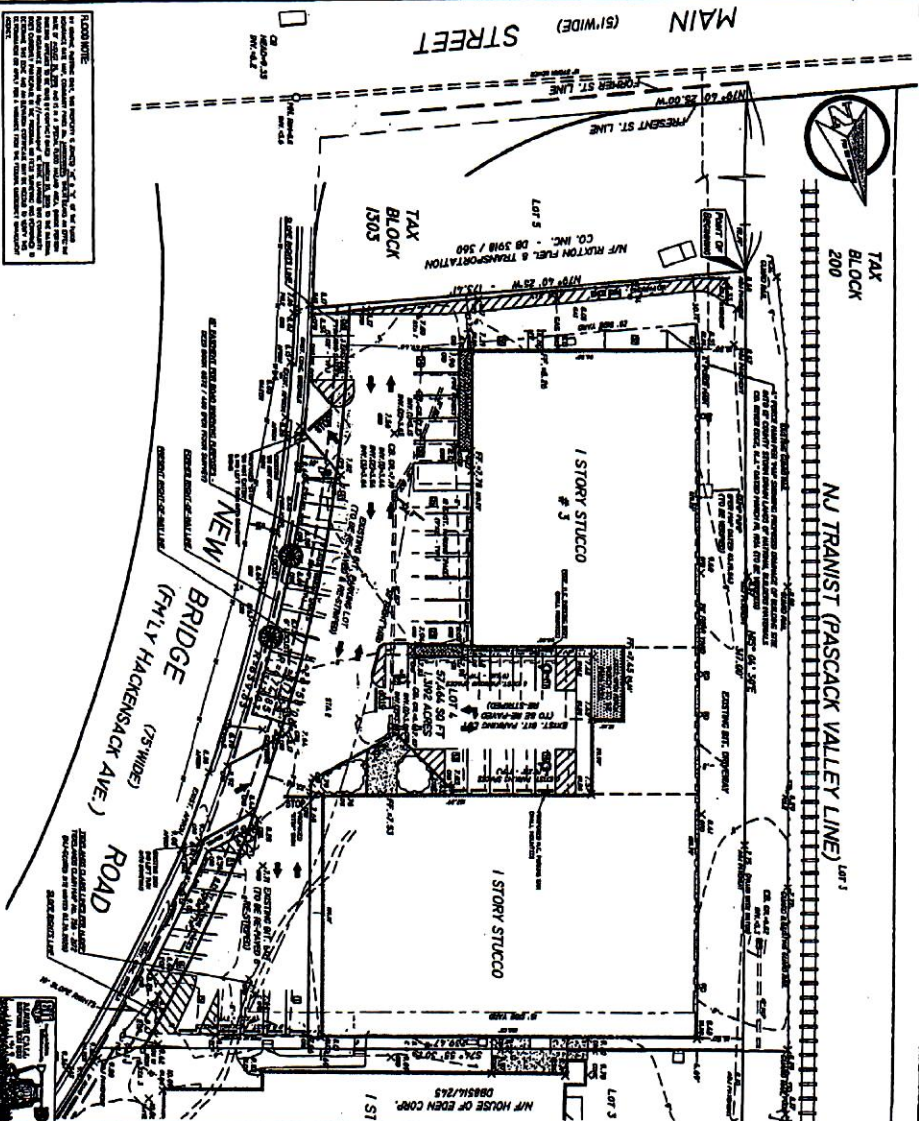


SYMBOL	DESCRIPTION
(Symbol)	Proposed Building
(Symbol)	Proposed Driveway
(Symbol)	Proposed Walkway
(Symbol)	Proposed Fencing
(Symbol)	Proposed Utility Lines
(Symbol)	Proposed Easement
(Symbol)	Proposed Right-of-Way
(Symbol)	Proposed Street
(Symbol)	Proposed Road
(Symbol)	Proposed Bridge
(Symbol)	Proposed Other

STEVEN L. KOESTNER
 SURVEYOR
 1000 RIVER EDGE ROAD
 RIVER EDGE, NEW JERSEY 07661
 (201) 261-1111
 FAX (201) 261-1112
 WWW.KOESTNERASSOCIATES.COM

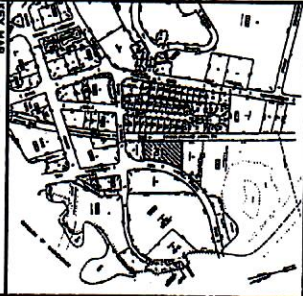
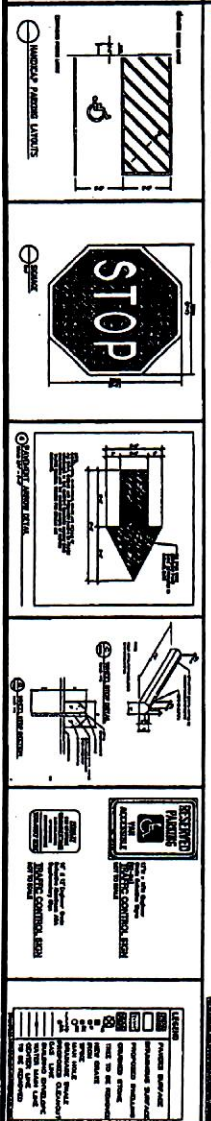
LOCATION SURVEY OF BUILDING
 ON THE TAX MAP OF THE
 BOROUGH OF RIVER EDGE
 BERGEN COUNTY, NEW JERSEY
 SCALE: 1" = 20'
 DATE: 11/11/11

PROPERTY INFORMATION:
 TRACT NAME: 1.000 ACRES
 TAX MAP REFERENCE: 1000 RIVER EDGE ROAD
 LOT: 1, 2, 3
 AREA: 1.000 ACRES
 DATE: 11/11/11



NO.	DESCRIPTION	DATE	BY	CHECKED	STATUS
1	PRELIMINARY	11/11/19	JLB	JLB	ISSUED
2	REVISED	11/11/19	JLB	JLB	ISSUED
3	REVISED	11/11/19	JLB	JLB	ISSUED
4	REVISED	11/11/19	JLB	JLB	ISSUED
5	REVISED	11/11/19	JLB	JLB	ISSUED
6	REVISED	11/11/19	JLB	JLB	ISSUED
7	REVISED	11/11/19	JLB	JLB	ISSUED
8	REVISED	11/11/19	JLB	JLB	ISSUED
9	REVISED	11/11/19	JLB	JLB	ISSUED
10	REVISED	11/11/19	JLB	JLB	ISSUED
11	REVISED	11/11/19	JLB	JLB	ISSUED
12	REVISED	11/11/19	JLB	JLB	ISSUED
13	REVISED	11/11/19	JLB	JLB	ISSUED
14	REVISED	11/11/19	JLB	JLB	ISSUED
15	REVISED	11/11/19	JLB	JLB	ISSUED
16	REVISED	11/11/19	JLB	JLB	ISSUED
17	REVISED	11/11/19	JLB	JLB	ISSUED
18	REVISED	11/11/19	JLB	JLB	ISSUED
19	REVISED	11/11/19	JLB	JLB	ISSUED
20	REVISED	11/11/19	JLB	JLB	ISSUED

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



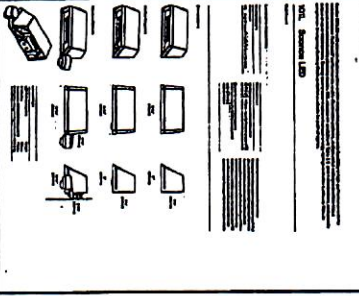
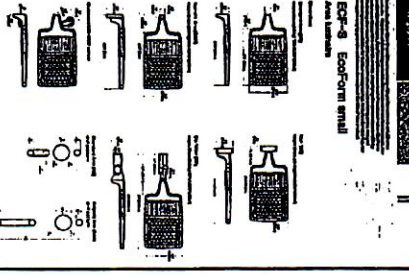
GENERAL NOTES:
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 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

SITE PLAN
 OF LOT 1 AND LOT 2
 OF THE TOWN OF
 BOROUGH OF RIVER EDGE
 BERGEN COUNTY, NEW JERSEY

DATE: 11/11/19

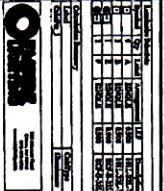
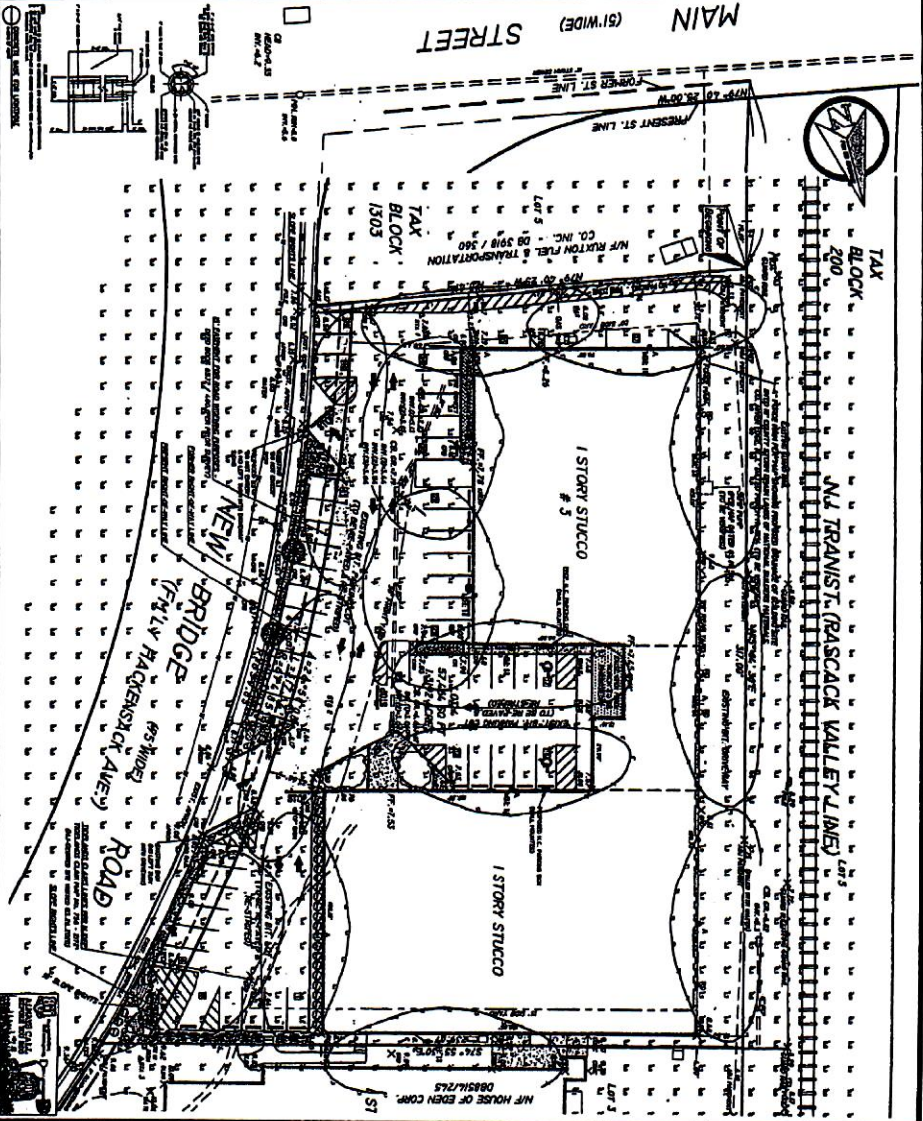
SYLVEN & KOENIGSTNER
 ENGINEERS AND ARCHITECTS
 1000 RIVER EDGE ROAD
 RIVER EDGE, NJ 07661
 TEL: 201-261-1100
 FAX: 201-261-1101
 WWW.SYLVENANDKOENIGSTNER.COM

LANDSCAPE ARCHITECTURE



- 1.** THE LAYOUT AND DESIGN OF THE LANDSCAPE ARCHITECTURE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.
- 2.** THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL PLANT MATERIAL AND FURNITURE TO BE USED IN THE LANDSCAPE ARCHITECTURE.
- 3.** THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL MATERIALS TO BE USED IN THE LANDSCAPE ARCHITECTURE.
- 4.** THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL LIGHTING FIXTURES TO BE USED IN THE LANDSCAPE ARCHITECTURE.
- 5.** THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL IRIGATION SYSTEMS TO BE USED IN THE LANDSCAPE ARCHITECTURE.

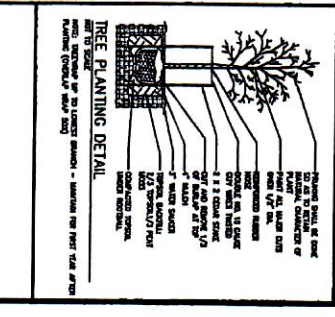
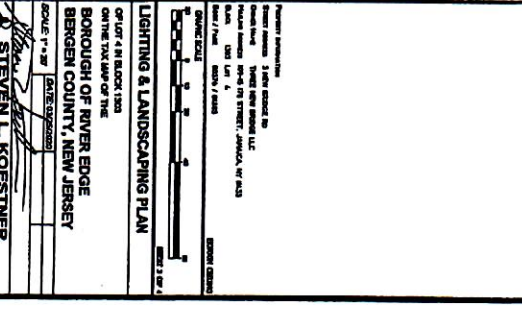
MAIN STREET (65' WIDE)



PLANT LEGEND

SYMBOL	DESCRIPTION	PLANT SPECIES	PLANT SIZE	QUANTITY	LOCATION
○	Planting	Amelanchier	1' x 1'	20	Front of building
○	Planting	Hydrangea	1' x 1'	20	Front of building
○	Planting	Abutilon	1' x 1'	20	Front of building
○	Planting	Abutilon	1' x 1'	20	Front of building
○	Planting	Abutilon	1' x 1'	20	Front of building

SYMBOL	DESCRIPTION
○	Existing Landscaping
○	Existing Landscaping
○	Existing Landscaping
○	Existing Landscaping



LIGHTING & LANDSCAPING PLAN

OF LOT # 4 IN BLOCK 1300
ON THE TAX MAP OF THE
BOROUGH OF EVER EDGE
BERGEN COUNTY, NEW JERSEY

DATE: 1/1/22

PROJECT NO. 1300-020

ROBERT L. KOESTNER ASSOCIATES
ROBERT L. KOESTNER, AIA, LEED AP
700 SOUTH AVENUE, SUITE 100
SPRINGFIELD, NEW JERSEY 07081

THESE PLANS WERE PREPARED BY THE ENGINEER AND ARCHITECT NAMED HEREON FOR THE CLIENT AND TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE ENGINEER AND ARCHITECT MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS OR SUITABILITY OF THESE PLANS FOR ANY PARTICULAR PURPOSE. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE USE OF THESE PLANS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT INTENDED BY THE CLIENT.

DATE: 10/2/88

PROJECT: NEW BRIDGE (FM'LY HACKENSACK AVE.)

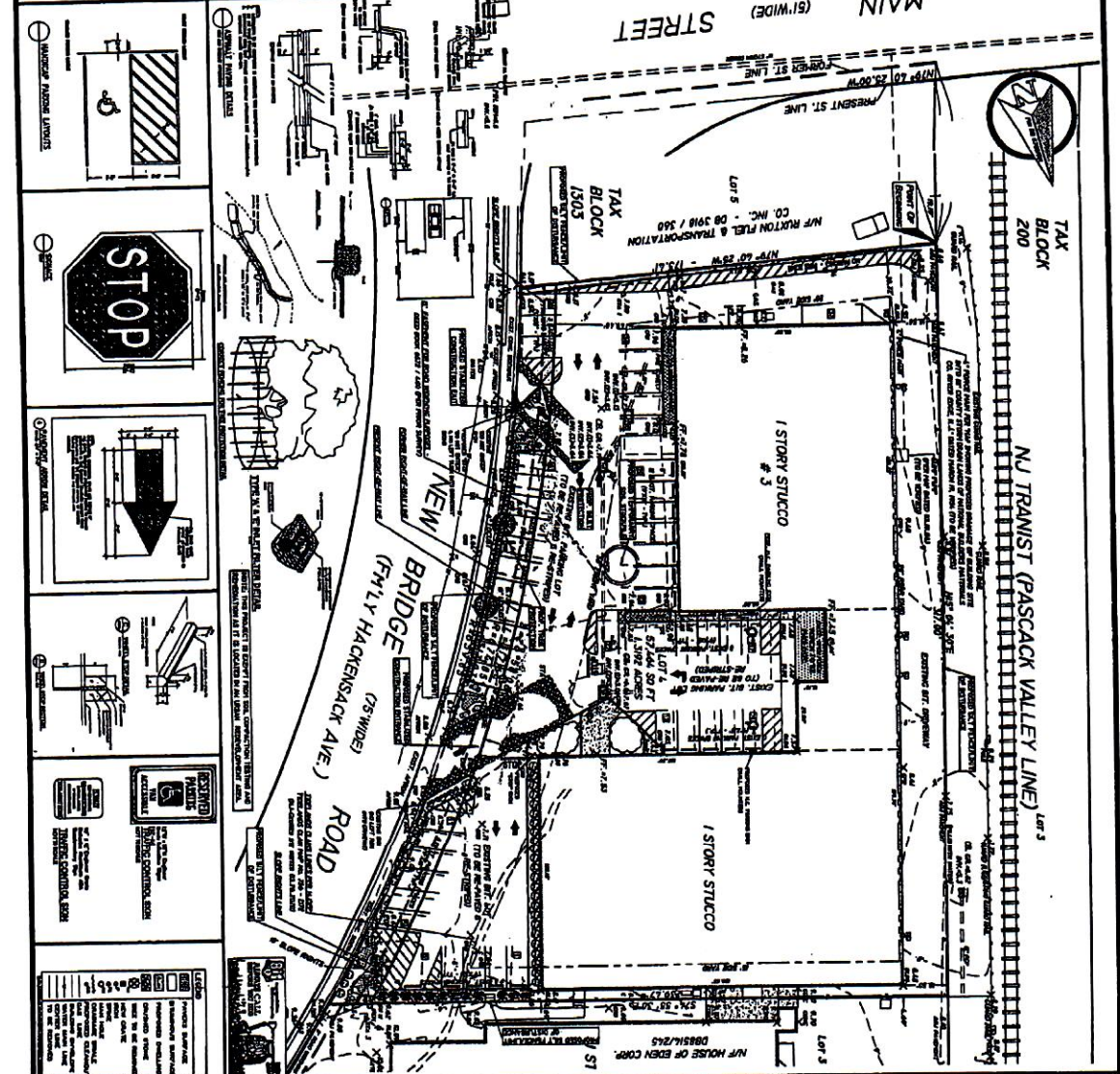
SCALE: AS SHOWN

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]



SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

DATE: 10/2/88

PROJECT: NEW BRIDGE (FM'LY HACKENSACK AVE.)

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

STEVENS ASSOCIATES
 ENGINEERS AND ARCHITECTS
 1000 AVENUE OF THE SCIENCES
 NEW JERSEY 07093

BOROUGH OF RIVER EDGE
 ENGINEER OF PUBLIC WORKS
 1000 AVENUE OF THE SCIENCES
 NEW JERSEY 07093

LET THIS PLAN BE A CONDITION OF ANY PERMIT GRANTED BY THE BOROUGH OF RIVER EDGE.