PROPOSED SITE PLAN
308 ANDERSON STREET
BLOCK 442, LOTS 23 & 41
CITY OF HACKENSACK, BERGEN COUNTY, NEW JERSEY

LIST OF DRAWINGS
1/12 COVER SHEET and DRAWING INDEX
2/12 PROPERTY MAP PLAN
3/12 EXISTING CONDITIONS PLAN
4/12 CONSOLIDATION PLAN
5/12 PROPOSED SITE PLAN
6/12 GRADING & UTILITY PLAN
7/12 SOIL EROSION PLAN
8/12 PARKING & STRIPING PLAN
9/12 SITE TRIANGLE PLAN
10/12 LANDSCAPING PLAN
11/12 LIGHTING PLAN
12/12 GENERAL DETAILS

PROJECT DIRECTORY
APPLICANT
308 Anderson, LLC
312 Renton Avenue
Paramus, NJ 07652

CIVIL ENGINEER
Page Consultants, Inc.
6 Forest Avenue
Paramus, NJ 07652
(201) 848-6000

APPROVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF HACKENSACK
Date
Chairman
Secretary
Borough Engineer
BULK DATA

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>LOT 23</th>
<th>LOT 41</th>
<th>PROPOSED LOT 23</th>
</tr>
</thead>
<tbody>
<tr>
<td>MIN. LIT OPEN</td>
<td>150 FT</td>
<td>69.99 FT</td>
<td>90.00 FT</td>
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<tr>
<td>MAX. LIT OPEN</td>
<td>250 FT</td>
<td>85.00 FT</td>
<td>150.00 FT</td>
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<tr>
<td>FRONTAGE</td>
<td>250 FT</td>
<td>250 FT</td>
<td>250 FT</td>
</tr>
<tr>
<td>MAX. LIT DEPTH</td>
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<td>2.5 FT</td>
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<tr>
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<td>2.5 FT</td>
</tr>
<tr>
<td>MAX. LIT HEIGHT</td>
<td>30.0 FT</td>
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</tr>
<tr>
<td>MIN. LIT HEIGHT</td>
<td>30.0 FT</td>
<td>60 FT</td>
<td>60 FT</td>
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1. **VARIANCE 1:**
   - Sect. 175.5.4 - Maximum Percentage 100% of Improvements
   - Prohibiting 72.2%
   - [V-2 VARIANCE]

2. **VARIANCE 2:**
   - Sect. 175.5.3 - Rear Setback, 30 FT, Required, Proposing 6.75 FT
   - [V-2 VARIANCE]

3. **VARIANCE 3:**
   - Sect. 175.10.1 - Front Yard Parking is not permitted
   - Proposing Two Spaces in the Front Yard, one off Anderson St, one off Lookout Ave
   - [V-2 VARIANCE]

4. **VARIANCE 4:**
   - Sect. 175.9.1 - Minimum Lot Area is 20,000 SF
   - Proposing 17,000 SF
   - [V-2 VARIANCE]

5. **VARIANCE 5:**
   - Apartments are not a permitted use within the R-2B District
   - Use Variance Required
   - [V-1 VARIANCE]

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PROPOSED SITE PLAN

- **Proposed Number Units:**
  - One Bedroom: 8
  - Two Bedroom: 10
  - **Total:** 18

- **Parking Calculations:**
  - Spaces Required: 21

  - 1 Bedroom: 16 (8) = 16 SP.
  - 2 Bedroom: 2 (10) = 20 SP.
  - **Total:** 19 SP.

- **Spaces Provided:** 21 SP.

- **Note:**
  - Any damages incurred to surrounding public or private property as a result of construction shall be remedied by the applicant. The applicant shall provide an off-site pre-construction survey prior to any construction activities. As well as construction monitoring to ensure that no adjacent properties are not adversely impacted by the construction activities.

- **Approved by the Board of Adjustment of the City of Monterey Park**
  - Name: Chairman
  - Chairman
  - Secretary
  - Branch Engineer

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Page Consultants, Inc.

Address:

Monterey Park, CA 91754

Phone: (626) 449-7400
Fax: (626) 449-7401

William B. Page

PROPOSED SITE PLAN

650 Anderson Street

Approved by the Board of Adjustment of the City of Monterey Park

5 of 12
SCOUR PROTECTION NETTING
(90" WIDE TYP.)
Ø12" HDPE
MANIFOLD (TYP.)
INSPECTION PORT
(NOT BY CONTECH)
CUT ROTATED TEE
IN FIELD TO FIT
STONE BED FOR
EXFILTRATION
21.05'
16.55'
4.29'

PLAN VIEW B-B
N.T.S.
FIBERGLASS SEPARATION CYLINDER AND INLET CENTER OF CDS STRUCTURE, SCREEN AND SUMP OPENING
PVC HYDRAULIC SHEAR PLATE

ELEVATION A-A
N.T.S.
FIBERGLASS SEPARATION CYLINDER AND INLET SOLIDS STORAGE SUMP SEPARATION SCREEN INLET PIPE (MULTIPLE INLET PIPES MAY BE ACCOMMODATED)
OUTLET PIPE PVC HYDRAULIC SHEAR PLATE (2'-3 1/4"")

FLOW PERMANENT POOL
ELEV.

OIL BAFFLE SKIRT

CONTRACTOR TO GROUT TO FINISHED GRADE GRADE RINGS/RISERS

48" I.D. MANHOLE STRUCTURE
TOP SLAB ACCESS (SEE FRAME AND COVER DETAIL)

+/-135° MAX.
+/-65° MAX.

VARIES

A
B
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1.800.338.1133

www.contechES.com
SOIL EROSION SEDIMENT CONTROL NOTES

CONSTRUCTION SCHEDULE

NOTE: This project is subject to soil compaction testing and remediation as it is located in an urban development area.
SWITCHING & DIMMING

GR1408LTD

Lighting Control and Design
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SELF CONTAINED
ASTRONOMICAL TIME
CLOCK WITH (8) SINGLE
POLE 20 AMP @ RELAYS
AND DIGITAL REMOTE
SWITCH

RJ 45 CAT 5, 5E, 6 CABLE

CHELSEA DIGITALSWITCH
8 BUTTON ENGRAVED
AS NOTED. 8 WHITE
INDIVIDUAL BUTTONS AND
RED AND GREEN GROUP
CONTROL BUTTONS

ALL
OFF

2

4

2

ALL
ON

1

4

5

6

3

120 TO 277 INPUT VOLTAGE
TO CONTROL CIRCUITS

1

2

3

4

5

6

7

8

TO CONTROL CIRCUITS

120 TO 277 INPUT VOLTAGE

EXTERIOR MOUNTED
PHOTOCELL

EXTERIOR MOUNTED
PHOTOCELL

0-10V DIMMING INPUTS

0-10V DIMMING INPUTS