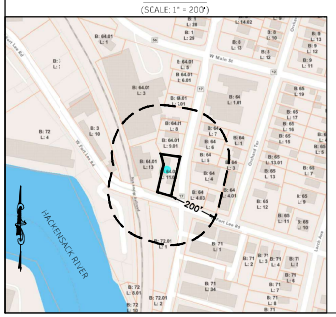
Dominic L. DiMaio, P.E., BCEE
Director of Engineering
Bergen County Utilities Authority
One Bergen County Authority Road
Little Ferry, NJ 07643

Verizon
114 Patterson Street, 7th Floor
Paterson, NJ 07501
Attn: Rite of Way

Cablevision
259 West Nyack Rd.
West Nyack, NY 10994

KEY MAP

(SCALE: 1" = 200')



RCNY LED
Recessed LED Canopy/Ceiling Luminaire

CANOPY FIXTURE 'A'

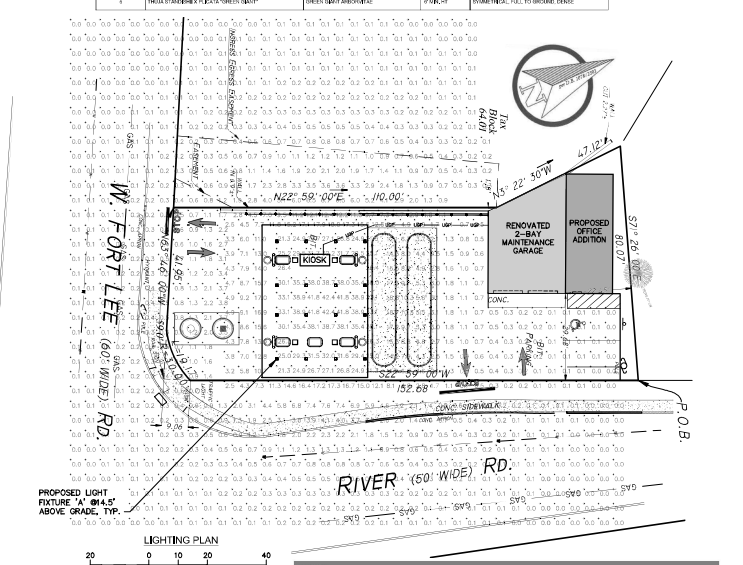
NOT TO SCALE

Specifications

	RCNY LED
Width:	11.5"
Height:	5.9"
Length:	11.5"

PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
5	THUJA STANDISHII X PLICATA "GREEN GIANT"	GREEN GIANT ARBORVITAE	6' W/B, HT	SYMMETRICAL, FULL TO GROUND; DENSE



LIGHTING PLAN

1 inch = 20 ft.

Schedule							
Symbol	Label	QTY	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	A	16	RCNY LED SYMF ALO1 Setting 5 80CRI 30K MVOLT	Recessed Canopy Symmetric Lens Diffused Adjustable Lumen Output 2,000-10,000 Lumens 80CRI 3000K 120-277V	6808	0.9	48.4983

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF BOGOTA

DATE _____ SECRETARY: _____

DATE: _____ BOARD CHAIR: _____

DATE: _____ BOARD ENGINEER: _____

REVISION	DESCRIPTION
05/15/2026	REVISED BUILDING FOOTPRINT
03/18/2026	REVISED PER BOARD ENGINEER
03/05/2026	REVISED BCSCD NOTES
02/12/2026	COMPLETENESS REVISIONS

CIVILIZED engineering, llc
6 LOAN DRIVE
MONTVALE, NJ 07645
PHONE: 201-707-0963
EMAIL: CIVILIZEENG@GMAIL.COM
CERTIFICATE OF AUTHORIZATION: 24GA28372100

PRELIMINARY AND FINAL SITE PLAN WITH USE VARIANCE

151 JPD REALTY LLC

151 W FORT LEE ROAD
BLOCK 64.01, LOT 11.01
BOROUGH OF BOGOTA
COUNTY OF BERGEN
NEW JERSEY

TYLER C. VANDERVALK
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05818800

CIVILIZED engineering, llc

811 Know what's below. Call before you dig.

SCALE: AS NOTED
DATE: 01/05/2026
PROJECT ID: 24068

SHEET TITLE: SITE PLAN

SHEET NUMBER: 1 OF 3

BERGEN COUNTY SOIL CONSERVATION DISTRICT NOTES:

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS) AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UNROTTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUIDS MULCH BINDERS).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
4. STABILIZATION SPECIFICATIONS:
   A. TEMPORARY SEEDING AND MULCHING:
      GROUND LIMESTONE • APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
      FERTILIZER • APPLY 338LBS. (7,600 SF OF 10-20-20 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
      SEED • PERENNIAL RYEGRASS 100 LBS. /ACRE (2.3 LBS. /1,000 SF) OR EITHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
      MULCH • UNROTTED STRAW OR HAY AT A RATE OF 2 TO 3 TONS PER ACRE (90 LBS. /1,000 SF) APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUIDS MULCH BINDER).
   B. PERMANENT SEEDING AND MULCHING:
      GROUND LIMESTONE • UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 2", MINIMUM OF 4" TERNED IN PLACE IS REQUIRED.
      FERTILIZER • APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
      SEED • TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 370 LBS. /ACRE (8.5LBS. /1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND OCTOBER 1
   (SUMMER SEEDING REQUIRES IRRIGATION)
      MULCH • UNROTTED STRAW OR HAY AT A RATE OF 2 TO 3 TONS PER ACRE (90 LBS. /1,000 SF) APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUIDS MULCH BINDER).
5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER OR SILT FENCE.
8. A CRUSHED STONE, VEHICLE WASH-DOWN BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 3" - 2½" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
9. ALL DISTURBED SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
10. DRAINAGE SHOULD BE STABILIZED WITH 2" - 2½" CRUSHED STONE OR SUBBASE PRIOR TO UNDIVIDED LOT CONSTRUCTION.
11. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
12. CATCH BASIN OUTLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 23 OF THE NJ STANDARDS.
13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BASIN OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 16.1 OF THE NJ STANDARDS.
15. DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHODS IN ACCORDANCE WITH SECTION 16.4 OF THE NJ STANDARDS.
16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 54.08 THE NJ STANDARDS.
17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
18. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION WITH FIELD.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
20. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE. BERGEN COUNTY SOIL 700 KINDERKAMACK ROAD, SUITE 100, DERBOIL, NJ 07043 201-336-6460 EXTENSION 6460 OR 6461 ACCLONG
21. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUIRE ADDITIONAL MEASURES TO PREVENT ON-OR-OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
22. THE OWNER MUST OBTAIN A STATEMENT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEK NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETE, INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.

SOIL COMPACTION MITIGATION EXCEPTION:
THE SITE IS LOCATED WITHIN THE METROPOLITAN PLANNING AREA 1 (PA1) AND IS THEREFORE EXCEPT FROM SOIL COMPACTION MITIGATION.

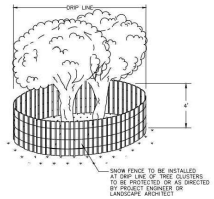
PROJECTED CONSTRUCTION SEQUENCE

1. INSTALL TEMPORARY SEDIMENT CONTROL MEASURES: 2 DAYS
2. SITE PREPARATION, DEMOLITION AND PRELIMINARY GRADING: 5 DAYS
3. CONSTRUCT GAS STATION IMPROVEMENTS: 60 DAYS
4. PERMANENT STABILIZATION: 2 DAYS
5. REMOVE TEMPORARY EROSION CONTROLS FOLLOWING PERMANENT STABILIZATION OF ALL EXPOSED AREAS: 1 DAY

TOTAL: 70 DAYS

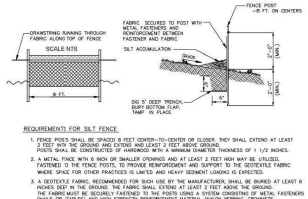
STORMWATER DESIGN

THE PROJECT RESULTS IN AN OVERALL DECREASE IN IMPERVIOUS COVERAGE WITHOUT CHANGE TO EXISTING DRAINAGE PATTERNS. THEREFORE BOTH PEAK RATE AND RUNOFF VOLUMES ARE NATURALLY REDUCED FOR THE PROJECT.



TREE PROTECTION FENCE DETAIL

NOT TO SCALE

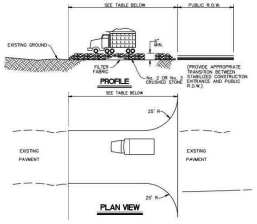


REQUIREMENTS FOR SILT FENCE

1. FENCE POST SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 16 INCHES ABOVE THE GROUND AND LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL

NOT TO SCALE

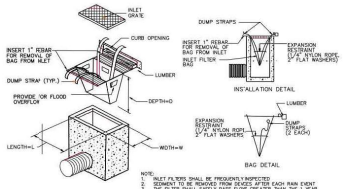


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 - 2%	50 FT	100 FT
2 - 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABIC BASE COURSE*	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY.

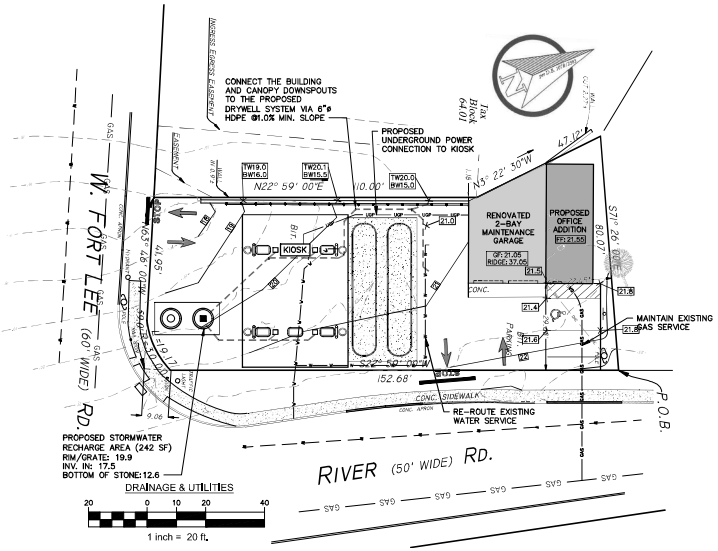
STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE



INLET PROTECTION DETAIL

NOT TO SCALE



STORMWATER MANAGEMENT CALCULATIONS

STORAGE REQUIRED:
A RAINFALL OF 2.00 INCHES APPLIED TO THE CANOPY AND ROOF AREA
= 2.00 IN x 3430.0 S.F. / 12 = 571.7 C.F. = 4276.4 GALLONS

STORAGE PROVIDED UTILIZING:

SEEPAGE PIT INFO:
OUTSIDE DIA.: 84.00" or 7.00'
INSIDE DIA.: 72.0" or 6.00'
SIDE WALL: 6.0" or 0.50'
TOTAL HEIGHT: 96.0" or 4.00'
STORAGE HEIGHT*: 38.0" or 3.17'
STORAGE VOLUME: 7.47 CF/INCH
89.63 CF/UNIT
EXTERIOR VOLUME: 15.17 CF/INCH
122.00 CF/UNIT
* STORAGE HEIGHT IS MEASURED UNDER THE PIPE INVERT

STONE FILL:
BELOW: 21" or 1.75'
SURROUND: 24" or 2.00' (ALL SIDES)
VOID RATIO: 40%

ARRANGEMENT CHOICE:
2 SEEPAGE PITS W/ STONE SURROUND

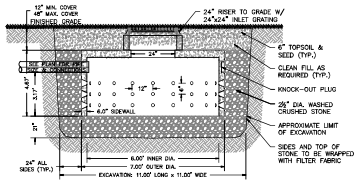
PIT STORAGE VOLUME (Vs):
2 UNITS x 89.63 CF/UNIT = 179.26 CF

PIT EXCAVATION VOLUME (Ve):
LENGTH: 7.00' + (2 x 2.00' STONE) = 11.00'
WIDTH: 7.00' + (2 x 2.00' STONE) = 11.00'
HEIGHT: 3.17' + (1.75' BELOW) = 4.92'
VOLUME (L: 11.00') x (W: 11.00') x (H: 4.92') = 596.32 CF x 2 PITS = 1192.64 CF

STONE STORAGE VOLUME (Vs):
VOLUME ((Ve): 1192.64 CF) - (Vs: 179.26 CF)) x (VOID RATIO: 40%) = 404.55 CF

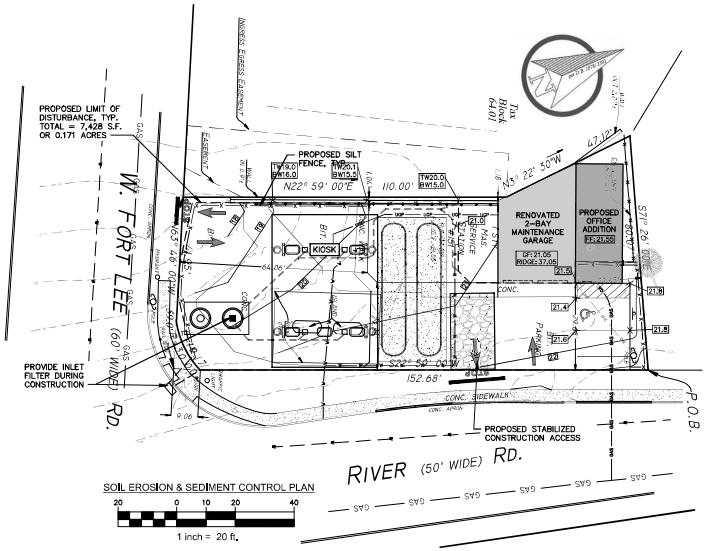
TOTAL STORAGE VOLUME (Vt):
VOLUME ((Vs): 179.26 CF) + (Vs: 404.55 CF)) = 583.81 CF or 4,367 GALLONS

NOTE: THIS CALCULATION DOES NOT ACCOUNT FOR INFILTRATION. SOIL PERMEABILITY TO BE CONFIRMED DURING INSTALLATION OF STORMWATER STRUCTURES.



STORMWATER 7.00' DIA. SEEPAGE PIT

SCALE: N.T.S.



SOIL EROSION & SEDIMENT CONTROL PLAN

REVISION	DESCRIPTION
05/15/2026	REVISED BUILDING FOOTPRINT
03/18/2026	REVISED PER BOARD ENGINEER
03/03/2026	REVISED BCSCD NOTES
02/12/2026	COMPLETENESS REVISIONS

CIVILIZED engineering, llc
6 IOAN DRIVE
MONTVILLE, NJ 07045
PHONE: 973-707-0963
EMAIL: CIVILIZEENG@GMAIL.COM
CERTIFICATE OF AUTHORIZATION: 24GA28372100

PRELIMINARY AND FINAL SITE PLAN WITH USE VARIANCE

151 JPD REALTY LLC

151 W FORT LEE ROAD
BLOCK 64.01, LOT 11.01
BOROUGH OF BOGOTA
COUNTY OF BERGEN
NEW JERSEY

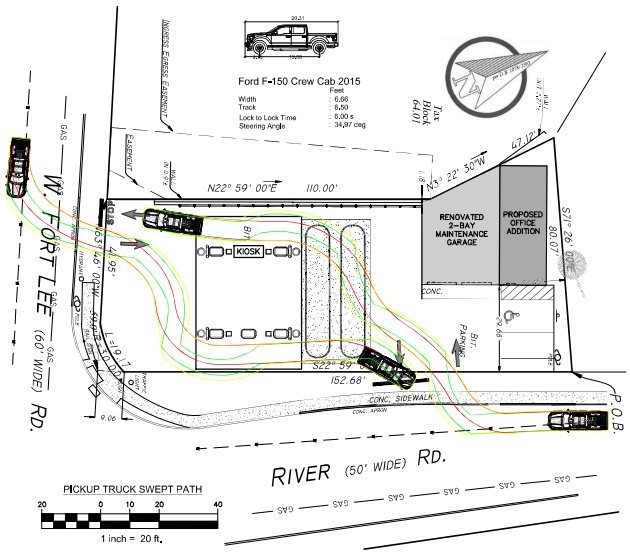
TYLER C. VANDERVALK
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05818800

CIVILIZED engineering, llc

SCALE: AS NOTED
DATE: 01/05/2026
PROJECT ID: 24068

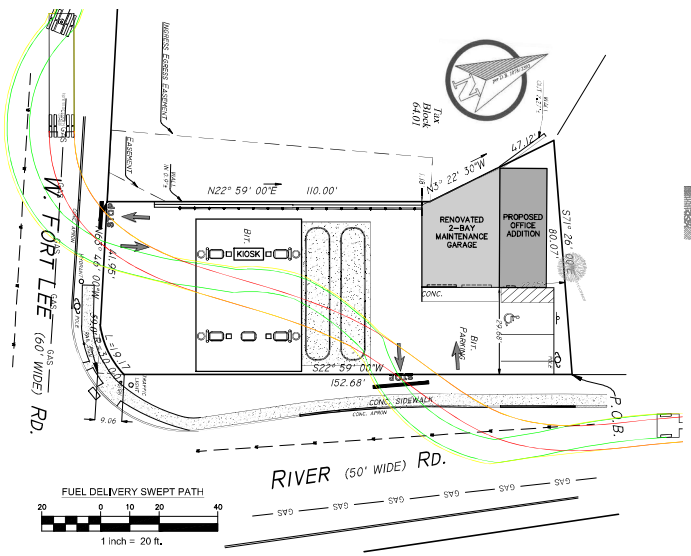
SHEET TITLE: DRAINAGE, UTILITY AND SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: 2 OF 3



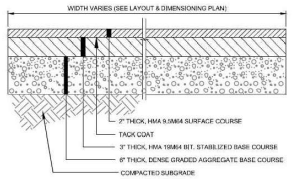
PICKUP TRUCK SWEPT PATH

1 inch = 20 ft.



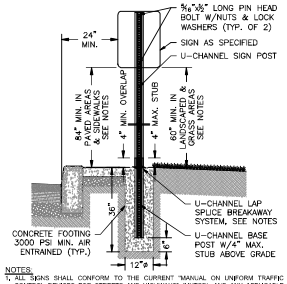
FUEL DELIVERY SWEPT PATH

1 inch = 20 ft.



PAVEMENT DETAIL

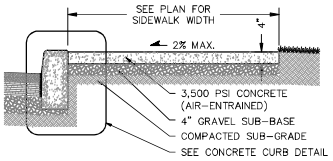
NOT TO SCALE



NOTES:
1. ALL SIGNS SHALL CONFORM TO THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), AND ANY APPLICABLE MUNICIPAL AND STATE SPECIFICATIONS FOR COLOR, DESIGN, AND WORDING.
2. ALL SIGNS TO BE INSTALLED WITH A U-CHANNEL LAP SPLICE BREAKAWAY SYSTEM, AS MANUFACTURED BY NUCOR STEEL MARION, INC. OF MARION OH, OR APPROVED EQUAL.
3. ALL SIGNS TO BE A MINIMUM OF 24" CLEAR OF EDGE OR ROADWAY, OR CURB LINE, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
4. ALL SIGNS MOUNTED WITHIN OR NEAR PAVED AREAS, SIDEWALKS, MEDIAN ISLANDS OR PEDESTRIAN TRAFFICKED AREAS ARE TO BE MOUNTED A MINIMUM OF 84" ABOVE FINISHED GRADE. SIGNS IN ALL OTHER AREAS TO BE MOUNTED A MINIMUM OF 60" ABOVE FINISHED GRADE.

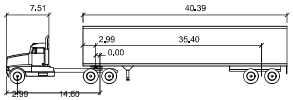
SIGN POST & FOOTING DETAIL

SCALE: N.T.S.



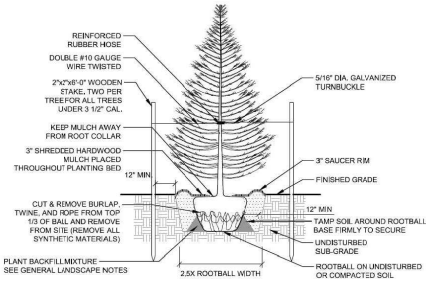
CONCRETE SIDEWALK

SCALE: N.T.S.



WB-50

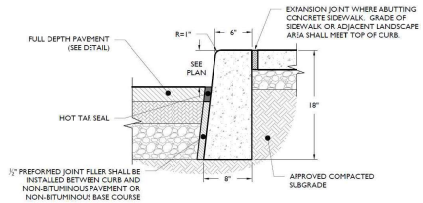
	Feet		
Tractor Width	: 8.01	Lock to Lock Time	: 6.00 s
Trailer Width	: 8.50	Steering Angle	: 17.70 deg
Tractor Track	: 8.01	Articulating Angle	: 70.00 deg
Trailer Track	: 8.50		



NOTES:
1. ALL WIRE BASKETS TO BE REMOVED COMPLETELY PRIOR TO BACKFILLING
2. WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.
3. TOP OF ROOTBALL SHALL BE SET FLUSH TO GRADE. TRUNK FLARE SHALL BE VISIBLE AT TOP OF ROOTBALL. DO NOT COVER TOP OF ROOT BALL WITH SOIL.

EVERGREEN PLANTING DETAIL

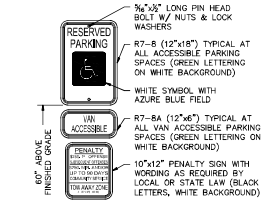
NOT TO SCALE



CONCRETE CURB DETAIL

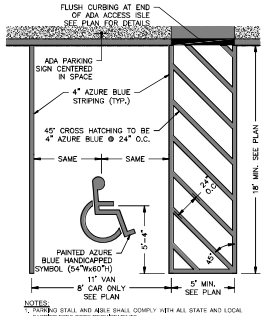
NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PS AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.



ADA - VAN ACCESSIBLE SIGN DETAIL

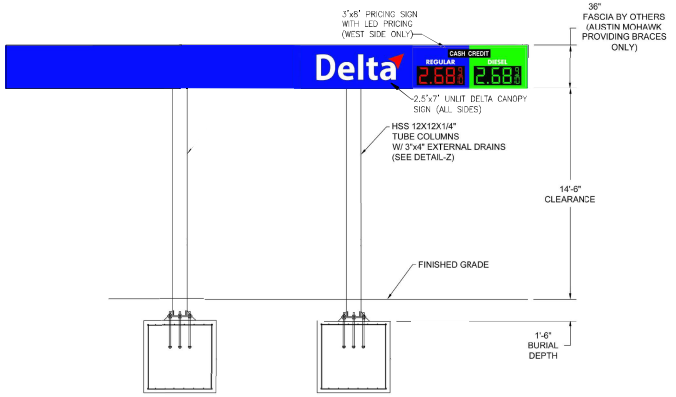
SCALE: N.T.S.



NOTES:
1. PARKING STALL AND ABLE SHALL COMPLY WITH ALL STATE AND LOCAL BARRIER FREE CODE REQUIREMENTS.
2. PARKING SPACE AND ACCESS ABLE SHALL HAVE A SURFACE SLOPE NOT STEEPER THAN 2% (1:48).
3. A MINIMUM ACCESSIBLE ROUTE WIDTH OF 36 INCHES SHALL BE PROVIDED AND MAINTAINED. A BOLLARD SHALL BE PROVIDED TO PREVENT VEHICLE OVERHANG FROM REDUCING WIDTH OF THE PATH OF TRAVEL TO LESS THAN 36 INCHES.
4. VAN STALLS TO BE 11' WIDE IF ADJACENT TO 8' WIDE ABLE.
5. ALL STRIPES SHALL BE APPROVED BY THE ENGINEER BEFORE USE.

ADA STALL STRIPPING DETAIL

SCALE: N.T.S.



PROPOSED CANOPY ELEVATION (WEST)

NOT TO SCALE

REVISION	DESCRIPTION
05/15/2026	REVISED BUILDING FOOTPRINT
03/18/2026	REVISED PER BOARD ENGINEER
03/03/2026	REVISED BCSCD NOTES
02/12/2026	COMPLETENESS REVISIONS

CIVILIZED engineering, llc
6 JOAN DRIVE
MONTVILLE, NJ 07045
PHONE: 973-702-0093
EMAIL: CIVILIZEENG@GMAIL.COM
CERTIFICATE OF AUTHORIZATION: 24GA28372100

PRELIMINARY AND FINAL SITE PLAN WITH USE VARIANCE

151 JPD REALTY LLC

151 W FORT LEE ROAD
BLOCK 64.01, LOT 11.01
BOROUGH OF BOGOTA
COUNTY OF BERGEN
NEW JERSEY

TYLER C. VANDERVALK
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05818600

CIVILIZED engineering, llc

811 Know what's below. Call before you dig.

SCALE: AS NOTED

DATE: 01/05/2026

PROJECT ID: 24068

SHEET TITLE: SWEPT PATH AND CONSTRUCTION DETAILS

SHEET NUMBER: 3 OF 3