

CAPIZZI LAW OFFICES

11 Hillside Ave., Second Floor
Tenafly, NJ 07670
MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)
N.J., N.Y., & D.C. Bars 201 266 8301 (f)
Capizzilaw.com

New York Office:
1 Blue Hill Plaza
Lobby Level, Suite 1509
Pearl River, NY 10965
Reply to New Jersey Office

December 3, 2021

Revised Engineering and Landscape Plan Submittal for December 16, 2021 Hearing

Via Overnight Mail

Nancy Wehmann- Board Secretary
Borough of Alpine
100 Church Street
Alpine, NJ 07620

Re: Blancato – Alpine BA (the “Applicant”)
30 Overlook Road, Block 75; Lot 13 (the “Property”)

Dear Ms. Wehmann:

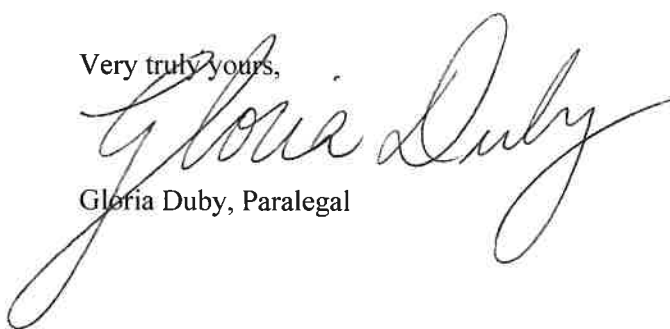
As you know, this office represents the above Applicant regarding their variance application before the Alpine Board of Adjustment seeking to construct a first-floor loggia, in-ground pool, and other associated improvements at the Property. The Applicant’s Professionals revised their respective plans to address the comments raised at the October 14, 2021 hearing. To that end, enclosed please find the following for consideration at the December 16, 2021 hearing.

1. Drainage Report prepared by Hubschman Engineering, P.A., dated November 30, 2021 (11 copies);
2. Site Plan prepared by Hubschman Engineering, P.A., dated March 19, 2021 and last revised as of December 1, 2021 consisting of two (2) sheets (11 copies); and
3. Landscape Plan prepared by HK Landscape Architecture dated November 29, 2021 consisting of one (1) sheet (11 copies).

This letter shall also confirm this matter is scheduled to be heard before the Alpine Zoning Board of Adjustment in-person on Thursday, December 16, 2021, at 7:30 pm.

Thank you.

Very truly yours,


Gloria Duby, Paralegal

MGC/gd
Enclosures

DRAINAGE REPORT

PROPOSED POOL, PATIO, AND RAISED TERRACE
30 OVERLOOK ROAD
LOT 13, BLOCK 75
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY
(FILE # 2020026)

PREPARED ON:

November 30, 2021

PREPARED FOR:

APPLICANT/OWNER

Frank Blancato
30 Overlook Road
Alpine, New Jersey 07620

MICHAEL J. HUBSCHMAN, P.C.
MICHAEL J. HUBSCHMAN, P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
263A SOUTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621
PHONE: 201-384-5666



NJPE No. 29497

NJPP No. 3200

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APPENDIX 1

- Site Location and Soil Type Map
- Time of Concentration (Tc) Nomograph
- Typical Runoff Coefficients Table
- IDF Curves and Tabulation

INTRODUCTION:

This report has been developed to demonstrate compliance of the proposed drainage improvements on the project site with the Borough of Alpine Stormwater Control Ordinance and the Residential Site Improvement Standards (N.J.A.C. 5:21-7). This project does not qualify as a major project under either of the above listed regulations since it proposes less than one acre of overall land disturbance and less than $\frac{1}{4}$ acre of net new impervious surface coverage.

The project site is a residential property that is rectangular in shape and consists of a 26,582 square foot (0.61 acre) lot. It is located along the south westerly side of Overlook Road in the Borough of Alpine, Bergen County, New Jersey. The applicant proposes the construction of a pool, patio, raised terrace, and associated ancillary improvements.

EVALUATION:

Stormwater runoff for the site was analyzed utilizing the Modified Rational Method. The property was evaluated for the 2, 10, and 100 year design storm events in the present and developed conditions.

CONCLUSIONS:

One (1) 3' deep, 6' diameter concrete drywells with gravel are required to meet the established design criteria, which are shown on the Site Plan with the requisite details provided.

The additional impervious coverage on the site would require 32 cubic feet of storage to mitigate any additional runoff on the downstream neighbors. The applicant is proposing a seepage pit with 290 cubic feet of storage which will have a significant benefit to the downstream neighbors by reducing the runoff to the west.

Stormwater Management Summary

Storm	Existing Runoff (CFS)	Proposed Runoff (CFS)	Runoff Increase (CFS)	Storage Required for Entire Site (CF)	Storage Provided (CF)
2 Year	1.593	1.624	0.031	19	290
10 Year	2.115	2.157	0.042	25	290
100 Year	2.816	2.871	0.056	32	290

SECTION 1

PRESENT FLOW & DEVELOPED FLOW FOR 2, 10, & 100 - YEAR DESIGN STORMS

MODIFIED RATIONAL METHOD

PROPOSED POOL, PATIO, AND RAISED TERRACE

LOT AREA	=	<u>26,582</u>	SF	0.610	Ac
EXISTING IMPERVIOUS AREA	=	<u>5,377</u>	SF	0.123	Ac
PROPOSED IMPERVIOUS AREA	=	<u>6,147</u>	SF	0.141	Ac
(INCLUDING 270 S.F. OF PERVIOUS PAVERS)					

SOIL TYPE = (WeuC) Wethersfield - Urban Land Complex, 8-15% slopes

SOIL GROUP = C

C LAWN = 0.51

C PERVIOUS PAVER = 0.80

C IMPERVIOUS = 0.99

EXISTING

$$C = \frac{5,377 * 0.99 + 21,205 * 0.51}{26,582} = 0.607$$

PROPOSED

$$C = \frac{5,877 * 0.99 + 20,435 * 0.51 + 270 * 0.80}{26,582} = 0.619$$

SITE EXISTING FLOW (CFS)

							Existing Flow
Q ₂	=	C _i A	=	0.607	*	4.30	= 1.593 CFS
Q ₁₀	=	C _i A	=	0.607	*	5.71	= 2.115 CFS
Q ₁₀₀	=	C _i A	=	0.607	*	7.60	= 2.816 CFS

PROPOSED FLOW (CFS)

							Proposed Flow
Q ₂	=	C _i A	=	0.619	*	4.30	= 1.624 CFS
Q ₁₀	=	C _i A	=	0.619	*	5.71	= 2.157 CFS
Q ₁₀₀	=	C _i A	=	0.619	*	7.60	= 2.871 CFS

Quick TR-55 Ver.5.47 S/N:
Executed: 09:56:45 12-01-2021

MODIFIED RATIONAL METHOD

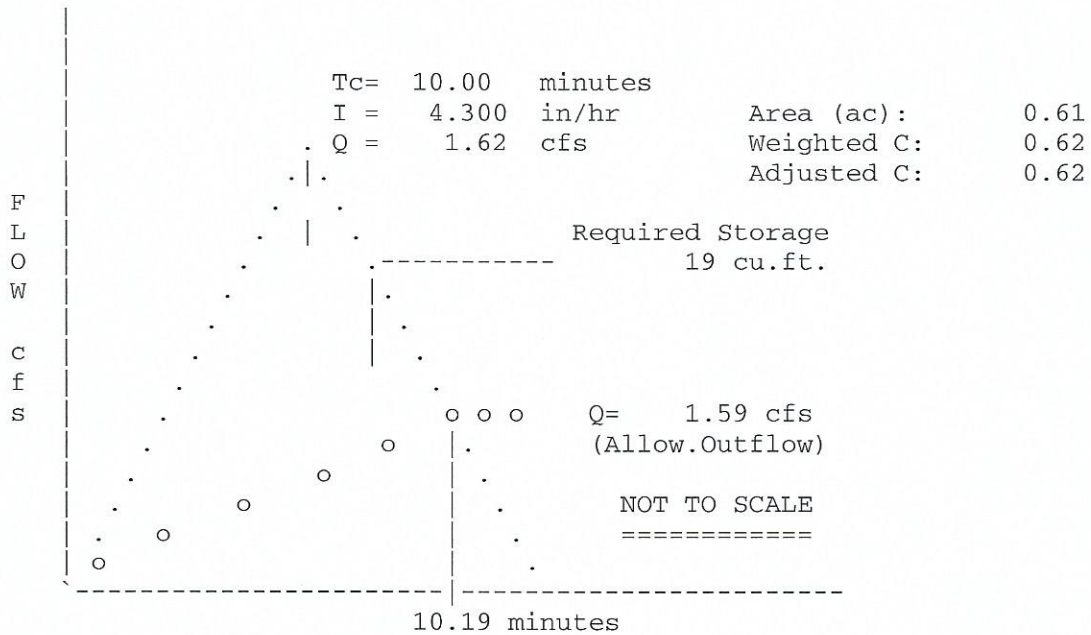
---- Graphical Summary for Maximum Required Storage ----

Proposed Pool, Patio, and Loggia
30 Overlook Road
Borough of Alpine, Bergen County, New Jersey

```

*****
*                                     *
* RETURN FREQUENCY:  2 yr           Allowable Outflow:  1.59 cfs  *
* 'C' Adjustment: 1.000           Required Storage:    19 cu.ft. *
*                                     *
* STORM DURATION = Tc for Max.Storage *
*-----*
* Peak Inflow:      1.62 cfs         Inflow .HYD stored: 2020E2 .HYD *
*****

```



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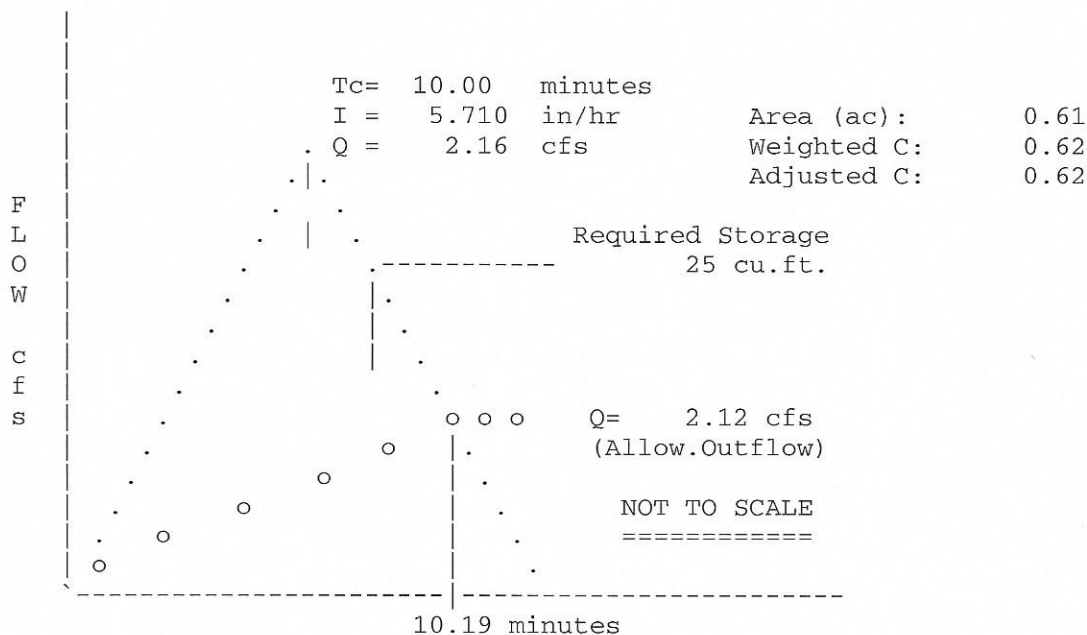
MODIFIED RATIONAL METHOD
---- Graphical Summary for Maximum Required Storage ----

Proposed Pool, Patio, and Loggia
30 Overlook Road
Borough of Alpine, Bergen County, New Jersey

```

*****
*                                     *
* RETURN FREQUENCY: 10 yr           Allowable Outflow: 2.12 cfs *
* 'C' Adjustment: 1.000           Required Storage: 25 cu.ft. *
*                                     *
* STORM DURATION = Tc for Max.Storage *
*-----*
* Peak Inflow: 2.16 cfs           Inflow .HYD stored: 2020E10 .HYD *
*****

```



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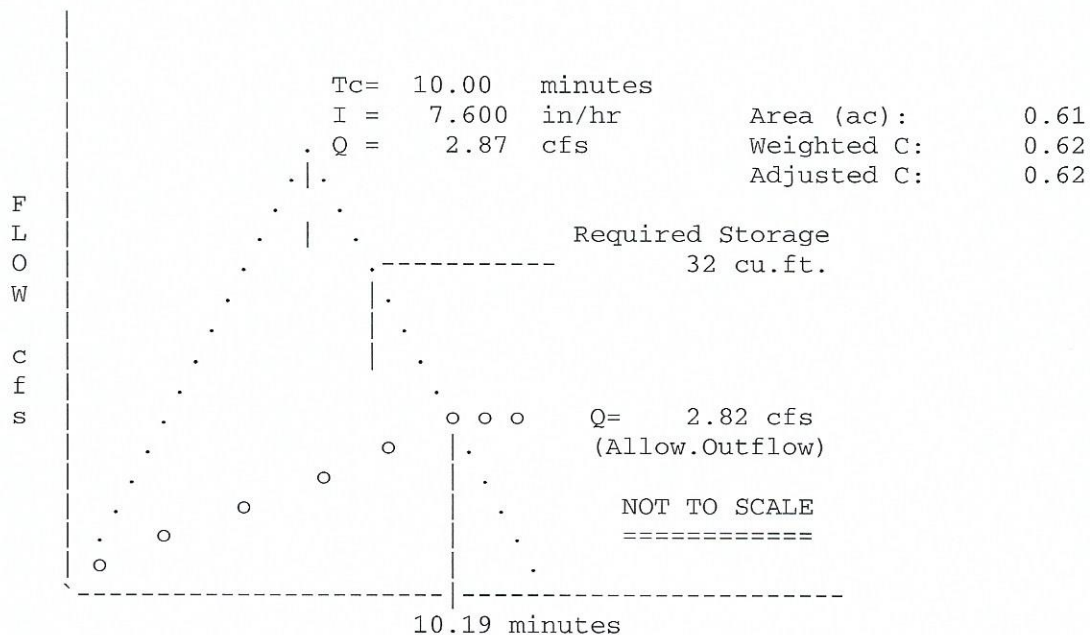
MODIFIED RATIONAL METHOD
---- Graphical Summary for Maximum Required Storage ----

Proposed Pool, Patio, and Loggia
30 Overlook Road
Borough of Alpine, Bergen County, New Jersey

```

*****
*                                     *
* RETURN FREQUENCY: 100 yr          Allowable Outflow: 2.82 cfs *
* 'C' Adjustment: 1.000             Required Storage: 32 cu.ft. *
*                                     *
* STORM DURATION = Tc for Max.Storage *
*                                     *
*-----*
* Peak Inflow: 2.87 cfs             Inflow .HYD stored: 2020E100.HYD *
*-----*
*****

```



Quick TR-55 Ver.5.47 S/N:
Executed: 09:56:45 12-01-2021

Proposed Pool, Patio, and Loggia
30 Overlook Road
Borough of Alpine, Bergen County, New Jersey

**** Modified Rational Hydrograph ****
Weighted C = 0.619 Area= 0.610 acres Tc = 10.00 minutes
Adjusted C = 0.619 Td= 10.00 min. I= 4.30 in/hr Qp= 1.62 cfs
RETURN FREQUENCY: 2 year storm Adj.factor = 1.00
Output file: 2020E2 .HYD

HYDROGRAPH FOR MAXIMUM STORAGE
For the 2 Year Storm

Time Minutes	Time increment = 1.00 Minutes Time on left represents time for first Q in each row.						
0.00	0.00	0.16	0.32	0.49	0.65	0.81	0.97
7.00	1.14	1.30	1.46	1.62	1.46	1.30	1.14
14.00	0.97	0.81	0.65	0.49	0.32	0.16	0.00

Quick TR-55 Ver.5.47 S/N:
Executed: 09:56:45 12-01-2021

Proposed Pool, Patio, and Loggia
30 Overlook Road
Borough of Alpine, Bergen County, New Jersey

**** Modified Rational Hydrograph ****
Weighted C = 0.619 Area= 0.610 acres Tc = 10.00 minutes
Adjusted C = 0.619 Td= 10.00 min. I= 5.71 in/hr Qp= 2.16 cfs
RETURN FREQUENCY: 10 year storm Adj.factor = 1.00
Output file: 2020E10 .HYD

HYDROGRAPH FOR MAXIMUM STORAGE
For the 10 Year Storm

Time Minutes	Time increment = 1.00 Minutes Time on left represents time for first Q in each row.						
0.00	0.00	0.22	0.43	0.65	0.86	1.08	1.29
7.00	1.51	1.73	1.94	2.16	1.94	1.73	1.51
14.00	1.29	1.08	0.86	0.65	0.43	0.22	0.00

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Proposed Pool, Patio, and Loggia
30 Overlook Road
Borough of Alpine, Bergen County, New Jersey

**** Modified Rational Hydrograph ****
Weighted C = 0.619 Area= 0.610 acres Tc = 10.00 minutes
Adjusted C = 0.619 Td= 10.00 min. I= 7.60 in/hr Qp= 2.87 cfs
RETURN FREQUENCY: 100 year storm Adj.factor = 1.00
Output file: 2020E100.HYD

HYDROGRAPH FOR MAXIMUM STORAGE
For the 100 Year Storm

Time Minutes	Time increment = 1.00 Minutes						
	Time on left represents time for first Q in each row.						
0.00	0.00	0.29	0.57	0.86	1.15	1.44	1.72
7.00	2.01	2.30	2.58	2.87	2.58	2.30	2.01
14.00	1.72	1.44	1.15	0.86	0.57	0.29	0.00

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Proposed Pool, Patio, and Loggia
30 Overlook Road
Borough of Alpine, Bergen County, New Jersey

* * * * * SUMMARY OF RATIONAL METHOD PEAK DISCHARGES * * * * *

$$Q = \text{adj} * C * I * A$$

Where: Q=cfs, C=Weighted Runoff Coefficient, I=in/hour, A=acres
adj = 'C' adjustment factor for each return frequency

RETURN FREQUENCY = 2 years
'C' adjustment, k = 1
Adj. 'C' = Wtd. 'C' x 1

Subarea Descr.	Runoff 'C'	Area acres	Tc (min)	Wtd. 'C'	Adj. 'C'	I in/hr	Total acres	Peak Q (cfs)
Impervious	0.990	0.14						
Per. Pavers	0.800	0.01						
Pervious	0.510	0.47						
			10.00	0.619	0.619	4.300	0.61	1.62

HUBSCHMAN ENGINEERING, P.A.
MICHAEL J. HUBSCHMAN, P.E., P.P.
DRAINAGE REPORT

30 OVERLOOK ROAD - LOT 13, BLOCK 75
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY
FILE # 2020026

SECTION 2

RUNOFF STORAGE CALCULATIONS

RUNOFF STORAGE REQUIREMENTS

DRYWELL CALCULATIONS

3' Deep, 6' Diameter

DRYWELL VOLUME

$$3' (\pi)(6^2/4) = 84.82 \text{ cf}$$

STONE AROUND DRYWELL

3' OF STONE, 40% VOIDS

HEIGHT	=	3	ft
INNER DIA.	=	6	ft
OUTER DIA.	=	6.5	ft
STONE DIA.	=	12.5	ft

$$0.4(3')(\pi)(12.5^2-6.5^2)/4 = 107.44 \text{ cf}$$

STONE AT BOTTOM

2' OF STONE, 40 % VOIDS

$$0.4(2')(\pi)(12.5^2/4) = 98.17 \text{ cf}$$

$$\text{Storage provided by one seepage pit with gravel} = 290.44 \text{ cf}$$

*USE ONE (1) DRYWELLS WITH STONE

$$1 * 290.44 \text{ cf} = 290.44 \text{ cf}$$

APPENDIX 1

- Site Location and Soil Type Map
- Typical Runoff Coefficients Table
- Time of Concentration (T_c) Nomograph
- IDF Curves and Tabulation

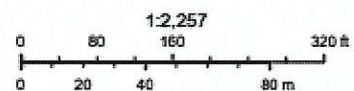
30 OVERLOOK ROAD



11/30/2021, 3:55:21 PM

- Wetlands (2012)
- Output Query
- County Boundaries
- Parcels Data (Block and Lot)
- Sub-Watersheds (HUC14)
- Watersheds (HUC11)
- Watershed Management Areas

- USA SSURGO - Soil Hydrologic Group
- Group A
 - Group B
 - Group C
 - Group D
 - Group A/D
 - Group B/D



Source: USDA NRCS, Esri, Esri Community Maps Contributors, County of Westchester, New Jersey Office of GIS, © OpenStreetMap contributors, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METANASA, USGS, EPA, NPS, US Census Bureau, USDA

New Jersey Department of Environmental Protection
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Soils (SSURGO)

Rec	Map Unit Symbol	Map Unit Name
1	WeuC	Wethersfield-Urban Land Complex, 8-15% slopes

Recommended Coefficient of Runoff Values for Various Selected Land Uses

Land Use	Description	Hydrologic Soils Group			
		A	B	C	D
Cultivated Land	without conservation treatment	0.49	0.67	0.81	0.88
	with conservation treatment	0.27	0.43	0.67	0.67
Pasture or Range Land Meadow	poor condition	0.38	0.63	0.78	0.84
	good condition	---	0.25	0.51	0.65
	good condition	---	---	0.41	0.61
Wood or Forest Land	thin stand, poor cover, no mulch	---	0.34	0.59	0.70
	good cover	---	---	0.45	0.59
Open Spaces, Lawns, Parks, Golf Courses, Cemeteries					
	Good Condition	---	0.25	0.51	0.65
	Fair Condition	---	0.45	0.63	0.74
Commercial and Business Area	85% impervious	0.84	0.90	0.93	0.96
Industrial Districts	72% impervious	0.67	0.81	0.88	0.92
Residential	average % impervious				
Average Lot Size (acres)					
1/8	65	0.59	0.76	0.86	0.90
1/4	38	0.29	0.55	0.70	0.80
1/3	30	---	0.49	0.67	0.78
1/2	25	---	0.45	0.65	0.76
1	20	---	0.41	0.63	0.74
Paved Areas	parking lots, roofs, driveways, etc.	0.99	0.99	0.99	0.99
Streets and Roads	paved with curbs & storm sewers	0.99	0.99	0.99	0.99
	gravel	0.57	0.76	0.84	0.88
	dirt	0.49	0.69	0.80	0.84

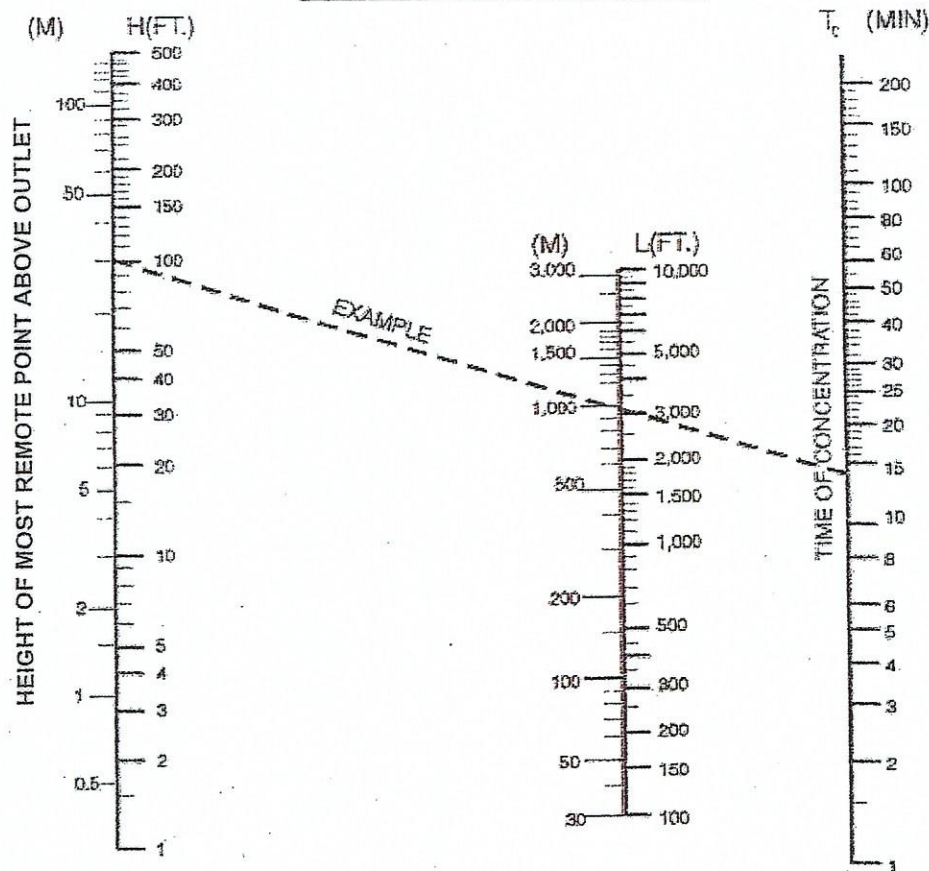
NOTE: Values are based on NRCS (formerly the SCS) definitions and are average values.

Source: Technical Manual for Land Use Regulation Program, Bureau of Inland and Coastal Regulations, Stream Encroachment Permits, New Jersey Department of Environmental Protection

Figure 7.1

TIME OF CONCENTRATION

Example
 Height = 100 ft.
 Length = 3000 ft.
 Time of Concentration = 14 Min.



Notes:

Use Nomograph T_c for natural basins with well-defined channels, for overland or bare earth, and for mowed grass roadside channels.

For overland flow, grassed surfaces, multiply T_c by 2.

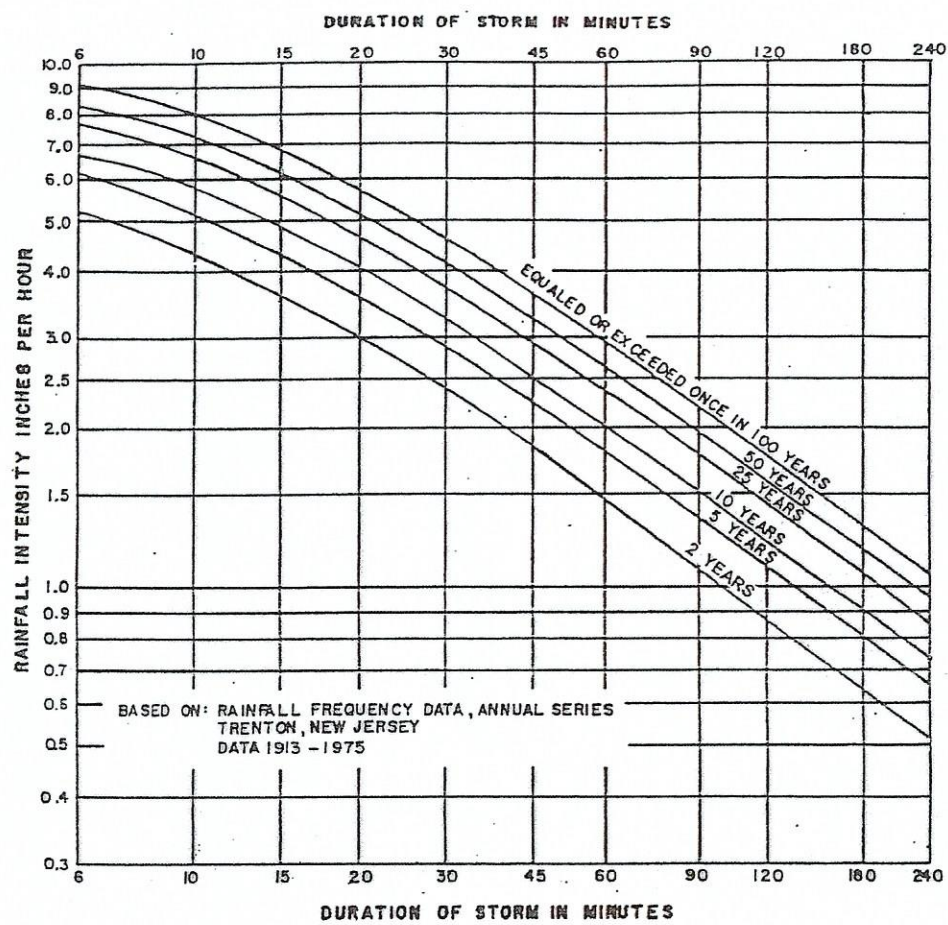
For overland flow, concrete or asphalt surfaces, multiply T_c by 0.4.

For concrete channels, multiply T_c by 0.2 overland flow.

Based on a study by P.Z. Kirpich, *Civil Engineering*, Vol.10, No.6, June 1940, p. 362.

N.J.A.C. 5:21-7.2

FIGURE 7.2 RAINFALL INTENSITY CURVES



Note: Adapted from Figure 2.1-2 in the NJDEP *Technical Manual for Stream Encroachment Permits*.

Northern New Jersey
One Year Storm

Recurrence Frequency = 1

DURATION (Minutes)	INTENSITY (inches/hour)
6	3.7
10	3.59
15	2.95
20	2.13
30	1.98
45	1.42
60	1.22
90	0.79
120	0.76

NJDEP Curve
2 Year Storm

Recurrence Frequency = 2

DURATION (Minutes)	INTENSITY (inches/hour)
6	5.2
10	4.3
15	3.55
20	3
30	2.4
45	1.8
60	1.49
90	1.1
120	0.92

NJDEP Curve
10 Year Storm

Recurrence Frequency = 10

DURATION (Minutes)	INTENSITY (inches/hour)
6	6.8
10	5.71
15	4.74
20	4
30	3.35
45	2.5
60	2
90	1.5
120	1.34

NJDEP Curve
25 Year Storm

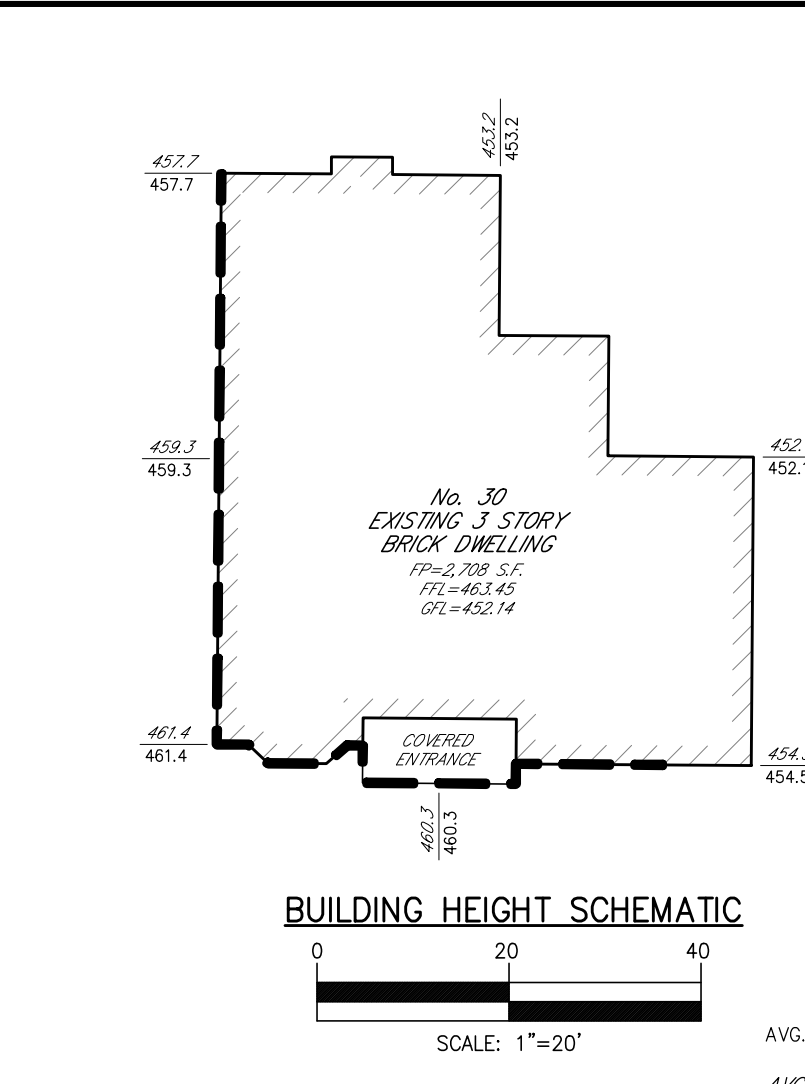
Recurrence Frequency = 25

DURATION (Minutes)	INTENSITY (inches/hour)
6	7.7
10	6.47
15	5.38
20	4.6
30	3.88
45	3
60	2.54
90	1.8
120	1.6

NJDEP Curve
100 Year Storm

Recurrence Frequency = 100

DURATION (Minutes)	INTENSITY (inches/hour)
6	9
10	7.6
15	6.33
20	5.8
30	4.68
45	3.8
60	3.17
90	2.3
120	2.02



BUILDING HEIGHT CALC'S

BUILDING MID-POINT	EL. 487.85
AVG. EXISTING GRADE	EL. 456.93
MID-POINT	EL. 487.85
BLDG HT.	30.92 FT.

BUILDING STORY CALC'S
AS PER ALPINE ZONING ORDINANCE
TOTAL PERIMETER OF DWELLING = 243 L.F.
PERIMETER ABOVE EL. 457.45 = 113 L.F.
113 L.F./243 L.F. x 100 = 46.50% < 50%
DWELLING IS 3 STORY.

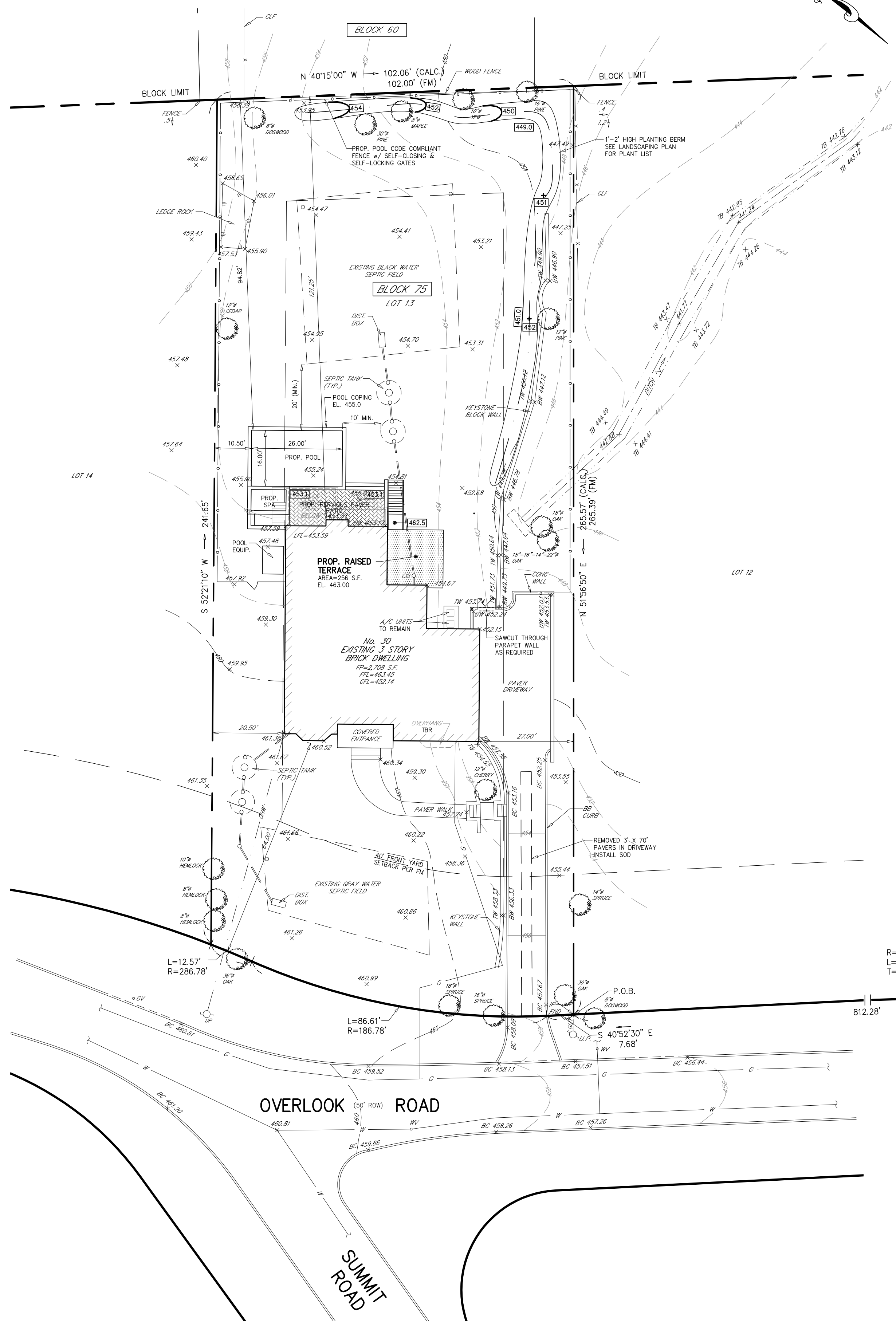
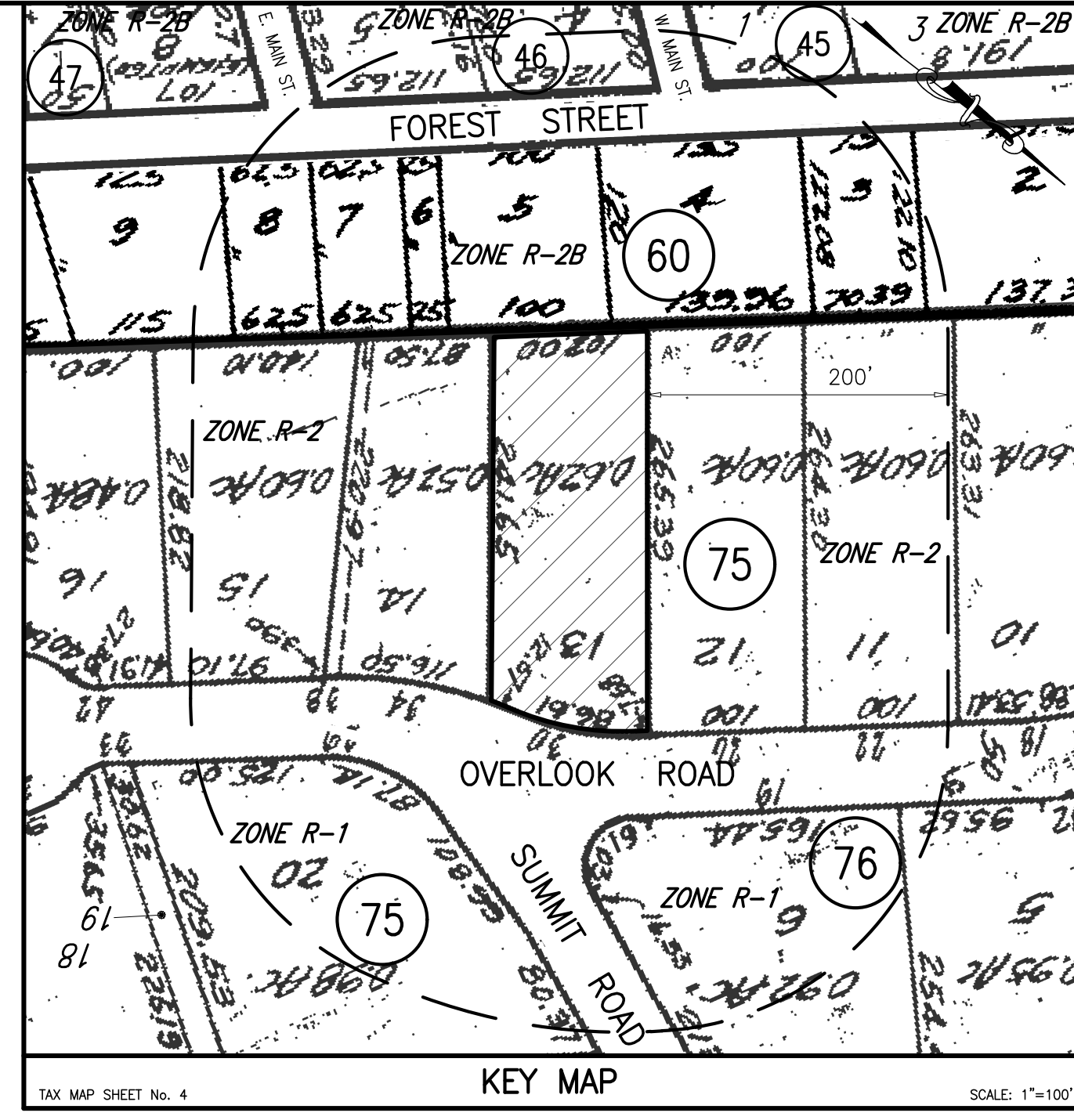
ORDINANCE (STORIES)
FTL = 463.45
EL. 457.45

STORY ABOVE GRADE DEFINITION
ALPINE ZONING CODE
ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE, EXCEPT THAT A BASEMENT SHALL BE CONSIDERED AS A STORY ABOVE GRADE WHERE THE FINISHED SURFACE OF THE FLOOR ABOVE THE BASEMENT IS MORE THAN SIX (6) FEET ABOVE THE FINISHED GROUND LEVEL FOR MORE THAN FIFTY (50%) PERCENT OF THE TOTAL BUILDING PERIMETER.

BUILDING STORY CALC'S
INTERNATIONAL BUILDING CODE (IBC) 2018
GRADE PLANE = 456.34
+6 FT. = 462.34
FF = 463.45 < 462.34
BASEMENT IS CONSIDERED A STORY AS PER IBC.

LOWEST GRADE SURFACE = 452.10
+12 FT. = 464.10
FF = 463.45 < 464.10
BASEMENT IS NOT CONSIDERED A STORY AS PER IBC.

STORY ABOVE GRADE PLANE DEFINITION - IBC 2018
ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS EITHER OF THE FOLLOWING:
1) MORE THAN 6 FEET ABOVE GRADE PLANE.
2) MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.



EXISTING BUILDING COVERAGE CALC'S

FOOTPRINT	= 2,708 S.F.
COVERED PORCH	= 108 S.F.
OVERHANG	= 16 S.F.
TOTAL BLDG. COVERAGE	= 2,832 S.F./26,582 S.F. = 10.65%

EXISTING IMPROVED COVERAGE CALC'S

EXIST. BUILDING COVERAGE	= 2,832 S.F.
EXIST. DRIVEWAY	= 1,696 S.F.
EXIST. STEPS, PATIOS & WALKS	= 376 S.F.
EXIST. WALLS	= 270 S.F.
EXIST. A/C	= 28 S.F.
EXIST. DECK	= 175 S.F.
TOTAL	= 5,377 S.F./26,582 S.F. = 20.23%

PROPOSED BUILDING COVERAGE CALC'S

EXIST. FOOTPRINT	= 2,708 S.F.
EXIST. COVERED PORCH	= 108 S.F.
TOTAL BLDG. COVERAGE	= 2,816 S.F./26,582 S.F. = 10.59%

PROPOSED IMPROVED COVERAGE CALC'S

BUILDING COVERAGE	= 2,816 S.F.
EXIST. DRIVEWAY	= 1,696 S.F.
EXIST. STEPS & WALKS	= 267 S.F.
EXIST. WALLS	= 270 S.F.
PROP. RAISED TERRACE	= 256 S.F.
PROP. PATIOS, WALKS & STEPS	= 418 S.F.
PROP. POOL, SPA & EQUIP.	= 634 S.F.
REMOVED PORTION OF DRIVEWAY	= (210 S.F.)
TOTAL	= 6,147 S.F./26,582 S.F. = 23.12%

ZONING NOTES

ZONE R-2	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	20,000 S.F.	26,582 S.F.	NO CHANGE
MIN. LOT WIDTH	100 FT.	107.13 FT.	NO CHANGE
MIN. FRONTAGE	80 FT.	106.86 FT.	NO CHANGE
MIN. FRONT YARD	40 FT.	64 FT.	NO CHANGE
MIN. SIDE YARD	20 FT.	20.5 FT.	NO CHANGE
MIN. REAR YARD	30 FT.	121.25 FT.	NO CHANGE
MAX. BUILDING COVERAGE	10%	10.65% (1)	10.59% (1)
MAX. IMPROVED COVERAGE	20%	20.23% (1)	23.12% (1)
MAX. BLDG. HEIGHT	35 FT.	30.92 FT.	NO CHANGE
MAX. BLDG. HEIGHT	2 1/2 STORIES	3 STORIES (1)	NO CHANGE
MIN. TREE BUFFER	NONE	NONE	NO CHANGE
MAX. LENGTH GARAGE DOORS	30 FT.	< 30 FT.	NO CHANGE
MAX. No. GARAGE DOORS	3	3	NO CHANGE

(1) EXISTING NON-CONFORMING CONDITION.
(*) VARIANCE REQUIRED

ACCESSORY STRUCTURES

	REQUIREMENT	POOL PROVIDED
MIN. SIDE YARD	10 FT.	10.50 FT.
MIN. REAR YARD	10 FT.	95.13 FT.
LOCATED IN REAR	YES	YES
POOL - MAX. 3' OR MORE ABOVE GRADE	30%	0%
POOL - HEIGHT MORE THAN 5' ABOVE NATURAL GRADE	0%	0%

- GENERAL NOTES**
1. TOTAL LOT AREA = 26,582 S.F. (0.61 Ac.)
 2. ALL ELEVATIONS BASED ON NGVD DATUM 1929.
 3. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 4. ALL DAMAGED CURB AND STREETS TO BE REPAIRED BY CONTRACTOR TO BOROUGH STANDARDS.
 5. STREETS TO BE CLEANED EVERYDAY IF NECESSARY.
 6. DENOTES TREE TO BE REMOVED.
 7. INSTALL CLEANOUTS AT ALL BENDS IN ROOF DRAINS.
 8. TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. NO SOIL MOVEMENT AND/OR STOCKPILING OF MATERIAL AND NO OPERATION OF CONSTRUCTION VEHICLES IS PERMITTED WITHIN 10' OF SAID TREES.
 9. EXISTING IMPROVED COVERAGE = 5,377 S.F.
PROPOSED IMPROVED COVERAGE = 6,147 S.F.
TOTAL INCREASE = 770 S.F.
 10. FINAL ELEVATION OF POOL TO BE SET BY POOL CONTRACTOR AND APPROVED BY OWNER.
 11. PRIOR TO CONSTRUCTION OF THE POOL, THE CONTRACTOR IS TO CONDUCT A TEST PIT IN THE LOCATION OF THE POOL TO DETERMINE WHETHER THE SUBSURFACE CONDITIONS ARE ADEQUATE TO CONSTRUCT THE POOL.

- REFERENCES**
- 1) A CERTAIN MAP ENTITLED "SUBDIVISION OF ALPINE CO., INC. & FLORIO PROPERTY LOCATED AT ALPINE, N.J." FILED IN THE BCCO AS MAP No. 5012, BEING LOT 191 IN BLOCK 19 ON SAID MAP.
 - 2) DEED BOOK 6484, PAGE 536.
 - 3) BOROUGH OF ALPINE TAX MAPS.

APPROVED BY THE BOARD OF ADJUSTMENT OF THE BOROUGH OF ALPINE _____ 2021

CHAIRMAN _____

SECRETARY _____

APPROVED BY THE BOROUGH ENGINEER OF THE BOROUGH OF ALPINE _____ 2021

BOROUGH ENGINEER _____

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 37206
3-19-21
DATE

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497
3-19-21
DATE

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

DRAWN BY: B.W.
CHKD BY: M.H.
SCALE: AS SHOWN
DRAWING NO: 2020026-1
REV: 2
1 OF 2

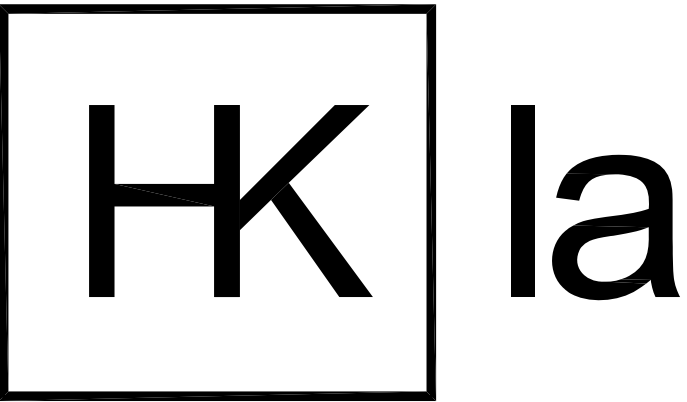
2 ADDED SEEPAGE PIT, DRIVEWAY PORTION REMOVAL 12-1-21 Y.R. M.H.

1 REMOVED LOGGIA & WALKS, REDUCED COVERAGES 8-17-21 Y.R. M.H.

NO. REVISIONS DATE BY CHKD

SITE PLAN

LOT 13 PROP. POOL, PATIO AND LOGGIA BLOCK 75
No. 30 OVERLOOK ROAD
BOROUGH OF ALPINE BERGEN COUNTY NEW JERSEY
APPLICANT/OWNER: FRANK BLANCATO
30 OVERLOOK ROAD
ALPINE, NJ 07620



LANDSCAPE ARCHITECTURE
PROJECT MANAGEMENT

po box 553
tenafly, nj 07670
p. 201.568.1660
LIC# 21MH00013000

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BLANCATO RESIDENCE
30 Overlook Road
Alpine, NJ 07620

DATE: 11.29.21

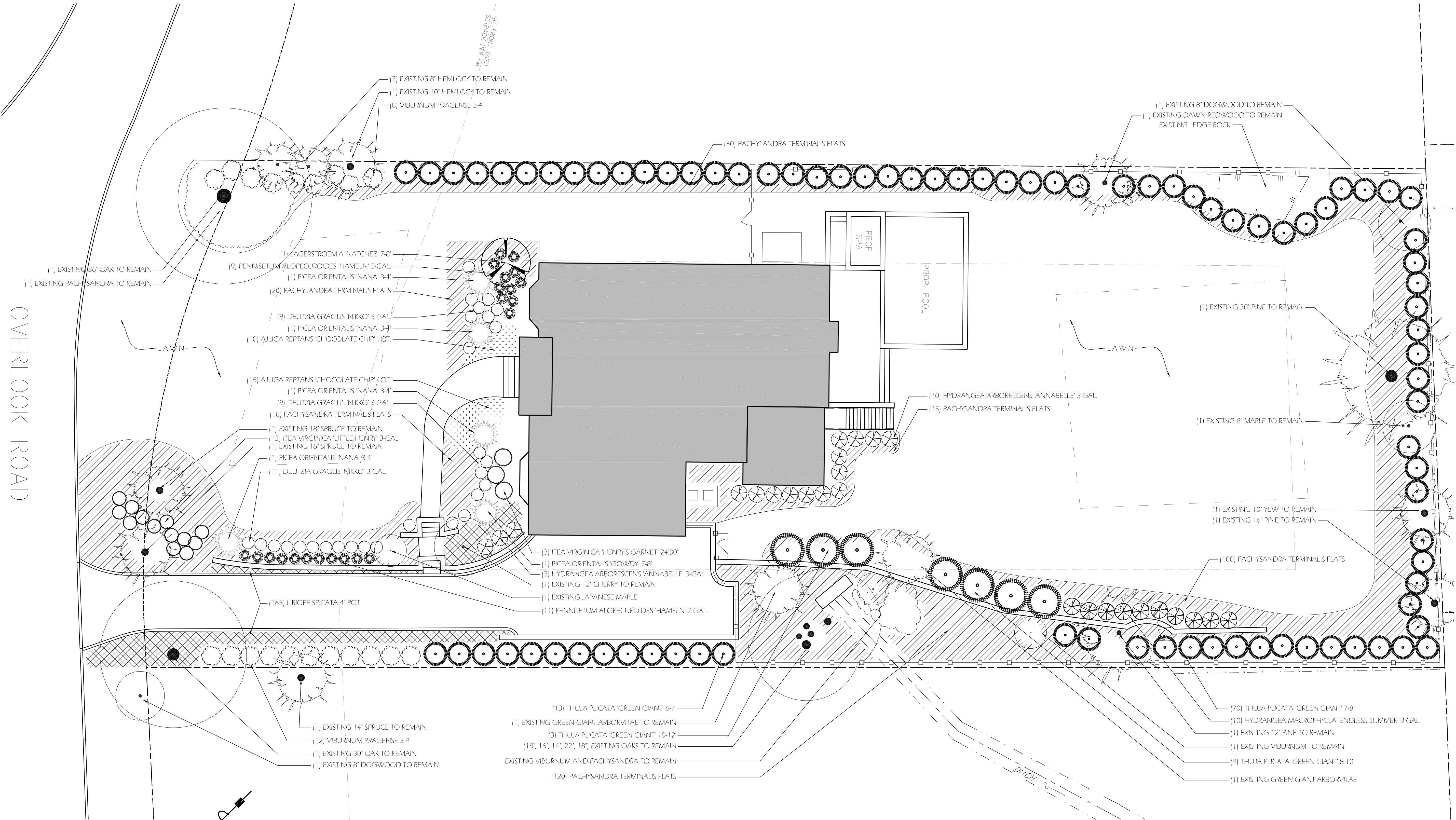
landscape plan

PAGE 1 OF 1
DRAWN BY: BRH
CHECKED BY: PK
REVISED:

Benjamin Ross Heller
Benjamin Ross Heller
Landscape Architect
Lic# 21AS00124600

PLANT SCHEDULE				
Qty	Latin Name	Common Name	Size	Comments
Deciduous and Flowering Trees:				
1	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	7-8'	B&B, Heavy, Symmetrical
Evergreen Trees:				
4	Picea Orientalis 'Nana'	Dwarf Ornamental Spruce	3-4'	Heavy, Symmetrical
1	Picea Orientalis 'Gowdy'	Oriental Spruce	7-8'	Heavy, Symmetrical
13	Thuja Plicata 'Green Giant'	Green Giant Arborvitae	6-7'	B&B, Heavy, Symmetrical
70	Thuja Plicata 'Green Giant'	Green Giant Arborvitae	7-8"	B&B, Heavy, Symmetrical
4	Thuja Plicata 'Green Giant'	Green Giant Arborvitae	8-10'	B&B, Heavy, Symmetrical
3	Thuja Plicata 'Green Giant'	Green Giant Arborvitae	10-12'	B&B, Heavy, Symmetrical

Shrubs, Grasses:				
29	Deutzia Gracilis 'Nikko'	Slender Deutzia	3-Gal.	Heavy, Symm
10	Hydrangea Macrophylla 'Endless Summer'	Endless Summer Hydrangea	3-Gal.	Heavy, Symm
13	Hydrangea Arborescens 'Annabelle'	Annabelle Hydrangea	3-Gal.	Heavy, Symm
3	Itea Virginica 'Henry's Garnet'	Henry's Garnet Itea	24-30"	Heavy, Symm
13	Itea Virginica 'Little Henry'	Little Henry Itea	3-Gal.	Heavy, Symm
20	Pennisetum Alopecuroides 'Hameln'	Dwarf Fountain Grass	2-Gal	Well Rooted
20	Viburnum Pragnese	Pragnese Viburnum	10-Gal.	Heavy, Symm
Groundcovers, Perennials, Bulbs:				
25	Ajuga Reptans 'Chocolate Chip'	Chocolate Chip Bugleweed	Bulbs	Spring, Purple
165	Liriope Spicata	Creeping Lilyturf	4" Pot	Summer, Green/Blue
344	Pachysandra terminalis	Japanese Spurge	Flats	Well rooted plants



NOT FOR CONSTRUCTION