

PRELIMINARY & FINAL SITE PLAN COMMERCIAL BUILDING

**BLOCK 3905, LOTS 12, 13, 14
246-264 SOUTH BROAD STREET
VILLAGE OF RIDGEWOOD
COUNTY OF BERGEN, NEW JERSEY**

PROPERTY OWNERS WITHIN 200'

VILLAGE OF RIDGEWOOD (Per Tax Assessor dated 5-31-22)

<p>Block-Lot: 2209-15 LEE, VERONICA J 7 LENOX AVE RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 3905-11 WEST BERGEN SPECIALIZED HOUSING INC 120 CHESTNUT ST RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 2905-6 200 SOUTH BROAD ST LLC %A KORKIS 200 S BROAD ST RIDGEWOOD NJ 07450</p>
<p>Block-Lot: 3905-40.01 GROSSMAN, EDWIN MICHAEL 32 KOSSUTH PL WAYNE, NJ 07470</p>	<p>Block-Lot: 3905-18 GROSSMAN, EDWIN & DARIA 32 KOSSUTH PL WAYNE, NJ 07470</p>	<p>Block-Lot: 2305-11 ZEGARRA, DIANA 7 RICHMOND AVE RIDGEWOOD NJ 07450</p>
<p>Block-Lot: 3902-11 KIM, GEMMA 308 S PLEASANT AVE RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 3902-4 ASTARITA, ROBERT & BONNIE 202 WOODSIDE AVE RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 3905-15 STAFFORD, MATTHEW 95 ARLINGTON AVE HAWTHORNE, NJ 07506</p>
<p>Block-Lot: 3906-3.01 KIM, SUNG J & YOUNG SOOK 48 LEONARD PL RIDGEWOOD, N.J. 07450</p>	<p>Block-Lot: 3905-2 PISTERLA, CAROLINA & WILLET, JACOB 42 LEONARD PL RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 3902-1 THAYER, HENRY & FAITH 209 S BROAD ST RIDGEWOOD, NJ 07450</p>
<p>Block-Lot: 3906-1 PETTINEO, SCOTT & LISA PO BOX 849 RAMSEY, NJ 07446</p>	<p>Block-Lot: 3906-3 WOODSIDE GARDENS CONDO ASSN 46-50 LEONARD PL RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 3905-7 210 SOUTH BROAD ST LLC % A KORKIS 311 SANMILL LN WYCKOFF, NJ 07461</p>
<p>Block-Lot: 3906-11 KLEINKNECHT, MARGARITA 217 HIGHWOOD AVE RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 3902-6 PEAY, JOANN R. 235 FERRIS PLACE RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 3905-17 GALARZA, PATRICIA & VICTOR 290 S BROAD ST 1ST FL RIDGEWOOD, NJ 07450</p>
<p>Block-Lot: 3905-3.02 YOUNG, GERALD & MARY ANN 46 LEONARD PL RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 3905-16 WANG, VICTOR & GONG LAURIE 4 CANDLEWOOD DRIVE OLD TAPPAN, NJ 07675</p>	<p>Block-Lot: 3902-10 LYNCH, BRENDAN C & LITTLEJOHN, SEAN M 223 S BROAD ST RIDGEWOOD, NJ 07450</p>
<p>Block-Lot: 3902-2 MOLLO, LOUISA C & TONI 32 BRAINARD PL RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 3902-9 THOMAS, DONALD R. & BARBARA 229 S. BROAD ST RIDGEWOOD, NJ 07450</p>	<p>UTILITIES & OTHER AGENCIES</p> <p>ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS COMPANY 80 PARK PLAZA, T6B NEWARK, NJ 07102</p> <p>WATER RIDGEWOOD WATER DEPARTMENT DIRECTORS OFFICE 131 NORTH MAPLE AVENUE RIDGEWOOD, NJ 07451</p> <p>SEWER ENGINEERING DIVISION COLLECTION SYSTEM OPERATIONS 131 NORTH MAPLE AVENUE RIDGEWOOD, NJ 07451</p> <p>CABLE TV CABLEVISION 40 POTASH ROAD OAKLAND, NJ 07436</p> <p>TELEPHONE VERIZON NJ INC MARK BOCCIERI DIRECTOR-EXTERNAL AFFAIRS 25 MAIN STREET HACKENSACK, NJ 07601</p> <p>RAILROAD STATE OF NJ DOT MARKET STREET & MCCARTER HIGHWAY NEWARK, NJ 07101</p>
<p>Block-Lot: 3906-10 HALWIAGY, GEORGE & CLAUDETTE 319 W GLEN AVE RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 3902-8 HIGGINS, TERRENCE & DEBORAH 24 ELIZABETH ST. GLEN ROCK, NJ 07452</p>	
<p>Block-Lot: 3909-2 RELIGIOUS SOCIETY OF FRIENDS C/O KEIL 224 HIGHWOOD AV RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 3905-4.01 BRD RDO HSG CORP % D MAHAN-WILLIAMS PO BOX 81 RIDGEWOOD, NJ 07451</p>	
<p>Block-Lot: 3908-1 METROPOLITAN A.M.E. ZION CHURCH 299 SOUTH BROAD ST RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 2305-10 ASIMAKOPOULOS PARTNERSHIP % NICHOLAS 774 ALBEMARLE ST WYCKOFF, NJ 07461</p>	
<p>Block-Lot: 3902-8 HILLMAN, FRANK & ROSEMARY 233 S BROAD ST RIDGEWOOD, NJ 07450</p>	<p>Block-Lot: 3902-7 PEAY, JOANN R. 235 FERRIS PLACE RIDGEWOOD, NJ 07450</p>	
<p>Block-Lot: 2209-14 BERRY, HELEN J 419 SMITH PL RIDGEWOOD NJ 07450</p>	<p>Block-Lot: 3902-3 MOCCIO, LOUIS 56 MEADOWBROOK RD RAMSEY, NJ 07446</p>	



DRAWING LIST	
C1.1	COVER SHEET
C2.1	DEMOLITION & EROSION CONTROL PLAN
C2.2	SITE PLAN
C2.3	GRADING, UTILITY & EROSION CONTROL PLAN
C2.4	LANDSCAPE & LIGHTING PLAN
C2.5	LIGHTING INTENSITIES PLAN
C2.6	VEHICLE CIRCULATION PLANS
C3.1	SITE DETAILS
C3.2	UTILITY DETAILS
C3.3	DRAINAGE DETAILS
C3.4	LANDSCAPE DETAILS

ZONING NOTES

- OWNER/APPLICANT: LES DANN LLC
76 MOUNTAINVIEW BLVD
WAYNE, NJ 07470
- LOCATION: 246-264 SOUTH BROAD STREET
VILLAGE OF RIDGEWOOD
COUNTY OF BERGEN, NEW JERSEY
BLOCK 3905, LOTS 12,13,14
TAX MAP SHEET #39
- ZONE: R-3 TWO-FAMILY RESIDENCE DISTRICT (ADJACENT TO AH-1)
- USE: EXISTING - COMMERCIAL (E), ONE FAMILY DWELLING (PERMITTED)
PROPOSED - COMMERCIAL (V)

BULK REQUIREMENTS (ARTICLE X § 190-106):

	REQUIRED	EXISTING L-12	EXISTING L-13	EXISTING L-14	PROPOSED
MAX. BLDG HEIGHT (FT):	30	28	30	25	31.2(V)
MIN. FRONT YARD (FT):	40	20.2(E)	23.3(E)	117.7	28.8(V)
MIN. SIDE YARD (FT):	10	2.8(E)	8.8(E)	11	11
MIN. BOTH SIDE YARD* (%)	33	12.28(E)	42.68	16.18 (E)	45.42
MIN. REAR YARD (FT):	30	131.6	219.6	5.2 (E)	11(V)
MIN. LOT AREA (SF):	8,400	23,919	16,634	33,257	73,810
MIN. LOT WIDTH					
MIN. FRONT YARD SETBACK (FT):	60	108.4	60.2	88.9	257.6
WITHIN 140 FT OF FRONT LOT LINE (FT):	50	88.2	55.3	88.9	251.95
MIN. AVERAGE LOT WIDTH** (SF):	60	102.81	60.03	98.01	260.84
MIN. LOT DEPTH (FT):	120	299.15	299.15	286.01	277.89
MAX. STRUCTURE COVERAGE (%):	25	24.08	9.43	14.92	32.54(V)
MAX. GROSS BUILDING AREA (14,000-19,249 SF)					
PRINCIPAL BUILDING: LESSER OF (%/SF):	29/4,620	N/A	5.83/970	N/A	N/A
DETACHED ACCESSORY: LESSER OF (%/SF):	6/962	N/A	3.6/599	N/A	N/A
MAX. GROSS BUILDING AREA (19,250-24,999 SF)					
PRINCIPAL BUILDING: LESSER OF (%/SF):	24/5,000	24.08/5,760(E)	N/A	N/A	N/A
DETACHED ACCESSORY (%):	5/1,000	N/A	N/A	N/A	N/A
MAX. GROSS BUILDING AREA (25,000 SF AND OVER)					
PRINCIPAL BUILDING (%):	20	N/A	N/A	5.64	43.78(V)
DETACHED ACCESSORY (%):	4	N/A	N/A	9.28(E)	N/A
MAX. IMPROVEMENT COVERAGE (14,000-24,999 SF)					
TOTAL (% MAX.(FT))	40/8,750	100/23,919(E)	76.01/12,643 (E)	N/A	N/A
WITHIN 140FT OF FR LOT LINE(% MAX.(FT)):	40/8,750	100/14,393(E)	30.18/5,019	N/A	N/A
MAX. IMPROVEMENT COVERAGE (25,000 SF AND OVER)					
TOTAL (%):	35	N/A	N/A	100/33,257 (E)	78.48(V)
WITHIN 140FT OF FRONT LOT LINE(%):	35	N/A	N/A	41.52/13,807.78 (E)	72.11(V)

6. SIGNS (§ 190-122. E) (R-3 ZONE NOT PERMITTED, ZONE C BULK SCHEDULE BELOW)

	REQUIRED	PROPOSED
MAX. # OF FREESTANDING SIGNS	1	1
MAX. # OF AFFIXED SIGNS PER BUILDING	1	0
MAX. AREA (SF)	12	12
MIN. SETBACK (FT)	5	6
MAX. HEIGHT (FT)	10	4.2

7. OFF-STREET PARKING (ZONE C, AUTOMOTIVE REPAIR PERMITTED) (ARTICLE X § 190-121)

	REQUIRED	PROPOSED
1 SPACE PER 250 SF GROSS FLOOR AREA = 32,314 / 250 = 129.3	130	91(V) (88+3 EVSE CREDIT)

* REQUIRED ELECTRIC VEHICLE SUPPLY EQUIPMENT SPACES (EVSE):

	REQUIRED	PROVIDED
NON-RESIDENTIAL MIN. (EVSE)(76 - 100 SPACES PROVIDED):	3	3

*LOT WIDTH @ MIN. FRONT YARD SETBACK
**CALCULATED SO THAT AT LEAST 8,400 SF OF LOT AREA BE PROVIDED WITHIN 140 FT OF FRONT LOT LINE

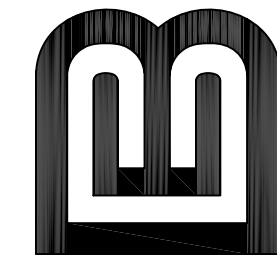
NC = NO CHANGE
(V) = VARIANCE
(E) = EXISTING NON-CONFORMITY
N/A = NOT APPLICABLE

APPROVED BY THE VILLAGE OF RIDGEWOOD
BOARD OF ADJUSTMENT

CHAIRMAN	DATE
SECRETARY	DATE
BOROUGH ENGINEER	DATE

66 GLEN AVENUE
GLEN ROCK, NJ 07452
P 201.670.6888
F 201.670.9788
www.bertinengineering.com

**BERTIN
ENGINEERING**



CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER
CT LIC. NO. 12950 NJ LIC. NO. 28845
MA LIC. NO. 40595 NY LIC. NO. 60022
NH LIC. NO. 9368 RI LIC. NO. 6694

SHAN-PEI FANCHIANG, P.E.
PROFESSIONAL ENGINEER
NJ LIC. NO. 37073
NY LIC. NO. 071209

Shan-Pei Fanchiang

NO.	DATE	REVISION
1	10-20-22	ADD EVSE AND SIGN SCHEDULE
2	2-11-23	REVISE BULK REQUIREMENTS AND DRAWING LIST

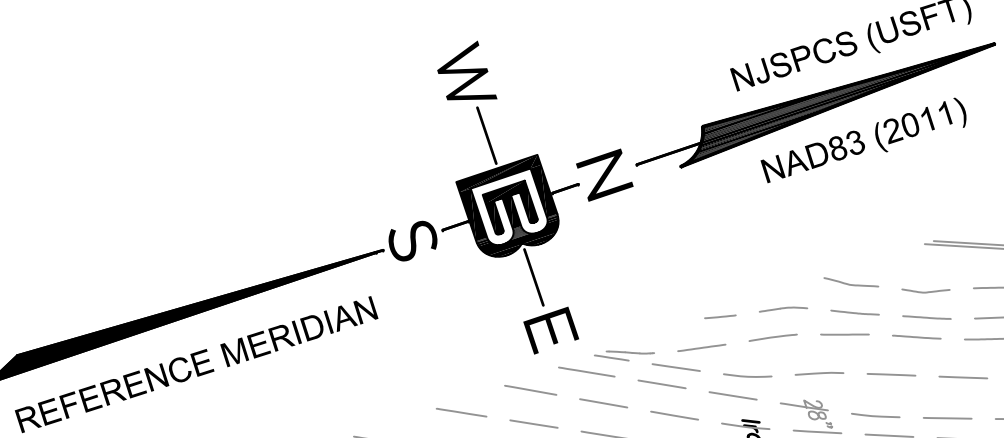
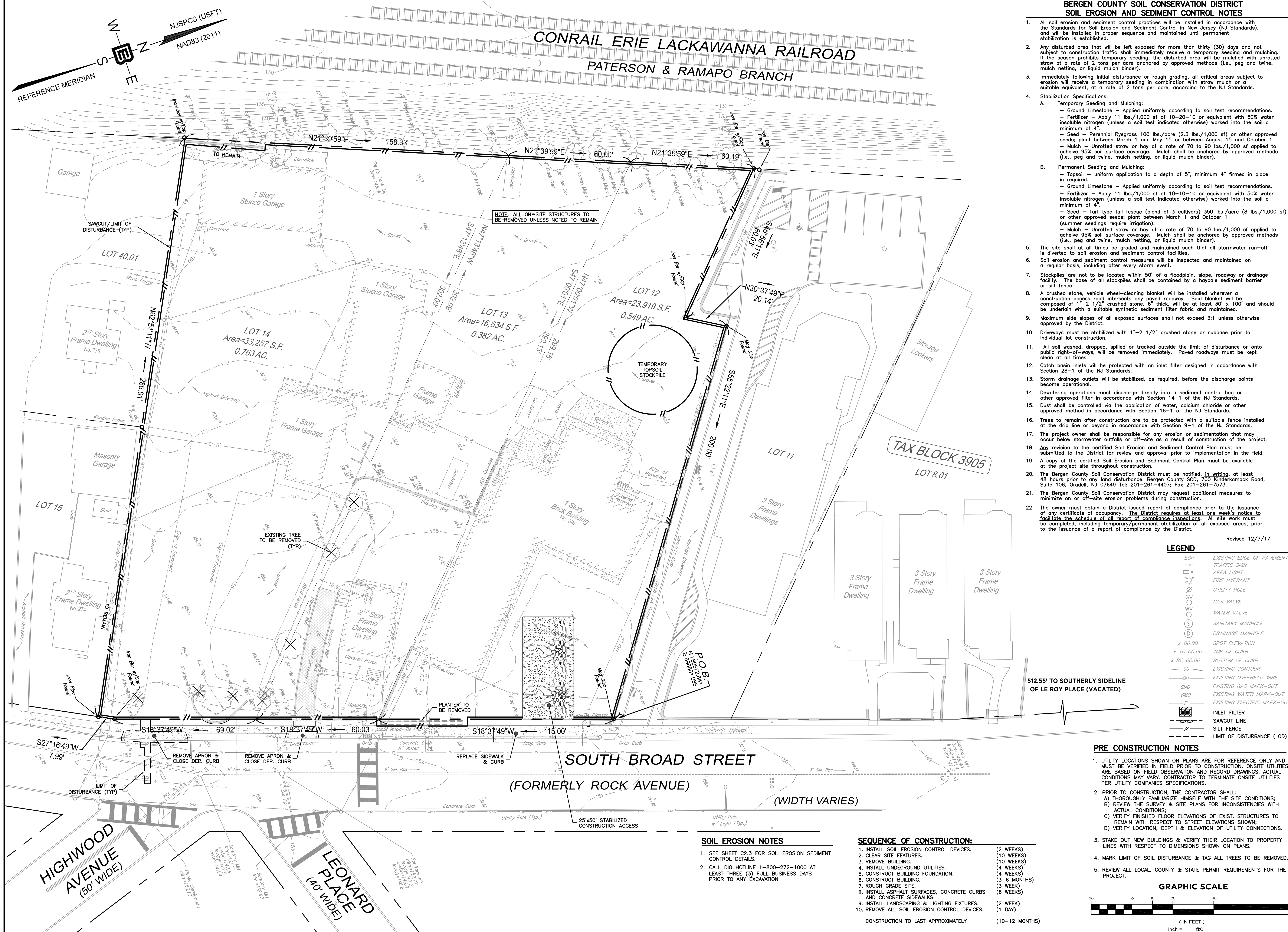
COVER SHEET

DRAWING TITLE
COVER SHEET

PROJECT
**MOUNTAIN VIEW
AUTO BODY**
BLOCK 3905, LOTS 12, 13 & 14
246-264 SOUTH BROAD STREET
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY

CLIENT
MOUNTAIN VIEW AUTO
96 NEWARK POMPTON TURNPIKE
WAYNE, N.J. 07470

CERTIFICATE OF AUTHORIZATION 24GA28068900 / 21MH00002800	
DRAWN BY M.B.L.	CHECKED BY S.P.F.
SCALE AS SHOWN	PROJECT NO. 22-146
DATE 6-13-22	REVISION NO. 2
DRAWING NO. C1.1	



CONRAIL ERIE LACKAWANNA RAILROAD
PATERSON & RAMAPO BRANCH

NOTE: ALL ON-SITE STRUCTURES TO BE REMOVED UNLESS NOTED TO REMAIN

**BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES**

- 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.
- Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with unrattled straw at a rate of 2 tons per acre anchored by approved methods (i.e., peg and twine, mulch netting, or liquid mulch binder).
- 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.
- Stabilization Specifications:
 - Temporary Seeding and Mulching:
 - Ground Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs./1,000 sf of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicated otherwise) worked into the soil a minimum of 4".
 - Seed - Perennial Ryegrass 100 lbs./acre (2.3 lbs./1,000 sf) or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch - Unrattled straw or hay at a rate of 70 to 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 liquid mulch binder).
 - Permanent Seeding and Mulching:
 - Topsoil - uniform application to a depth of 5", minimum 4" firmed in place is required.
 - Ground Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs./1,000 sf of 10-10-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicated otherwise) worked into the soil a minimum of 4".
 - Seed - Turf type tall fescue (blend of 3 cultivars) 350 lbs./acre (8 lbs./1,000 sf) or other approved seeds; plant between March 1 and October 1 (summer seedings require irrigation).
 - Mulch - Unrattled straw or hay at a rate of 70 to 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 liquid mulch binder).
- The site shall at all times be graded and maintained such that all stormwater run-off is diverted to soil erosion and sediment control facilities.
- Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
- 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.
- A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 1"-2 1/2" crushed stone, 6" thick, will be at least 30' x 100' and shall be underlain with a suitable synthetic sediment filter fabric and maintained.
- Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
- Driveways must be stabilized with 1"-2 1/2" crushed stone or subbase prior to individual lot construction.
- All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public right-of-ways, will be removed immediately. Paved roadways must be kept clean at all times.
- Catch basin inlets will be protected with an inlet filter designed in accordance with Section 28-1 of the NJ Standards.
- Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14-1 of the NJ Standards.
- Dust shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 16-1 of the NJ Standards.
- Trees to remain after construction are to be protected with a suitable fence installed at the drip 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 outfalls or off-site as a result of construction of the project.
- Any revision to the certified Soil Erosion and Sediment Control Plan must be submitted 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 must be notified, in writing, at least 48 hours prior to any land disturbance. Bergen County SCD, 700 Kinderkamack Road, Suite 106, Oradell, NJ 07649 Tel: 201-261-4407; Fax 201-261-7573.
- The Bergen County Soil Conservation District may request additional measures to minimize on or off-site erosion problems during construction.
- The owner must obtain a District issued report of compliance prior to the issuance of any certificate of occupancy. The District requires at least one week's notice to facilitate the schedule of all required inspections. All site work must be completed, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.

Revised 12/7/17

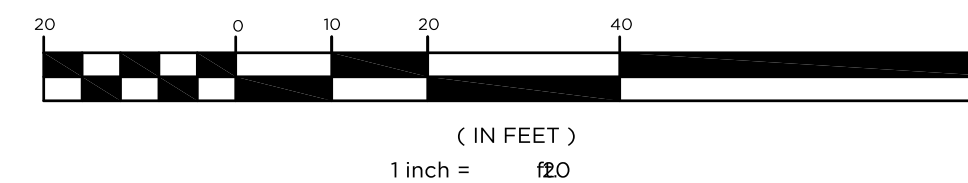
LEGEND

- EOP EXISTING EDGE OF PAVEMENT
- TRAFFIC SIGN
- AREA LIGHT
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- SPOT ELEVATION
- TOP OF CURB
- BOTTOM OF CURB
- EXISTING CONTOUR
- EXISTING OVERHEAD WIRE
- EXISTING GAS MARK-OUT
- EXISTING WATER MARK-OUT
- EXISTING ELECTRIC MARK-OUT
- INLET FILTER
- SAWCUT LINE
- SILT FENCE
- LIMIT OF DISTURBANCE (LOD)

PRE CONSTRUCTION NOTES

- UTILITY LOCATIONS SHOWN ON PLANS ARE FOR REFERENCE ONLY AND MUST BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. ON-SITE UTILITIES ARE BASED ON FIELD OBSERVATION AND RECORD DRAWINGS. ACTUAL CONDITIONS MAY VARY. CONTRACTOR TO TERMINATE ON-SITE UTILITIES PER UTILITY COMPANIES SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL:
 - THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS;
 - REVIEW THE SURVEY & SITE PLANS FOR INCONSISTENCIES WITH ACTUAL CONDITIONS;
 - VERIFY FINISHED FLOOR ELEVATIONS OF EXIST. STRUCTURES TO REMAIN WITH RESPECT TO STREET ELEVATIONS SHOWN;
 - VERIFY LOCATION, DEPTH & ELEVATION OF UTILITY CONNECTIONS.
- STAKE OUT NEW BUILDINGS & VERIFY THEIR LOCATION TO PROPERTY LINES WITH RESPECT TO DIMENSIONS SHOWN ON PLANS.
- MARK LIMIT OF SOIL DISTURBANCE & TAG ALL TREES TO BE REMOVED.
- REVIEW ALL LOCAL, COUNTY & STATE PERMIT REQUIREMENTS FOR THE PROJECT.

GRAPHIC SCALE



SOIL EROSION NOTES

- SEE SHEET C2.3 FOR SOIL EROSION SEDIMENT CONTROL DETAILS.
- CALL DIG HOTLINE 1-800-272-1000 AT LEAST THREE (3) FULL BUSINESS DAYS PRIOR TO ANY EXCAVATION

SEQUENCE OF CONSTRUCTION:

- INSTALL SOIL EROSION CONTROL DEVICES. (2 WEEKS)
 - CLEAR SITE FEATURES. (10 WEEKS)
 - REMOVE BUILDING. (10 WEEKS)
 - INSTALL UNDERGROUND UTILITIES. (4 WEEKS)
 - CONSTRUCT BUILDING FOUNDATION. (4 WEEKS)
 - CONSTRUCT BUILDING. (3-6 MONTHS)
 - ROUGH GRADE SITE. (3 WEEK)
 - INSTALL ASPHALT SURFACES, CONCRETE CURBS AND CONCRETE SIDEWALKS. (6 WEEKS)
 - INSTALL LANDSCAPING & LIGHTING FIXTURES. (2 WEEK)
 - REMOVE ALL SOIL EROSION CONTROL DEVICES. (1 DAY)
- CONSTRUCTION TO LAST APPROXIMATELY (10-12 MONTHS)

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F 201.670.9788
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DRAWING TITLE
DEMOLITION & SOIL EROSION CONTROL PLAN

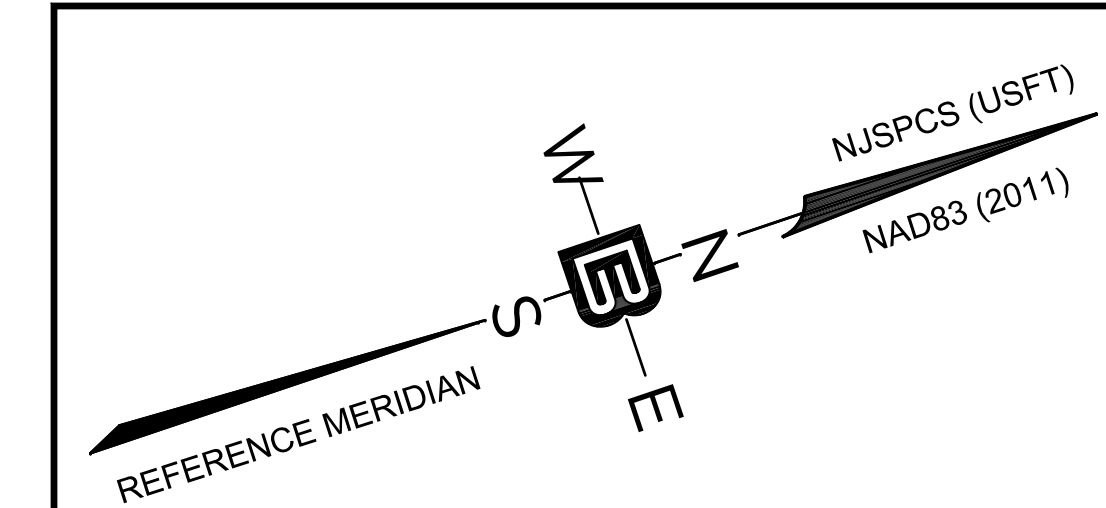
PROJECT
MOUNTAIN VIEW AUTO BODY
BLOCK 3905, LOTS 12, 13 & 14
246-264 SOUTH BROAD STREET
VILLAGE OF RIDGWOOD
BERGEN COUNTY, NEW JERSEY

NO.	DATE	ADD NOTE FOR FRONT PLANTER REMOVAL	CP	C.B.R.	REVISION
1	10-20-22				
2	2-14-23	ADD EXISTING TREES AND TREE REMOVAL			

CLIENT
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96 NEWARK POMPTON TURNPIKE
WAYNE, N.J. 07470

CERTIFICATE OF AUTHORIZATION
24GA28068900 / 21MH0002800
DRAWN BY: M.B.L. CHECKED BY: S.P.F.
SCALE: 1"=20' PROJECT NO: 22-146
DATE: 6-13-22 REVISION NO: 2
DRAWING NO:

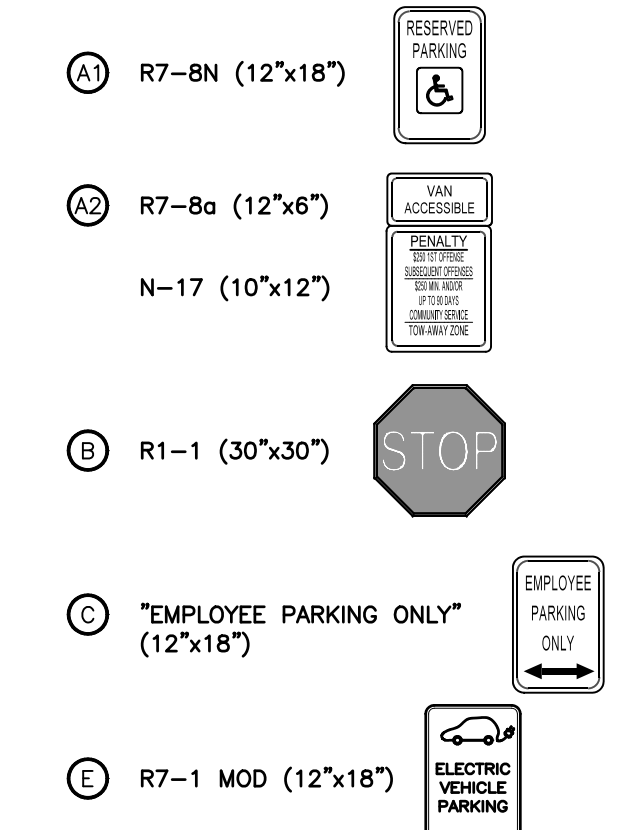
C2.1



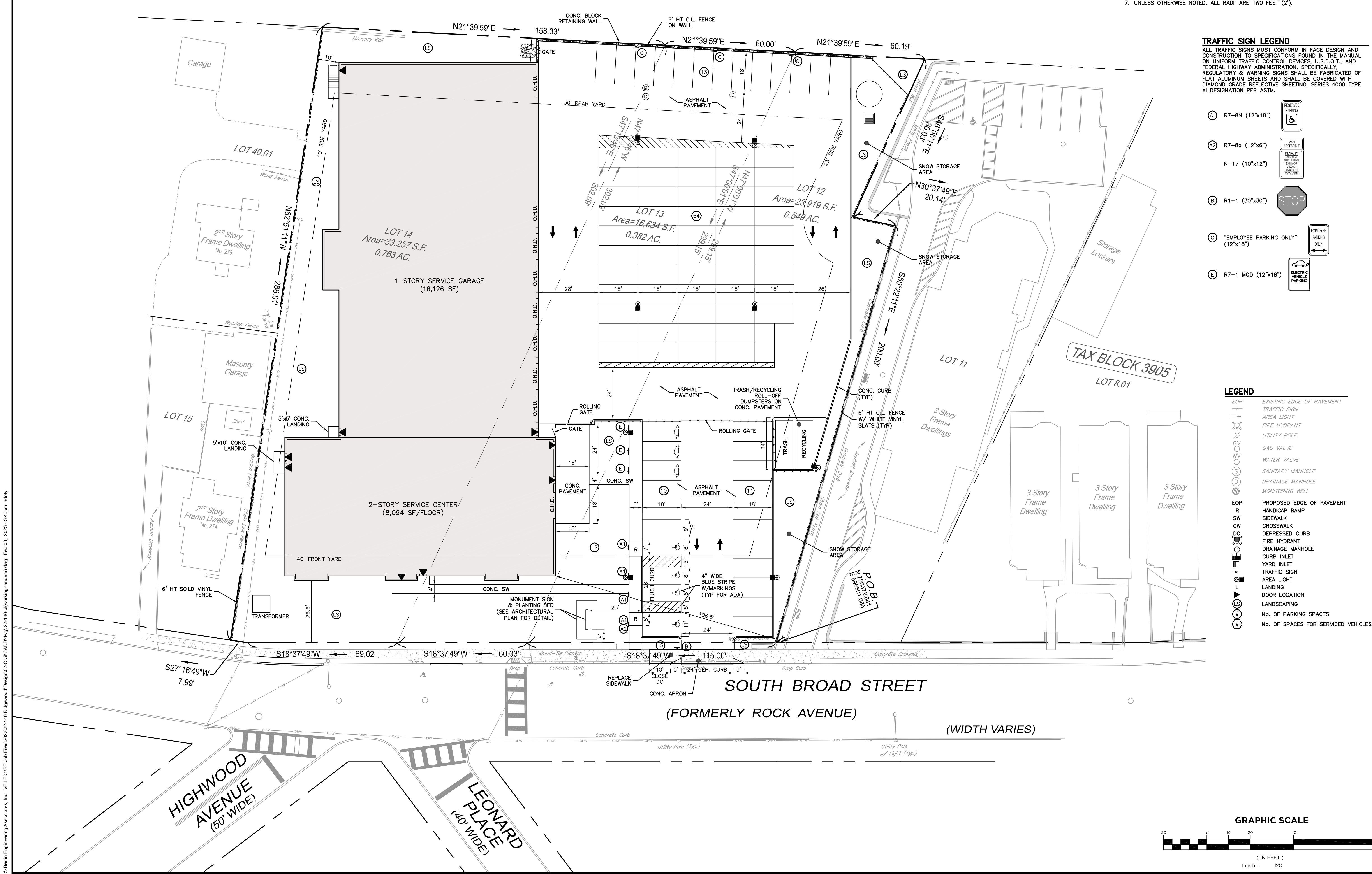
**CONRAIL ERIE LACKAWANNA RAILROAD
PATERSON & RAMAPO BRANCH**

- GENERAL NOTES**
1. SITE PLAN BASED ON: "LOCATION AND TOPOGRAPHIC SURVEY OF 246-264 SOUTH BROAD STREET, LOT 12, LOT 13 AND LOT 14 IN BLOCK 3905, VILLAGE OF RIDGEWOOD, COUNTY OF BERGEN, N.J.", PREPARED BY BERTIN ENGINEERING, MILOSLAV REHAK, N.J.PLS NO. 43233, FILE NO. 22-146, DWG. NO. SV-1, DATED MARCH 29, 2022.
 2. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. PROPOSED FEATURES AS SHOWN IN FULL TONE. EXISTING FEATURES ARE SHOWN IN HALF TONE. EXISTING FEATURES TO BE REMOVED ARE SHOWN AS DASHED, OR ARE NOTED.
 3. LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCAVATION OR CONSTRUCTION BEGINS. CALL DIG HOTLINE 1-800-272-1000.
 4. UNLESS OTHERWISE NOTED, MAINTAIN EXISTING YARD GRADES AND SLOPES.
 5. THE SITE PLAN(S) SUPERSEDES ALL STANDARD DRAWINGS.
 6. UNLESS OTHERWISE NOTED, ALL DIMENSIONS AND RADII ARE SHOWN TO THE FRONT FACE OF CURBS OR FACE OF WALLS.
 7. UNLESS OTHERWISE NOTED, ALL RADII ARE TWO FEET (2').

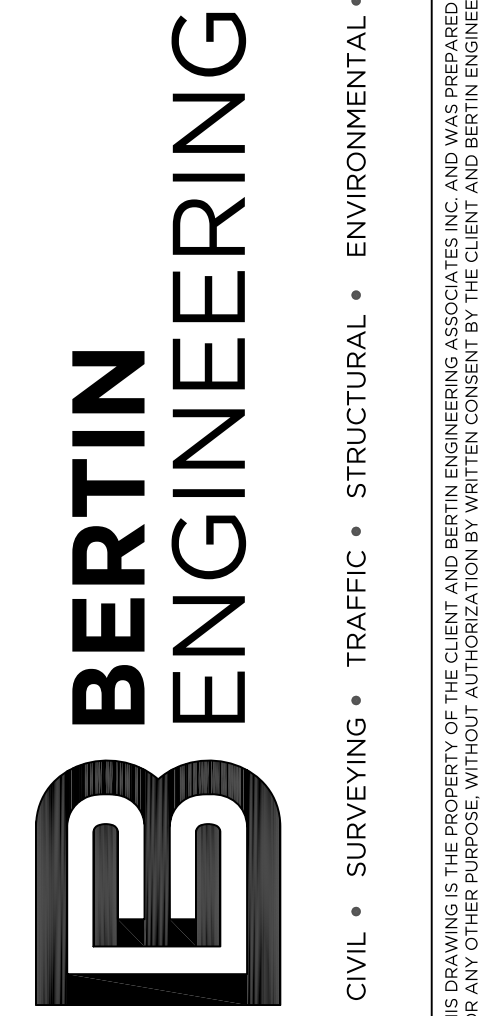
- TRAFFIC SIGN LEGEND**
- ALL TRAFFIC SIGNS MUST CONFORM IN FACE DESIGN AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S.D.O.T., AND FEDERAL HIGHWAY ADMINISTRATION, SPECIFICALLY, REGULATORY & WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH DIAMOND GRADE REFLECTIVE SHEETING, SERIES 4000 TYPE XI DESIGNATION PER ASTM.



- LEGEND**
- EOP EXISTING EDGE OF PAVEMENT
 - TS TRAFFIC SIGN
 - AL AREA LIGHT
 - FH FIRE HYDRANT
 - UP UTILITY POLE
 - GV GAS VALVE
 - WV WATER VALVE
 - SM SANITARY MANHOLE
 - DM DRAINAGE MANHOLE
 - MW MONITORING WELL
 - PEOP PROPOSED EDGE OF PAVEMENT
 - R HANDICAP RAMP
 - SW SIDEWALK
 - CW CROSSWALK
 - DC DEPRESSED CURB
 - FH FIRE HYDRANT
 - DM DRAINAGE MANHOLE
 - CI CURB INLET
 - YI YARD INLET
 - TS TRAFFIC SIGN
 - AL AREA LIGHT
 - LD LANDING
 - DL DOOR LOCATION
 - LS LANDSCAPING
 - SP No. OF PARKING SPACES
 - SV No. OF SPACES FOR SERVICED VEHICLES



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CT LIC. NO. 12950 NJ LIC. NO. 28845
MA LIC. NO. 40595 NY LIC. NO. 60022
NH LIC. NO. 9368 RI LIC. NO. 6694

SHAN-PEI FANCHIANG, P.E.
PROFESSIONAL ENGINEER
NJ LIC. NO. 37073
NY LIC. NO. 071209

Shan-Pei Fanchiang

NO.	DATE	REVISION
1	10-20-22	ADD EY PARKING, RECTANGULAR CONTAINER MONUMENT SIGN WITH PLANTING BED
2	2-11-23	REVISE ENCES, PARKING LAYOUT, ADD TANDUM PARKING

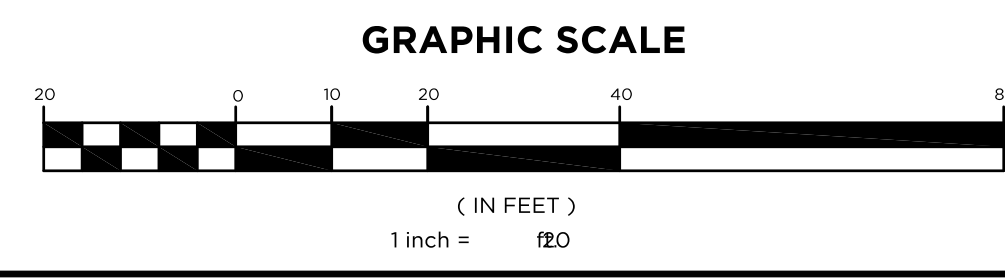
SITE PLAN

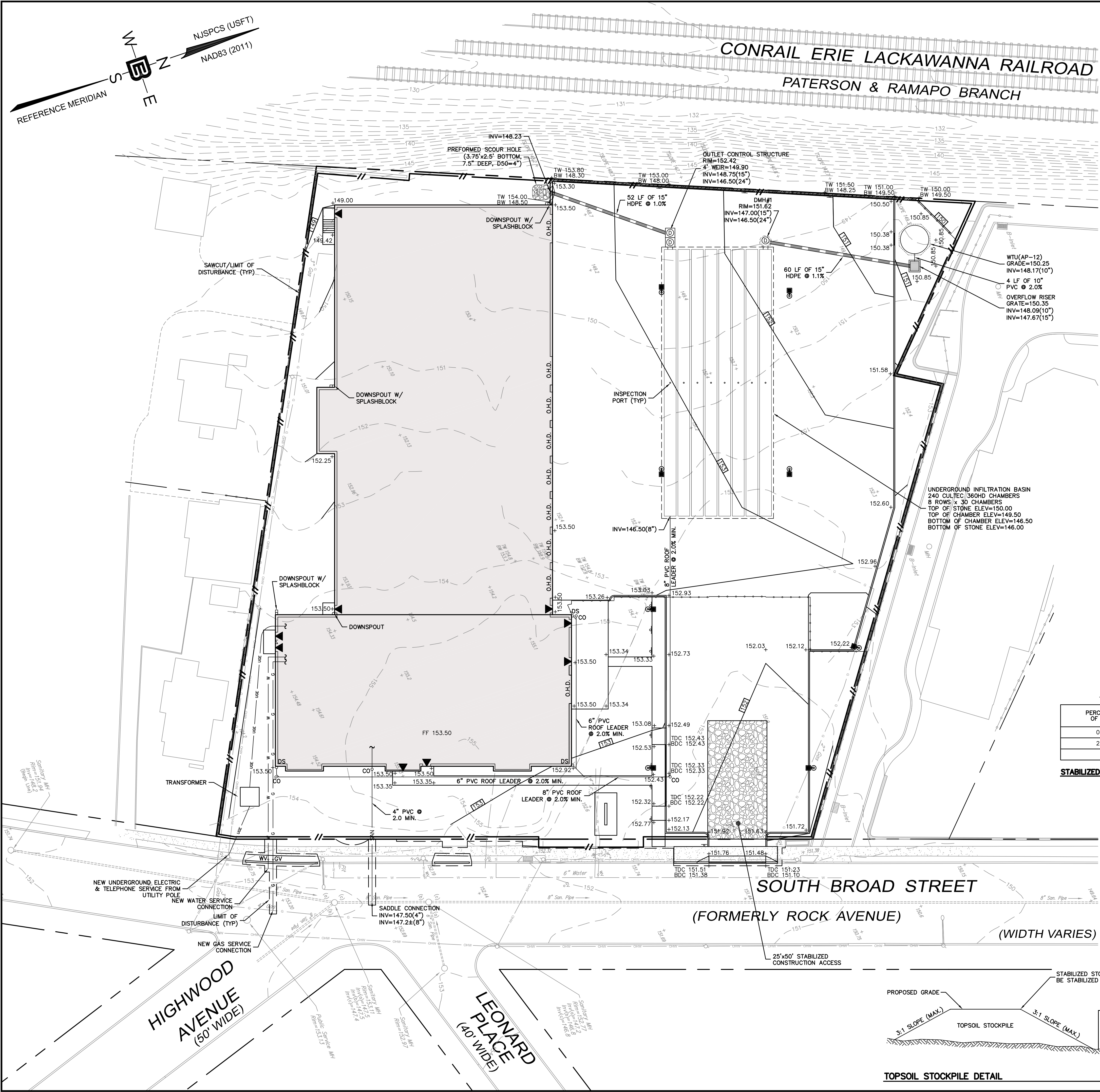
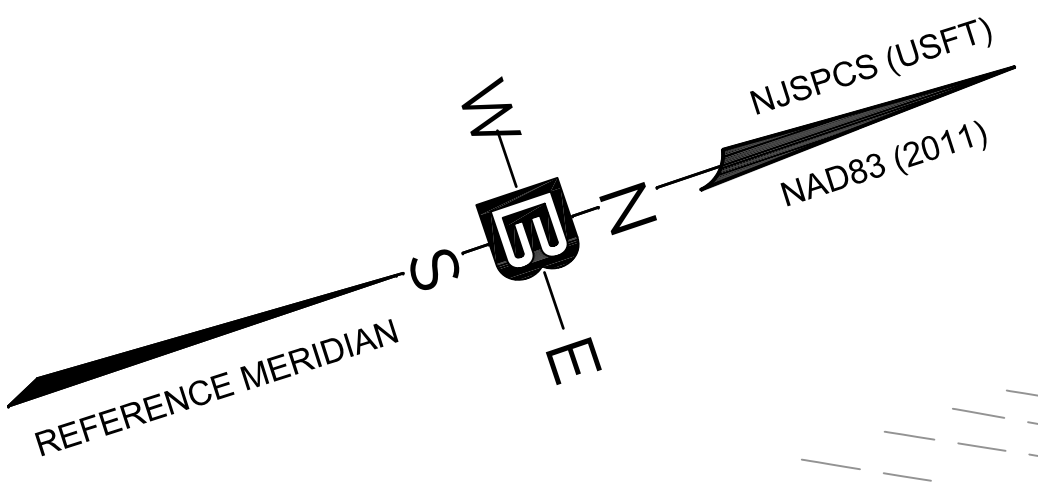
PROJECT
**MOUNTAIN VIEW
AUTO BODY**
BLOCK 3905, LOTS 12, 13 & 14
246-264 SOUTH BROAD STREET
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY

CLIENT
MOUNTAIN VIEW AUTO
96 NEWARK POMPTON TURNPIKE
WAYNE, N.J. 07470

CERTIFICATE OF AUTHORIZATION 24GA28068900 / 21MH00002800	
DRAWN BY M.B.L.	CHECKED BY S.P.F.
SCALE 1"=20'	PROJECT NO. 22-146
DATE 6-13-22	REVISION NO. 2

C2.2





UTILITY NOTES

- 1.0 GENERAL**
- 1.1 ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS.
 - 1.2 METER LOCATIONS SHOWN HERE ARE SCHEMATIC. ACTUAL LOCATIONS TO BE DETERMINED BY UTILITY & ARCHITECT.
 - 1.3 REFER TO PLUMBING PLANS FOR LOCATION OF DOWNSPOUTS, SANITARY LATERALS & UTILITY SERVICE ENTRANCES.
 - 1.4 ALL UTILITIES IN PARKING LOT ARE TO BE PROTECTED FROM IMPACT.
 - 1.5 CONTACT UTILITIES TO DETERMINE EXACT LOCATION OF CONNECTION AND WHERE PRACTICAL, IF EXISTING CONNECTIONS ARE TO BE MAINTAINED.
 - 1.6 DISCONNECT ALL UTILITIES. DETERMINE, WHERE APPLICABLE, IF ANY EXISTING LATERALS ARE TO BE REUSED. UNUSED SANITARY SEWER LATERALS ARE TO BE REMOVED TO THE MAIN AND THE MAIN SEALED.
 - 1.7 ANY ADDITIONAL EXISTING UTILITY CONNECTIONS FOUND ARE TO BE ABANDONED AND MUST BE CUT AND CAPPED AT MAIN OR REUSED IF APPROVED BY ARCHITECT.

2.0 WATER

- 2.1 WHERE WATER MAIN IS LOCATED WITHIN 10' HORIZONTALLY OF THE SEWER MAIN, IT SHALL BE AT LEAST 18" HIGHER OR CONCRETE ENCASED.
- 2.2 WATER LATERALS TO BE SIZED BY MECHANICAL ENGINEER.

3.0 STORM & SANITARY SEWER

- 3.1 COORDINATE SEWER CONNECTIONS WITH PLUMBING PLANS.
- 3.2 ALL WORK TO BE IN CONFORMANCE WITH THE GUIDELINES OF THE LOCAL PLUMBING SUBCODE.
- 3.3 THE LOCAL MUA SHALL BE NOTIFIED AT THE COMMENCEMENT OF WORK AND 24 HOURS PRIOR TO FINAL CONNECTION TO THE MUNICIPAL SYSTEM.
- 3.4 THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR THE PROPOSED SEWER UP TO THE POINT OF CONNECTION TO THE MUNICIPAL SYSTEM.
- 3.5 THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR ANY NEGATIVE DRAINAGE IMPACTS TO ADJACENT PROPERTIES DUE TO ON-SITE IMPROVEMENTS. SHOULD A NEGATIVE IMPACT BE IDENTIFIED UPON COMPLETION OF THE PROJECT, THE IMPACT SHALL BE ADDRESSED IMMEDIATELY.

4.0 ELECTRIC/COMMUNICATIONS

- 4.1 COORDINATE WITH PSE&G, VERIZON, AND CABLE COMPANIES.

5.0 NATURAL GAS

- 5.1 NATURAL GAS PIPES TO BE SIZED BY PSE&G.

SOIL EROSION NOTES

1. SEE SHEET C2.1 FOR BERGEN COUNTY SOIL CONSERVATION NOTES AND SEQUENCE OF CONSTRUCTION.

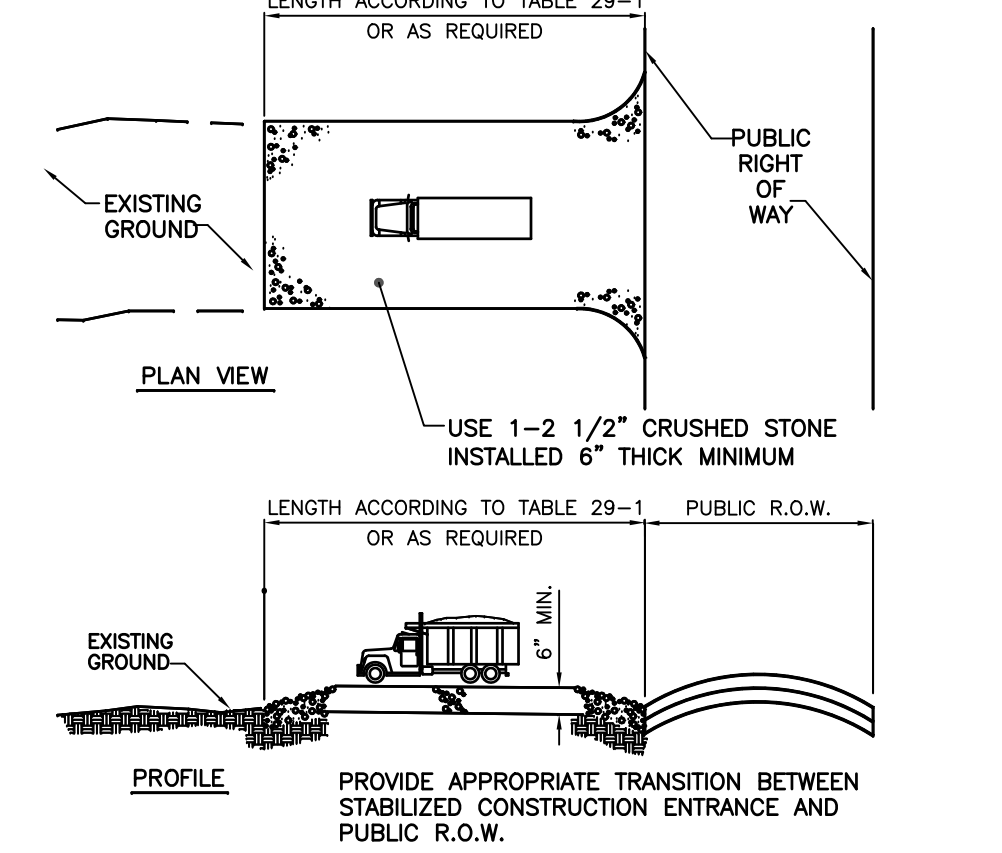
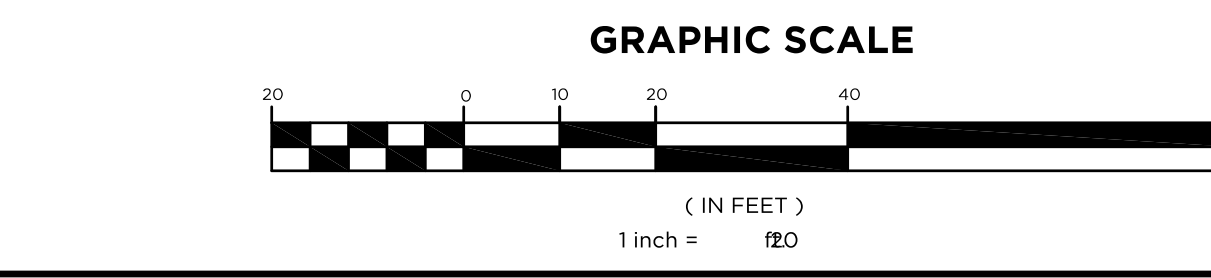
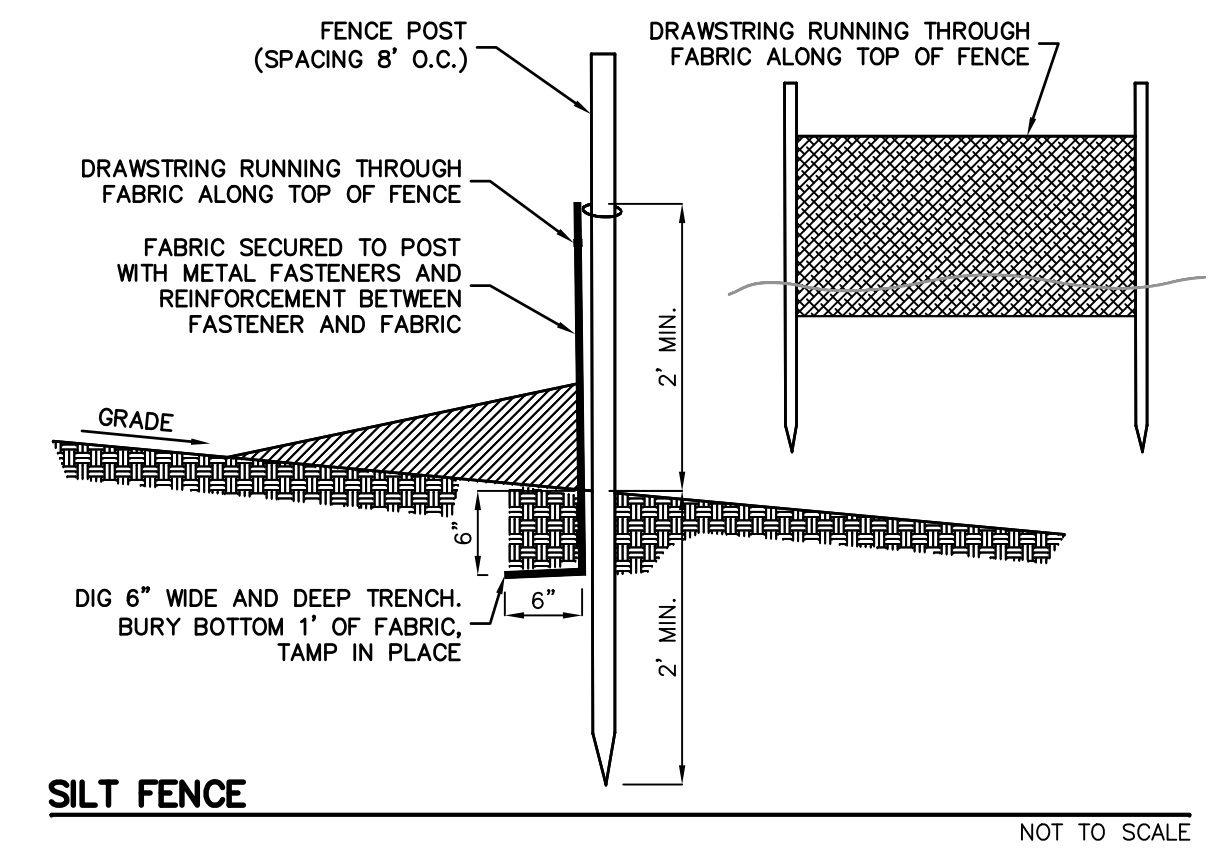


TABLE 29-1: LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

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

STABILIZED CONSTRUCTION ACCESS NOT TO SCALE



LEGEND

- EOP EXISTING EDGE OF PAVEMENT
- TRAFFIC SIGN
- AREA LIGHT
- FIRE HYDRANT
- UTILITY POLE
- SPOT ELEVATION
- TOP OF CURB
- BOTTOM OF CURB
- GAS VALVE
- WATER VALVE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MONITORING WELL
- TELEPHONE BOOTH
- TRAILINE
- EXISTING CONTOUR
- EXISTING OVERHEAD WIRE
- EXISTING GAS MARK-OUT
- EXISTING WATER MARK-OUT
- EXISTING ELECTRIC MARK-OUT
- EOP PROPOSED EDGE OF PAVEMENT
- R HANDICAP RAMP
- L LANDING
- SW SIDEWALK
- DC DEPRESSED CURB
- DS DOWNSPOUT
- FIRE HYDRANT
- DRAINAGE MANHOLE
- CURB INLET
- YARD INLET
- INLET FILTER
- SAN. MAN HOLE
- ELECTRIC LINE
- GAS LINE
- WATER LINE
- S PROPOSED SANITARY LINE
- D DRAINAGE LINE (UNDER 15")
- DRAINAGE LINE (15" & UP)
- SAWCUT LINE
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR LINE
- MEET EXISTING GRADE
- EXISTING TO REMAIN
- HIGH POINT
- TRAFFIC SIGN
- AREA LIGHT

GRAPHIC SCALE



66 GLEN AVENUE
GLEN ROCK, NJ 07452
P 201.670.6888
F 201.670.9788
www.bertinengineering.com



CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER
CT LIC. NO. 12950 NJ LIC. NO. 28845
MA LIC. NO. 40595 NY LIC. NO. 60022
NH LIC. NO. 9368 RI LIC. NO. 6694

SHAN-PEI FANCHIANG, P.E.
PROFESSIONAL ENGINEER
NJ LIC. NO. 37073
NY LIC. NO. 07209

NO.	DATE	REVISION
1	10-20-22	ADD MONUMENT SIGN WITH PLANTING BED
2	2-1-23	ADJUST WATER TREATMENT UNIT LOCATION AND GRADING

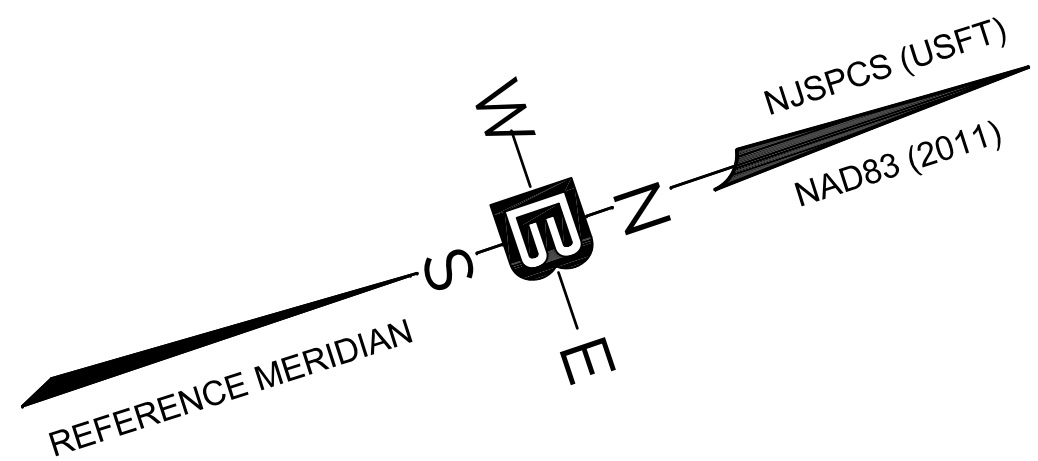
**GRADING
UTILITY & SOIL
EROSION
CONTROL PLAN**

PROJECT
**MOUNTAIN VIEW
AUTO BODY**
BLOCK 3905, LOTS 12, 13 & 14
246-264 SOUTH BROAD STREET
VILLAGE OF RIDGEWOOD
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CLIENT
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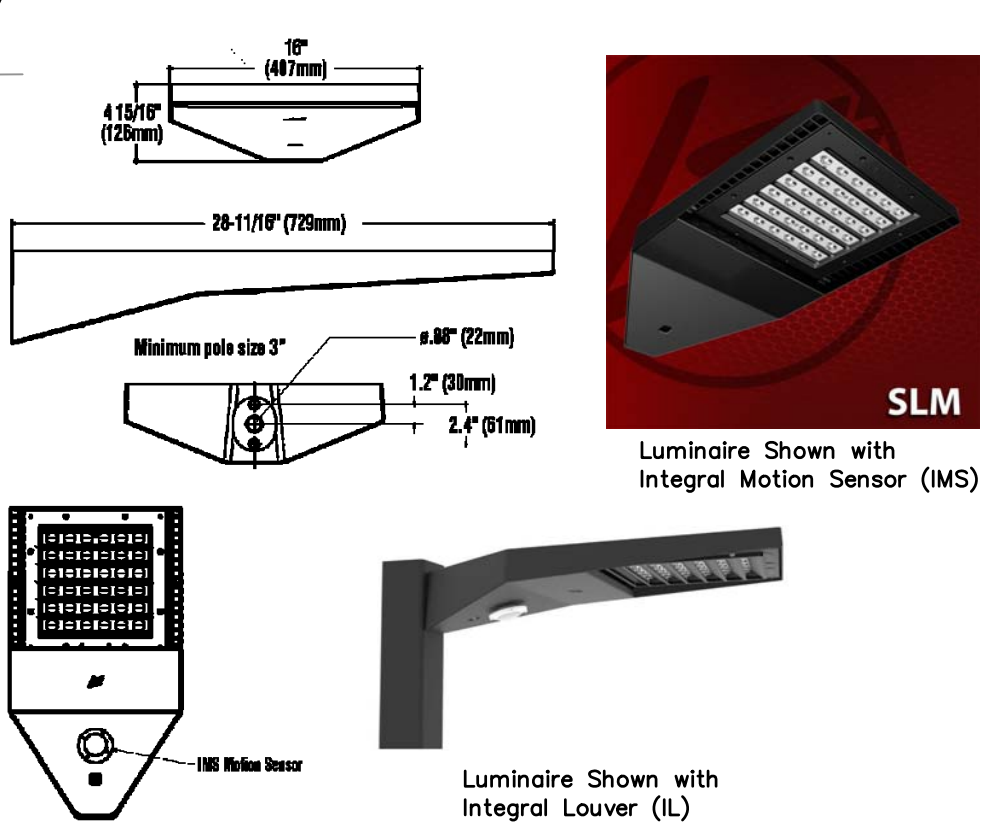
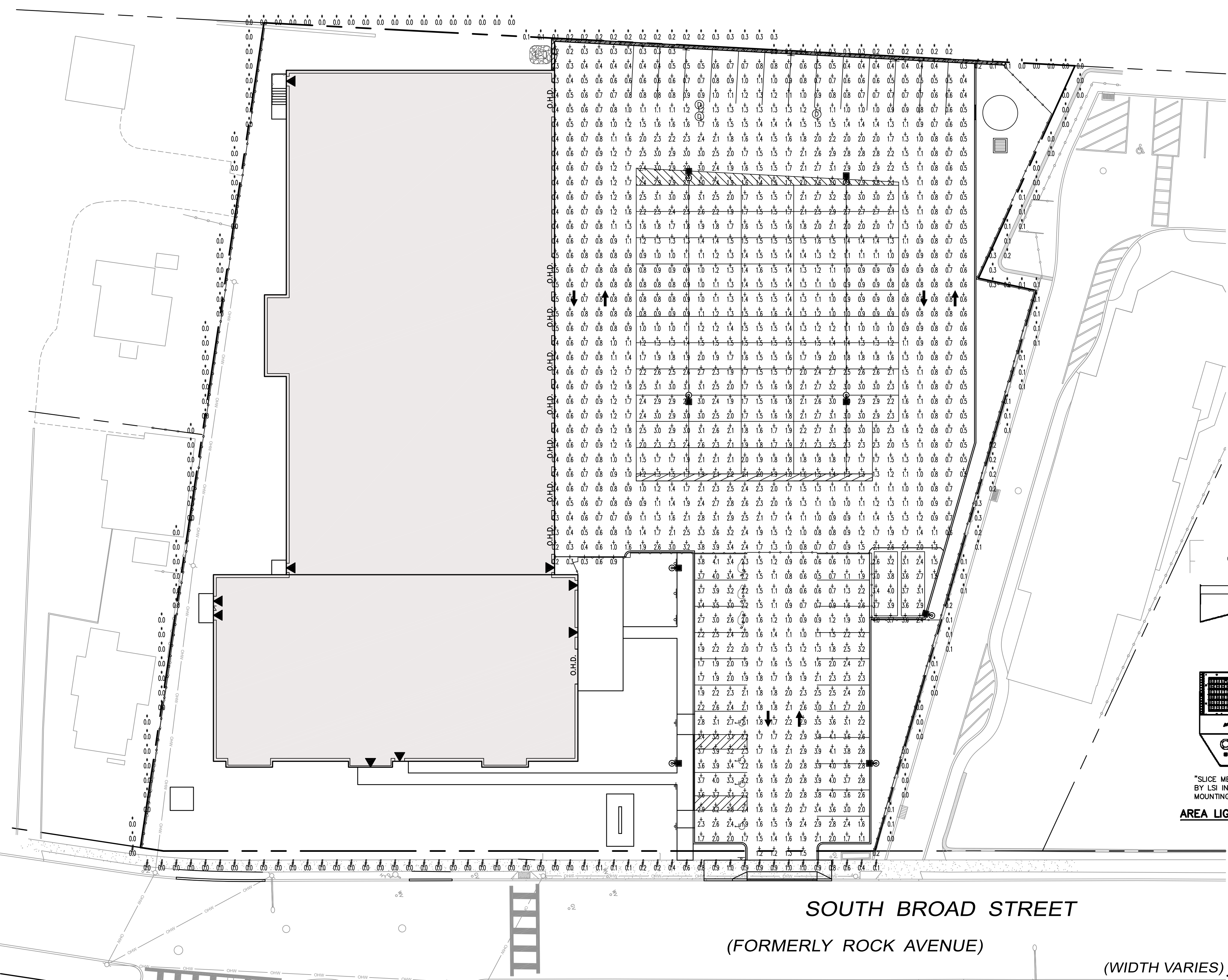
CERTIFICATE OF AUTHORIZATION
24GA28068900 / 21MH0002800
DRAWN BY: M.B.L. CHECKED BY: S.P.F.
SCALE: 1"=20' PROJECT NO.: 22-146
DATE: 6-13-22 REVISION NO.: 2
DRAWING NO.:

C2.3

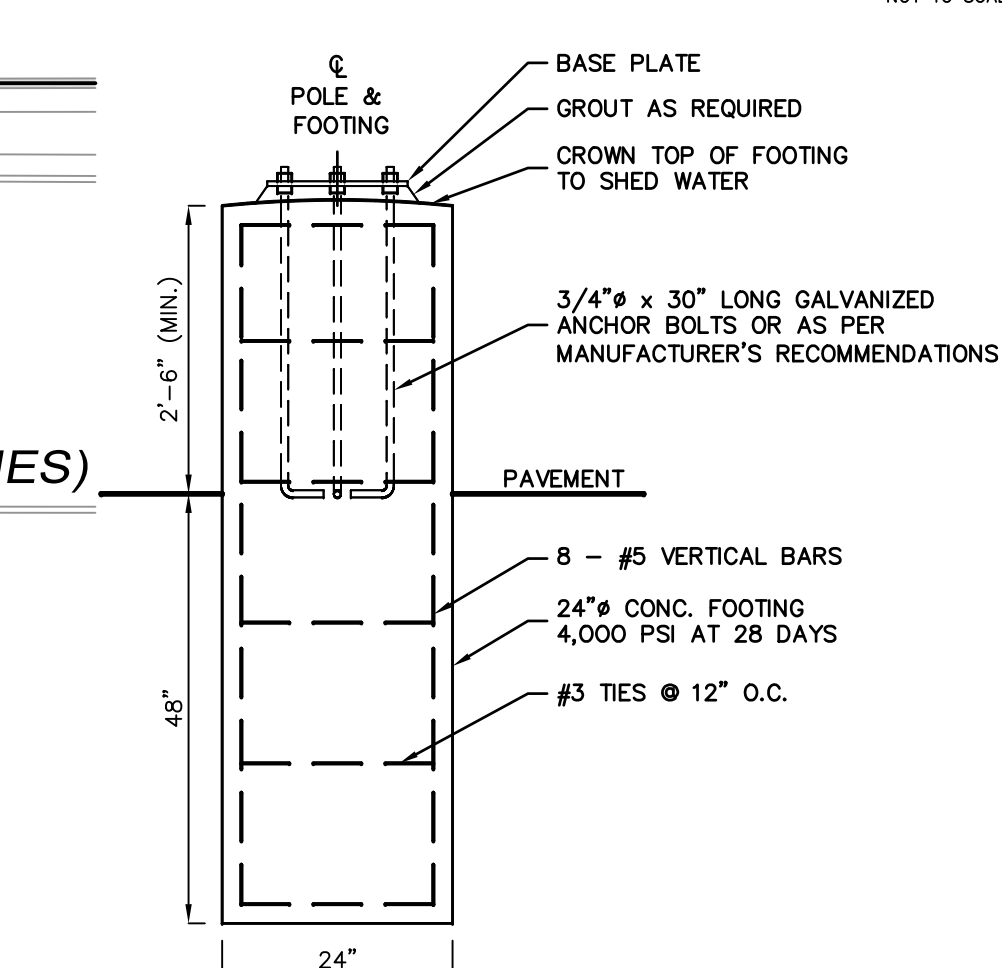


CONRAIL ERIE LACKAWANNA RAILROAD
PATERSON & RAMAPO BRANCH

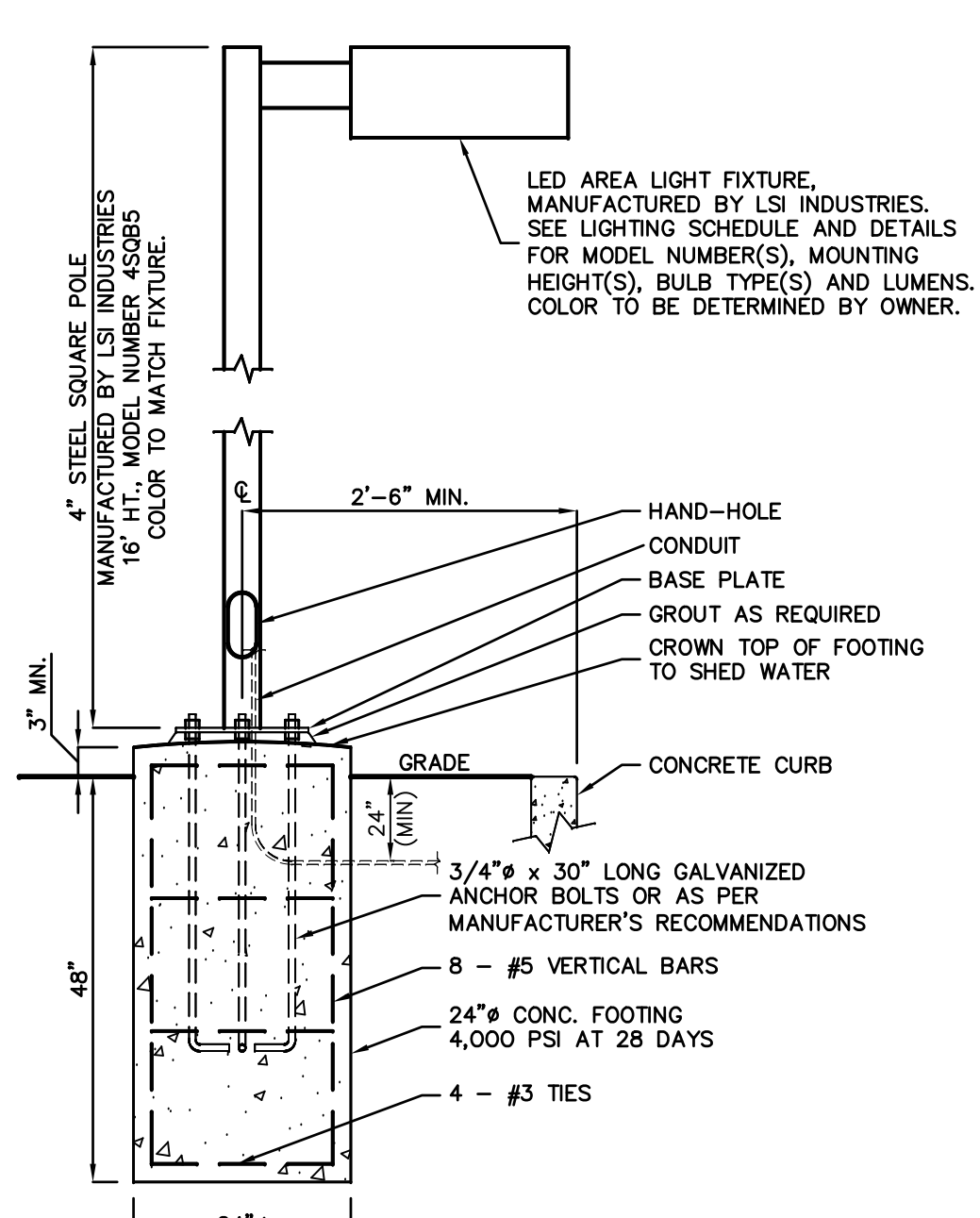
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SSIC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Area 1	300.00x400.00ft	Grid F / H-H	1256	5.00	<<-> Pavement	1.57	4.13	0.19	22.06	18.31
			176	5.00	<-> Off-Site Private	0.08	0.50	0.00	N/A	N/A
			52	5.00	<-> Off-Site Public	0.23	1.00	0.00	N/A	N/A



AREA LIGHT FIXTURE DETAIL
NOT TO SCALE



AREA LIGHT FOOTING IN PAVEMENT DETAIL
NOT TO SCALE



AREA LIGHT & FOOTING DETAIL
NOT TO SCALE

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
A1	(Symbol)	LSI INDUSTRIES, (1) SLM-LED-09L-SL-FIT-40-70CRI	(1) LED	9860	16 FT., Neutral White LED's Forward Throw Distribution	0.85	2
A2	(Symbol)	LSI INDUSTRIES, (1) SLM-LED-09L-SL-FIT-40-70CRI-IL	(1) LED	6460	16 FT., Neutral White LED's Forward Throw Distribution w/ Integral Louver	0.85	2
A3	(Symbol)	LSI INDUSTRIES, (1) SLM-LED-09L-SL-SW-40-70CRI	(1) LED	9270	16 FT., Neutral White LED's Type SW Distribution	0.85	4

LIGHTING SCHEDULE

66 GLEN AVENUE
GLEN ROCK, NJ 07452
P 201.670.6888
F 201.670.3788
www.bertinengineering.com



CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER
CT LIC. NO. 12950 NJ LIC. NO. 28845
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SHAN-PEI FANCHIANG, P.E.
PROFESSIONAL ENGINEER
NJ LIC. NO. 37073
NY LIC. NO. 071209

NO.	DATE	REVISION
1	10-20-22	ADD MONUMENT SIGN WITH PLANTING BED
2	2-11-23	REVISE FENCES, PARKING LAYOUT, ADD RANDOM PARKING

LIGHTING INTENSITIES PLAN

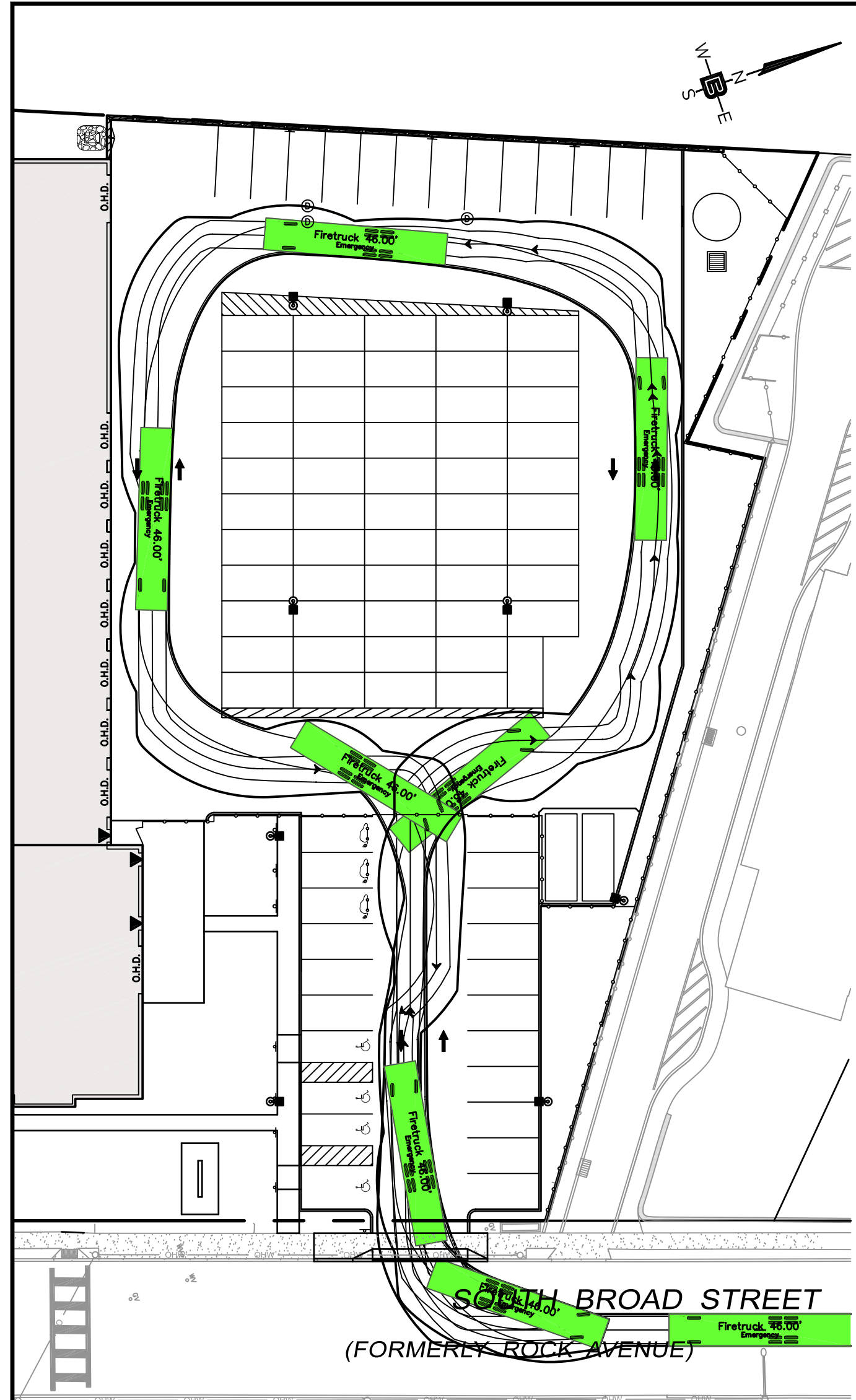
PROJECT
MOUNTAIN VIEW AUTO BODY
BLOCK 3905, LOTS 12, 13 & 14
246-264 SOUTH BROAD STREET
VILLAGE OF RIDGWOOD
BERGEN COUNTY, NEW JERSEY

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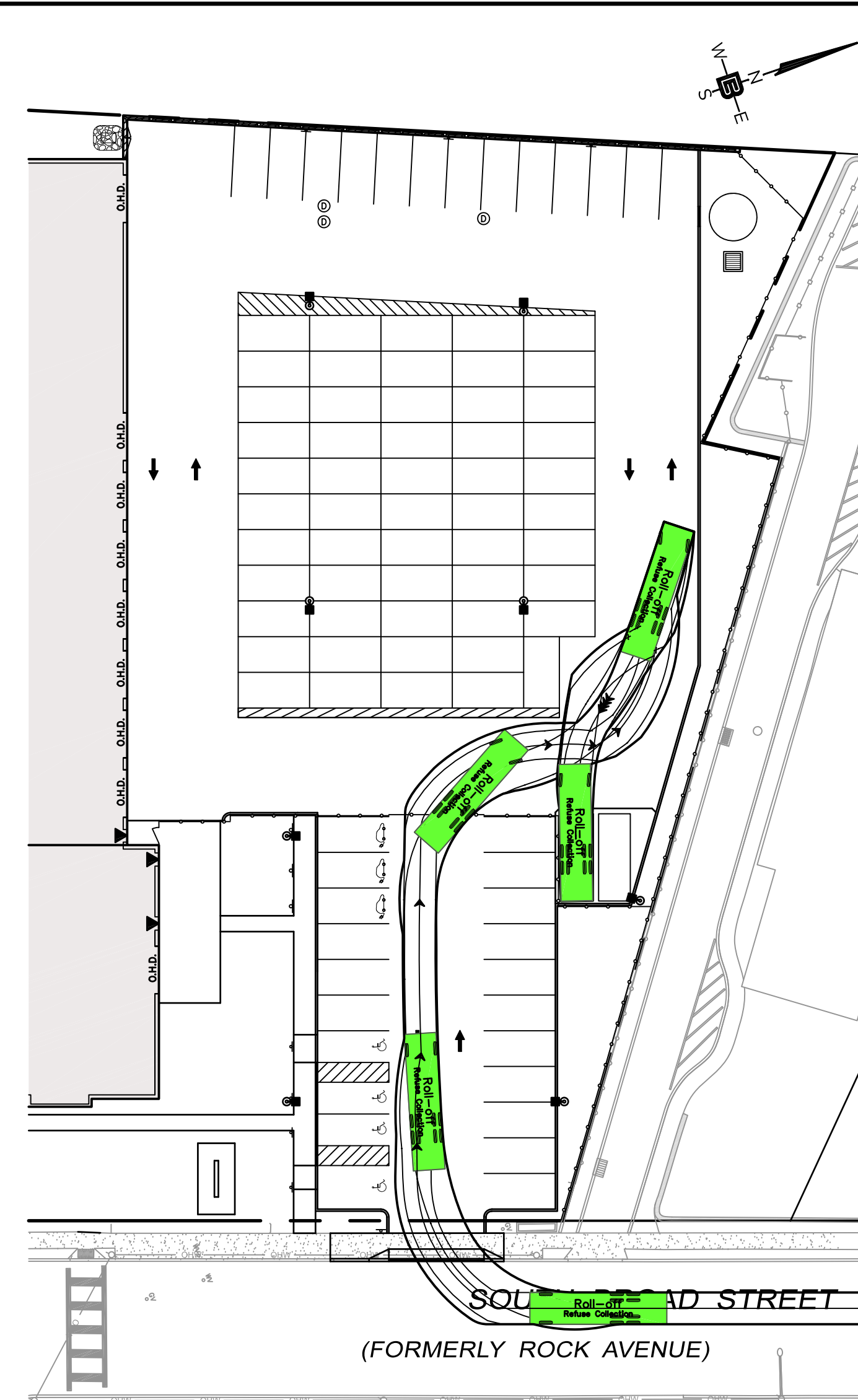
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24GA28068900 / 21MH00002800
DRAWN BY: M.B.L. CHECKED BY: S.P.F.
SCALE: 1"=20' PROJECT NO: 22-146
DATE: 6-13-22 REVISION NO: 2
DRAWING NO:

C2.5

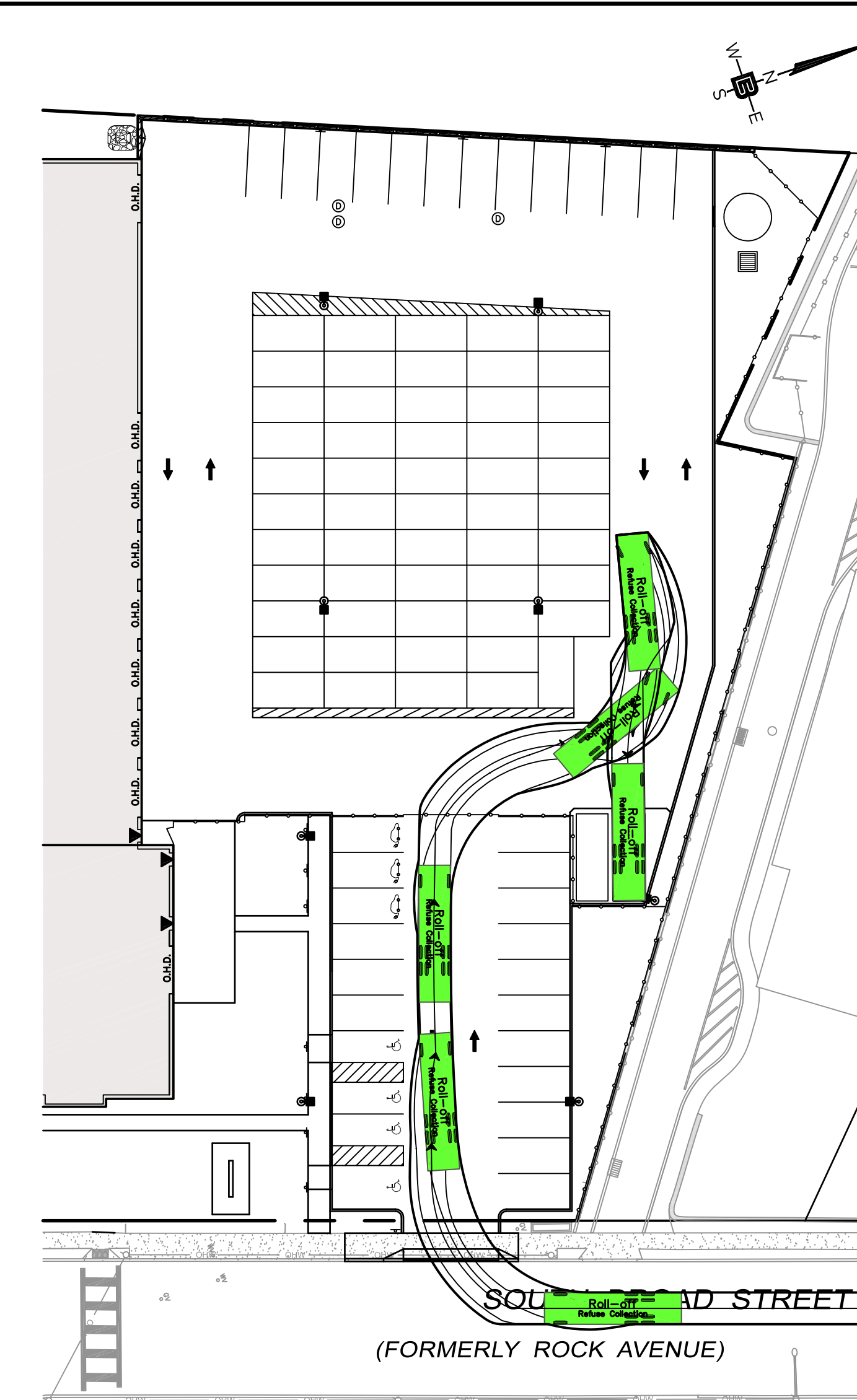
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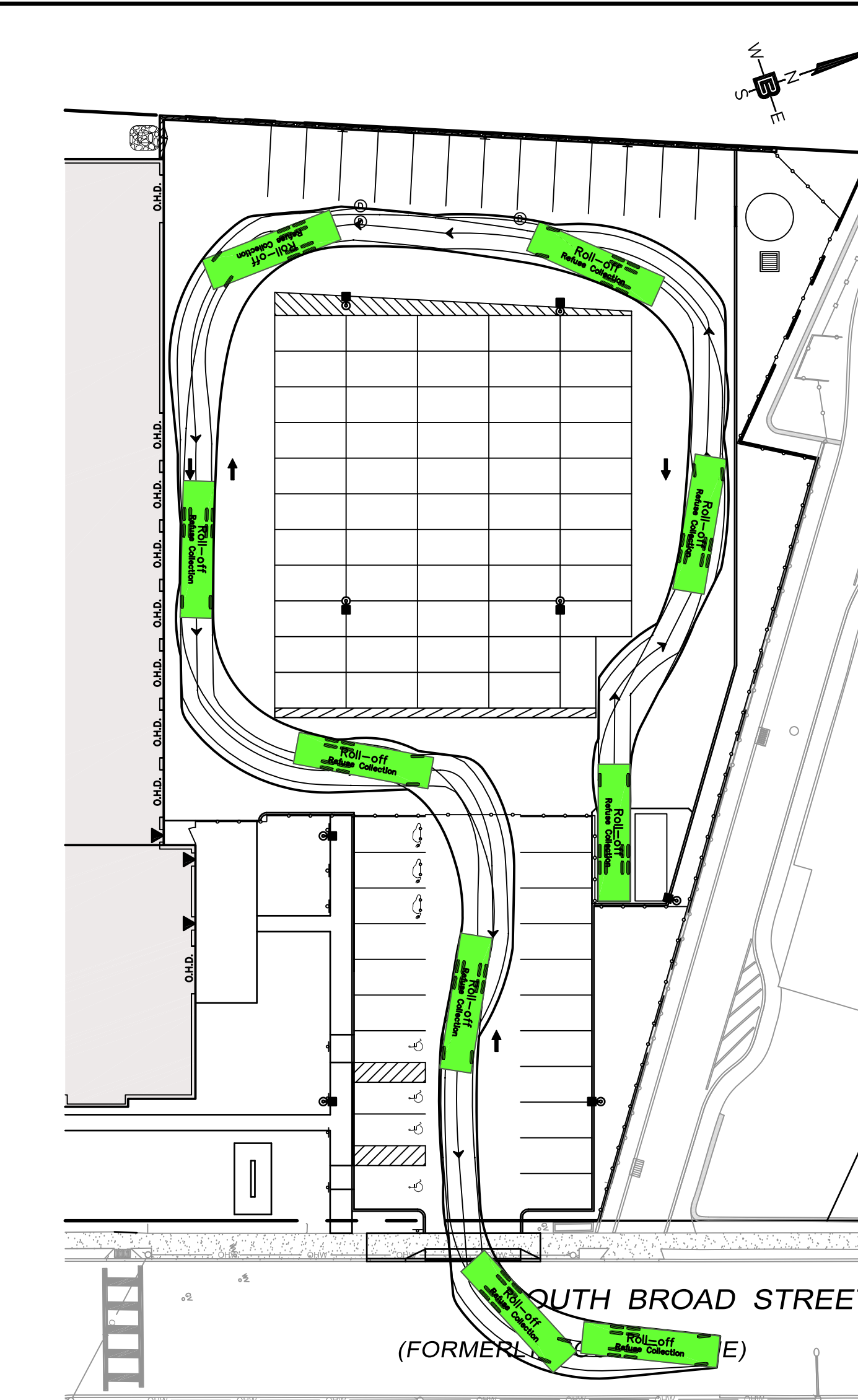
FIRETRUCK CIRCULATION PATH
SCALE: 1" = 30'



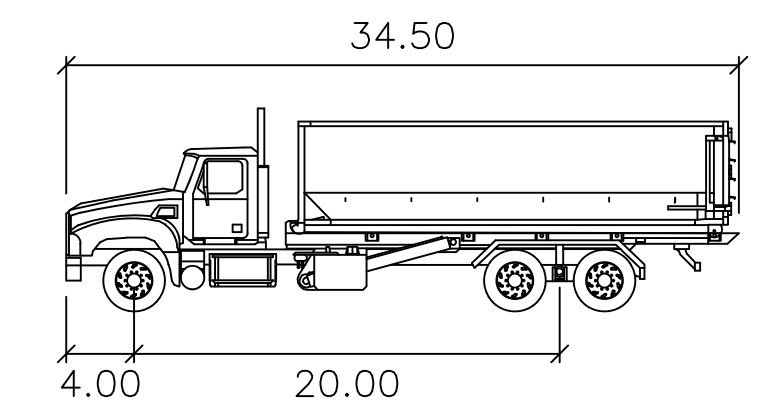
**ROLL OFF DUMPSTER TRUCK CIRCULATION PATH:
ENTERING SITE TO DUMPSTER LOCATION #1**
SCALE: 1" = 30'



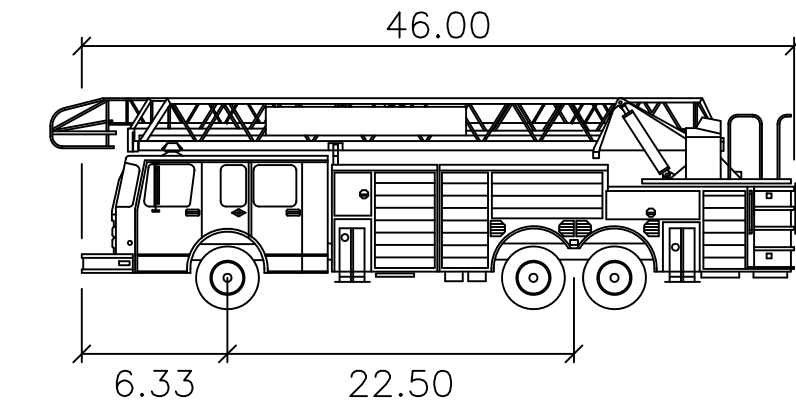
**ROLL OFF DUMPSTER TRUCK CIRCULATION PATH:
ENTERING SITE TO DUMPSTER LOCATION #2**
SCALE: 1" = 30'



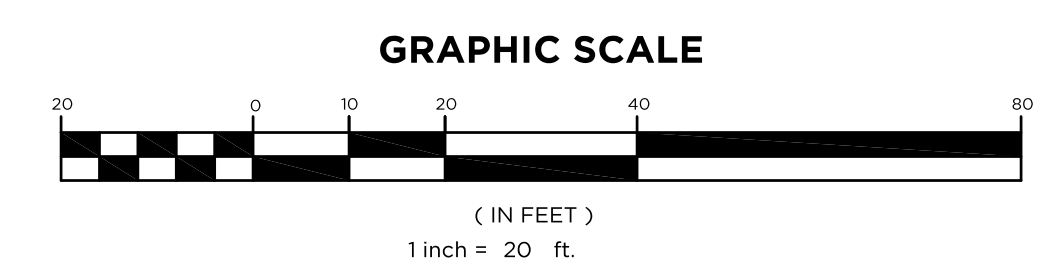
**ROLL OFF DUMPSTER TRUCK CIRCULATION PATH:
EXITING SITE**
SCALE: 1" = 30'



Roll-off
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8

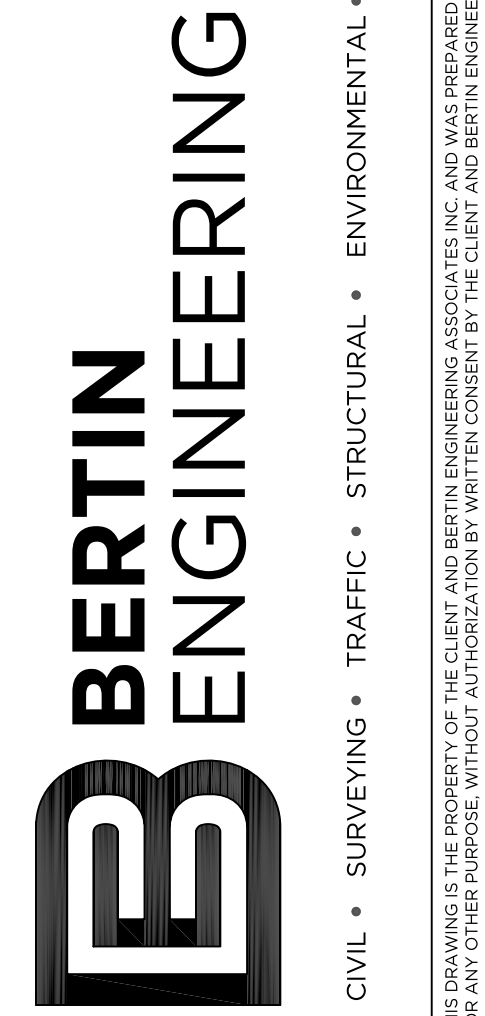


Firetruck 46.00'
Width : 7.99
Track : 6.91
Lock to Lock Time : 6.0
Steering Angle : 40.0



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66 GLEN AVENUE
GLEN ROCK, NJ 07452
P 201.670.6688
F 201.670.3788
www.bertinengineering.com



CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER
CT LIC. NO. 12950 NJ LIC. NO. 28845
MA LIC. NO. 40595 NY LIC. NO. 60022
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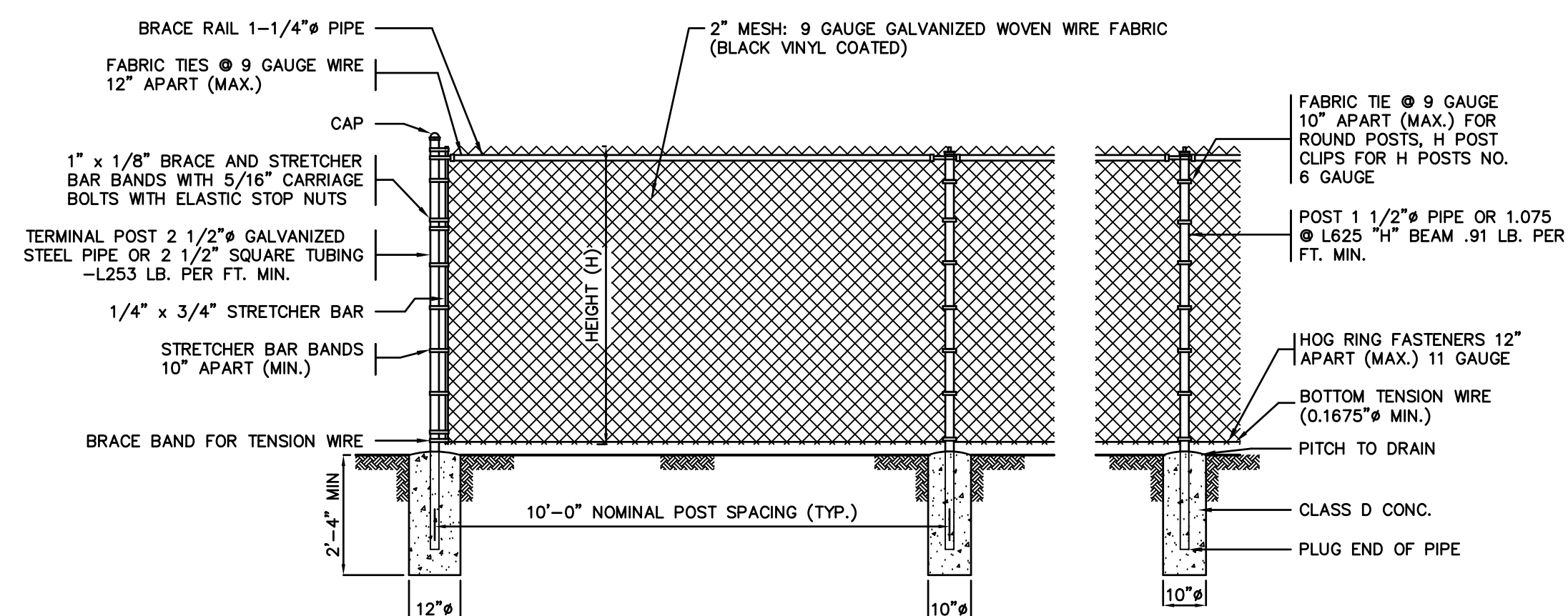
Shan-Pei Fanchiang

DRAWING TITLE
**VEHICLE
CIRCULATION
PLANS**

PROJECT
**MOUNTAIN VIEW
AUTO BODY**
BLOCK 3905, LOTS 12, 13 & 14
246-264 SOUTH BROAD STREET
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY
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CERTIFICATE OF AUTHORIZATION 24GA28068900 / 21MH00002800	
DRAWN BY J.A.S.	CHECKED BY S.P.F.
SCALE 1"=20'	PROJECT NO. 22-146
DATE 2-1-23	REVISION NO. 0
DRAWING NO.	

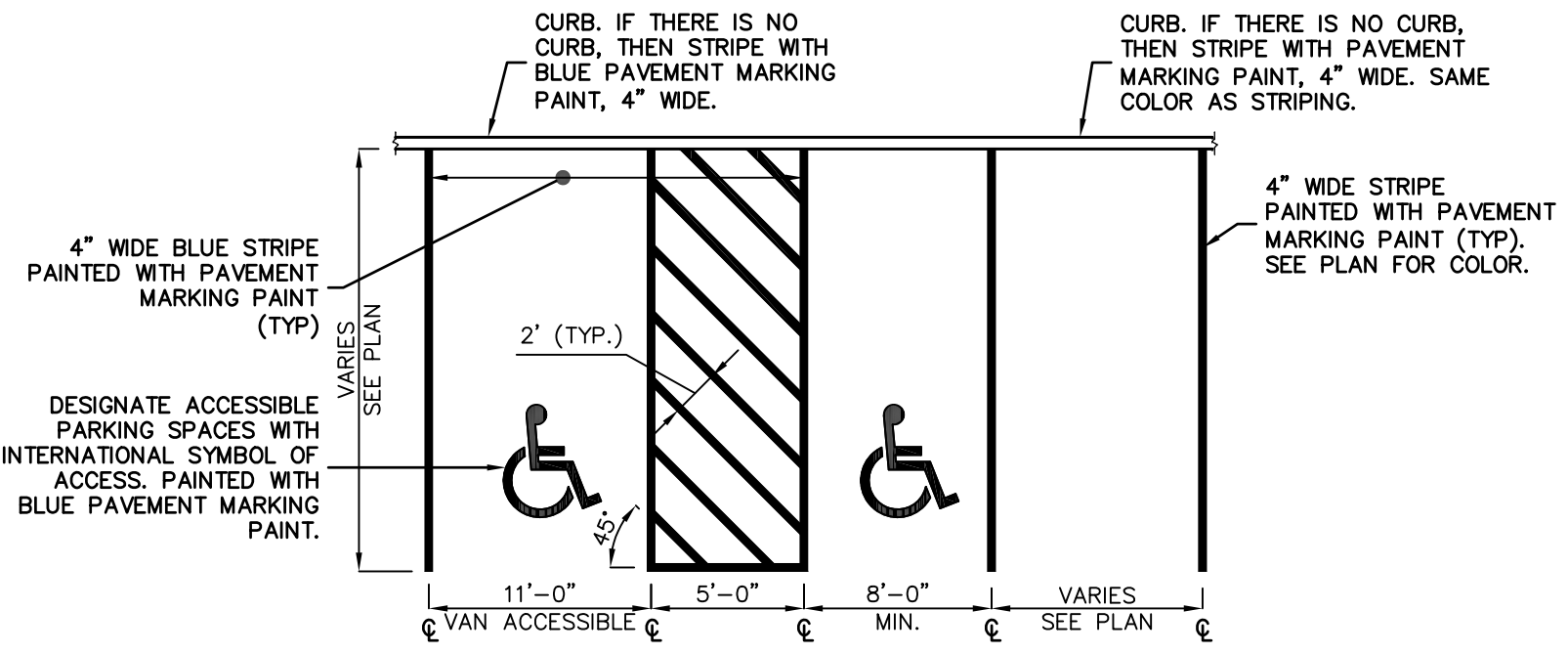
C2.6



- NOTES
1. ALL TIES, HOG RINGS AND CLIPS SHALL BE GALVANIZED.
 2. CAP NOT REQUIRED FOR "H" BEAMS.
 3. FABRIC SHALL BE GALVANIZED WIRE, ALL PIPE TO CONFORM TO CURRENT ASTM DESIGNATION F 1083, SCHEDULE 40, PLAIN END.
 4. BRACE RAIL AND ROD AT CORNER AND END SECTION ONLY.
 5. ALL REFERENCES TO PIPE DIAMETER ARE ASTM NOMINAL SIZE.
 6. WITH THE APPROVAL OF THE ENGINEER, IN SOFT MARSHY GROUND, POSTS MAY BE DRIVEN, THE CONCRETE FOOTING DELETED AND APPROVED DRIVE ANCHORS USED.

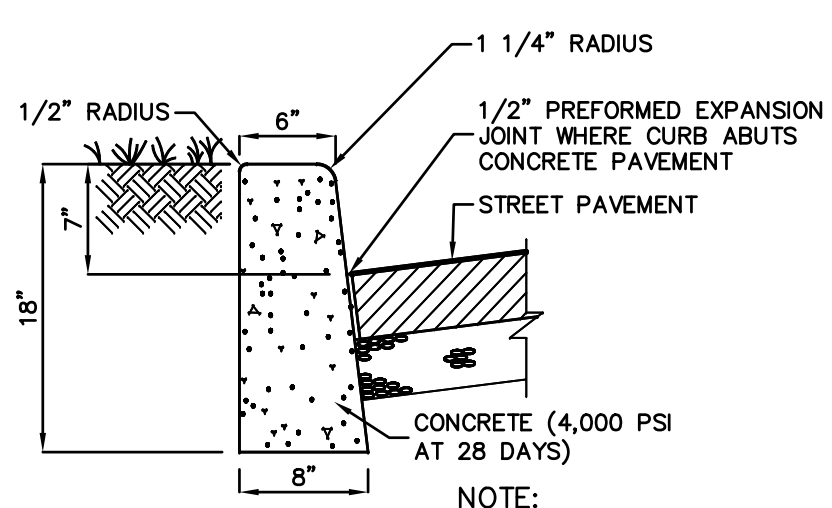
CHAIN LINK FENCE DETAIL

NOT TO SCALE



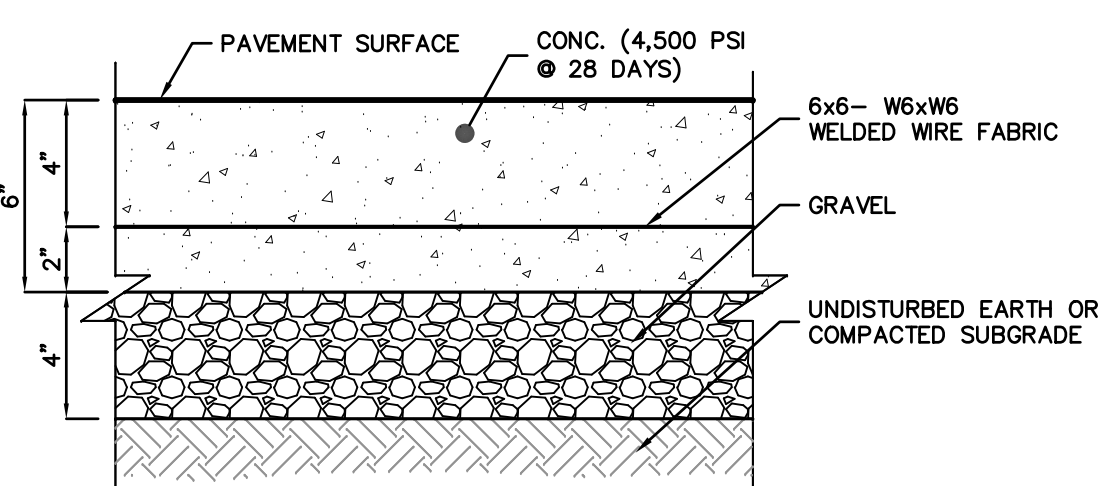
PARKING SPACE STRIPING

NOT TO SCALE



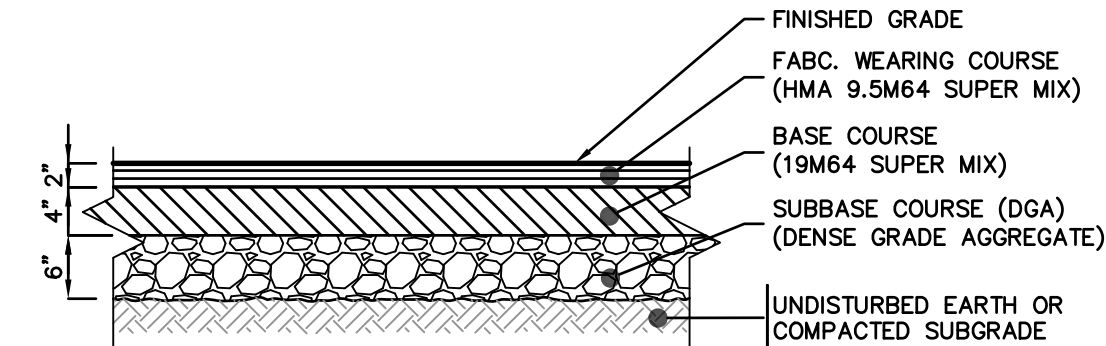
INTERIOR CURB

NOT TO SCALE



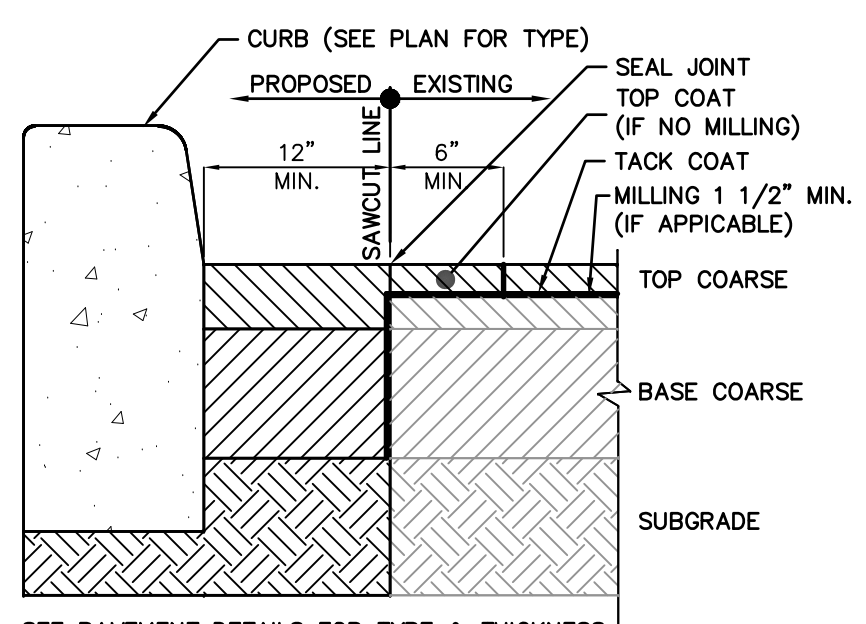
CONCRETE PAVEMENT DETAIL

NOT TO SCALE



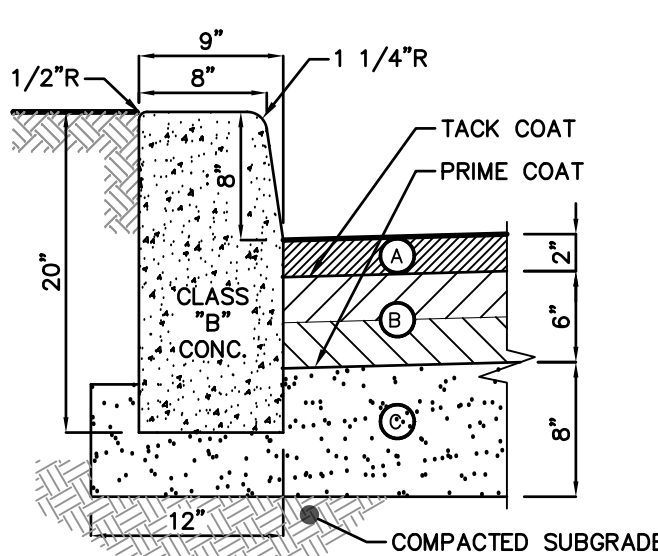
ASPHALT PAVEMENT DETAIL

NOT TO SCALE



PAVEMENT SAWCUT DETAIL FOR NEW CURB

NOT TO SCALE



BERGEN COUNTY CURB

NOT TO SCALE

NOTE:
TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED 10'-0" APART & SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER AASHTO DESIGNATION M215 RECESSED 1/4" FROM TOP & FACE

- Ⓐ BITUMINOUS CONCRETE SURFACE COURSE (MIX 1-4 OR 1-5)
- Ⓑ BITUMINOUS BASE COURSE (2-3" LIFTS)
- Ⓒ DENSE GRADE AGGREGATE BASE COURSE

SEE PAVEMENT DETAILS FOR TYPE & THICKNESS

NOT TO SCALE

NOT TO SCALE

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BERGEN COUNTY DEPRESSED CURB DETAIL

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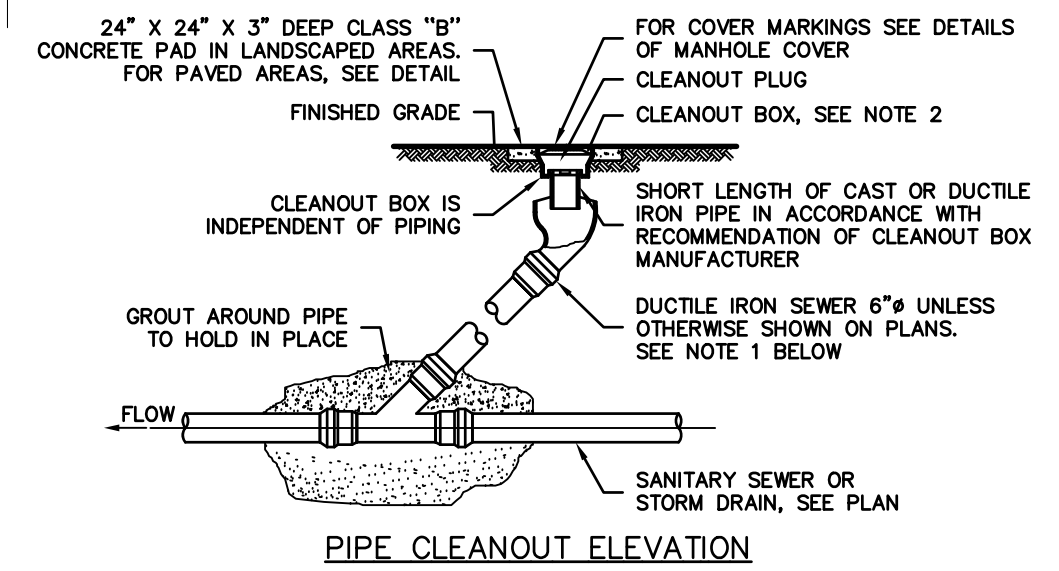
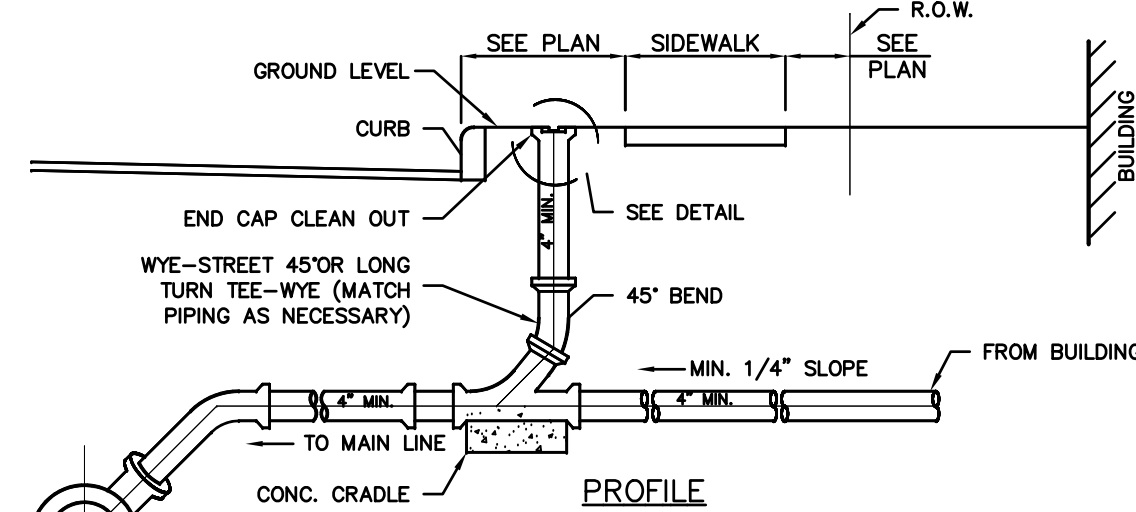
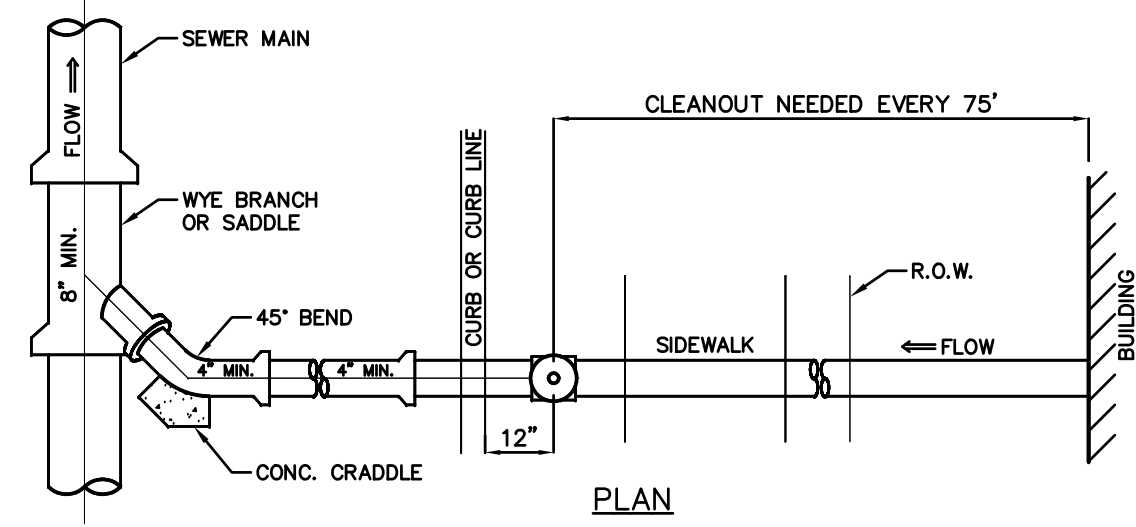
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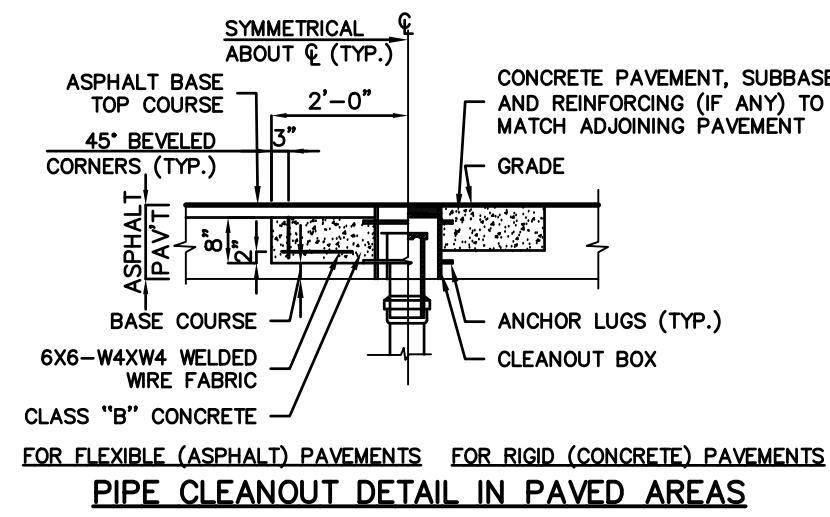
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BERGEN COUNTY DEPRESSED CURB DETAIL



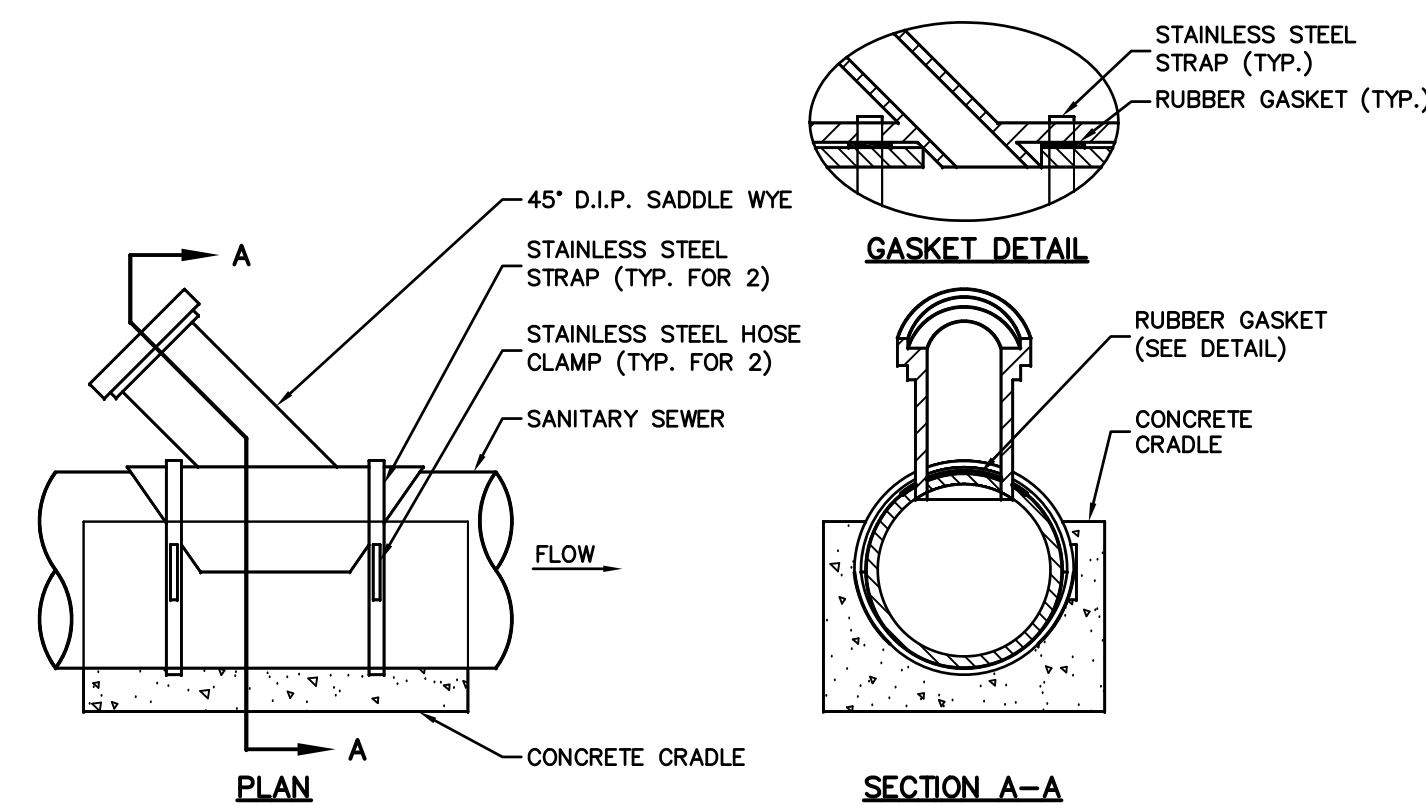
- NOTES:
- CLEANOUT PIPING ASTM A746 CLASS 50 WITH PUSH ON, GASKETED JOINTS. CONTRACTOR SHALL PROVIDE BENDS OR OTHER SPECIAL FITTINGS FOR UNDERGROUND PIPING AS REQUIRED TO FOLLOW ALIGNMENT SHOWN ON PLAN AND TO CONNECT TO SEWER OR DRAIN.
 - HEAVY DUTY CAST IRON FRAME AND COVER DESIGNED FOR HS25 HIGHWAY LOADING. SUBMIT DETAILS FOR APPROVAL.



- NOTES:
- SEE PLAN FOR PIPE SIZES, SLOPE AND LOCATIONS.
 - MAINTAIN 1% MIN SLOPE. USE 2% SLOPE UNLESS OTHERWISE SPECIFIED ON PLAN.
 - CLEANOUTS TO BE AS SHOWN ON PLAN, BUT NOT GREATER THAN 75' O.C. FOR 4" LATERAL.

BUILDING SEWER CONNECTION AND CLEANOUT DETAIL

NOT TO SCALE



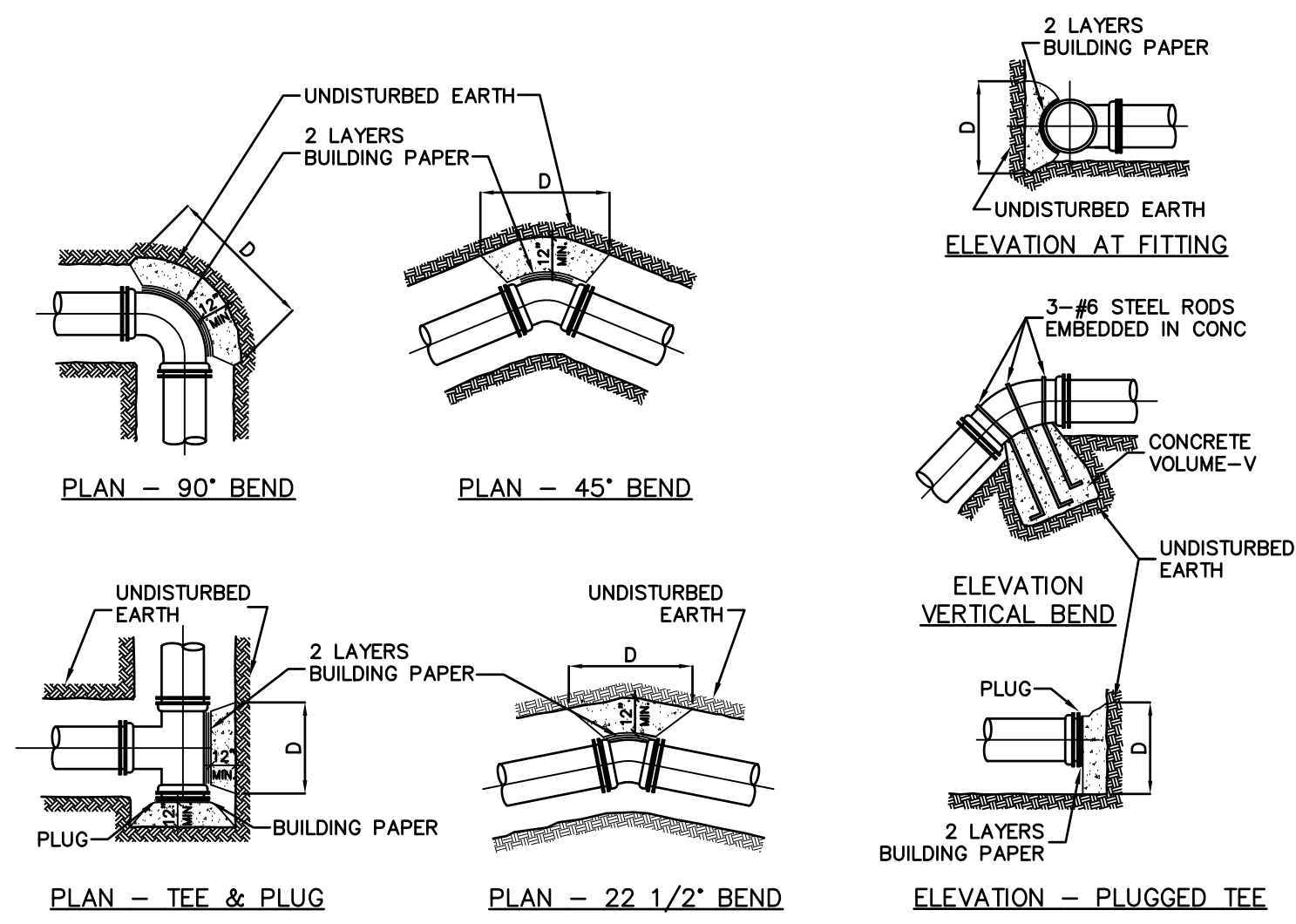
SANITARY SEWER SADDLE WYE CONNECTION

NOT TO SCALE

PIPE DIAMETER (ø)	CONTACT BEARING AREA OF BLOCK WITH EARTH, SQUARE FEET					
	5'-22.5"	23'-45"	46'-90"	TEE CONNECTION	45° WYE	PLUG
4"	0.5	1.4	2.6	1.8	2.2	2.0
6"	1.5	3.0	6.0	4.0	4.5	4.5
8"	2.5	5.0	9.5	6.5	9.5	8.0
10"	4.1	8.0	13.0	9.5	12.5	12.5
12"	5.5	11.5	19.0	13.5	16.0	18.0
16"	9.0	18.0	33.0	23.0	27.0	32.0
20"	14.0	28.0	51.0	36.0	42.0	50.5

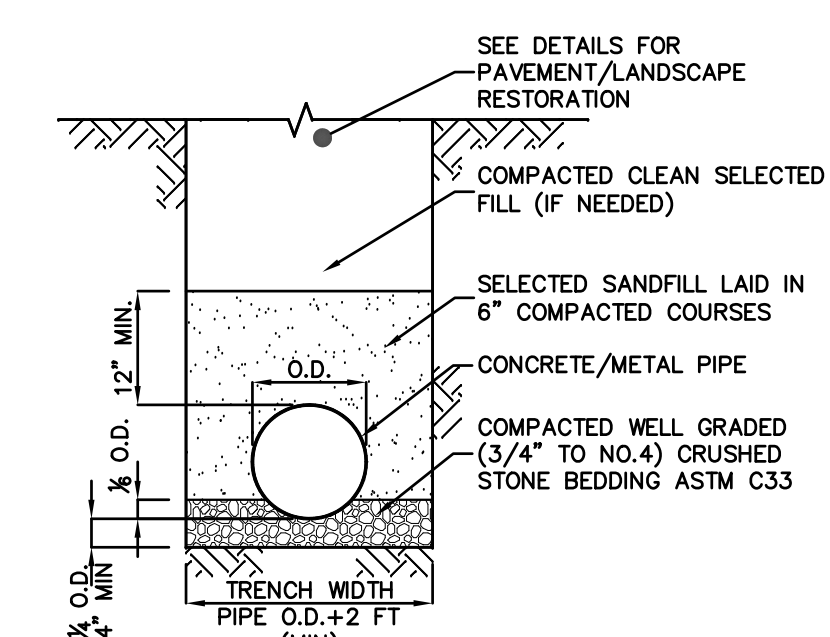
- NOTES:
- BEARING AREA ARE BASED ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 1,000 POUND PER SQUARE FOOT. FOR A LESSER SOIL BEARING CAPACITY THESE AREAS SHALL BE INCREASED ACCORDINGLY.
 - ALL CONCRETE THRUST BLOCKS SHALL BE CLASS "B".
 - THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.
 - NO JOINT SHALL BE COVERED WITH CONCRETE.
 - APPROVED MECHANICAL JOINT RESTRAINTS ARE REQUIRED AT ALL VERTICAL BENDS AND MAY BE USED IN LIEU OF THRUST BLOCK AT HORIZONTAL BENDS AT THE OPTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
 - A BITUMASTIC COATING SHALL BE APPLIED TO ALL BOLTS, NUTS, WASHERS, RODS, THRUST RESTRAINT BOLTS AND ALL UNCOATED HARDWARE.
 - 6 MIL POLY SHEATING SHALL BE PLACED BETWEEN FITTINGS AND CONCRETE THRUST BLOCKS.

THRUST BLOCK SCHEDULE



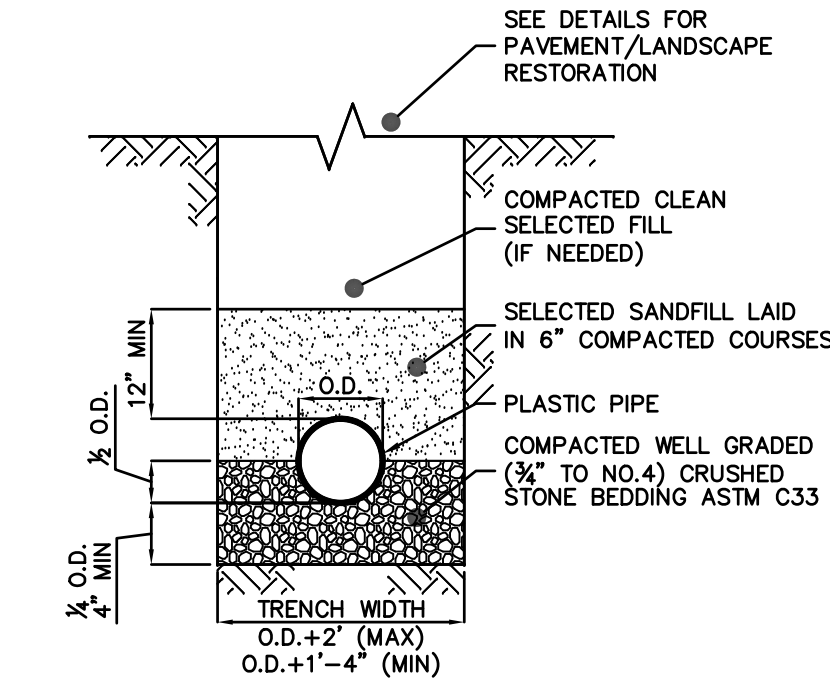
THRUST BLOCK DETAILS

NOT TO SCALE



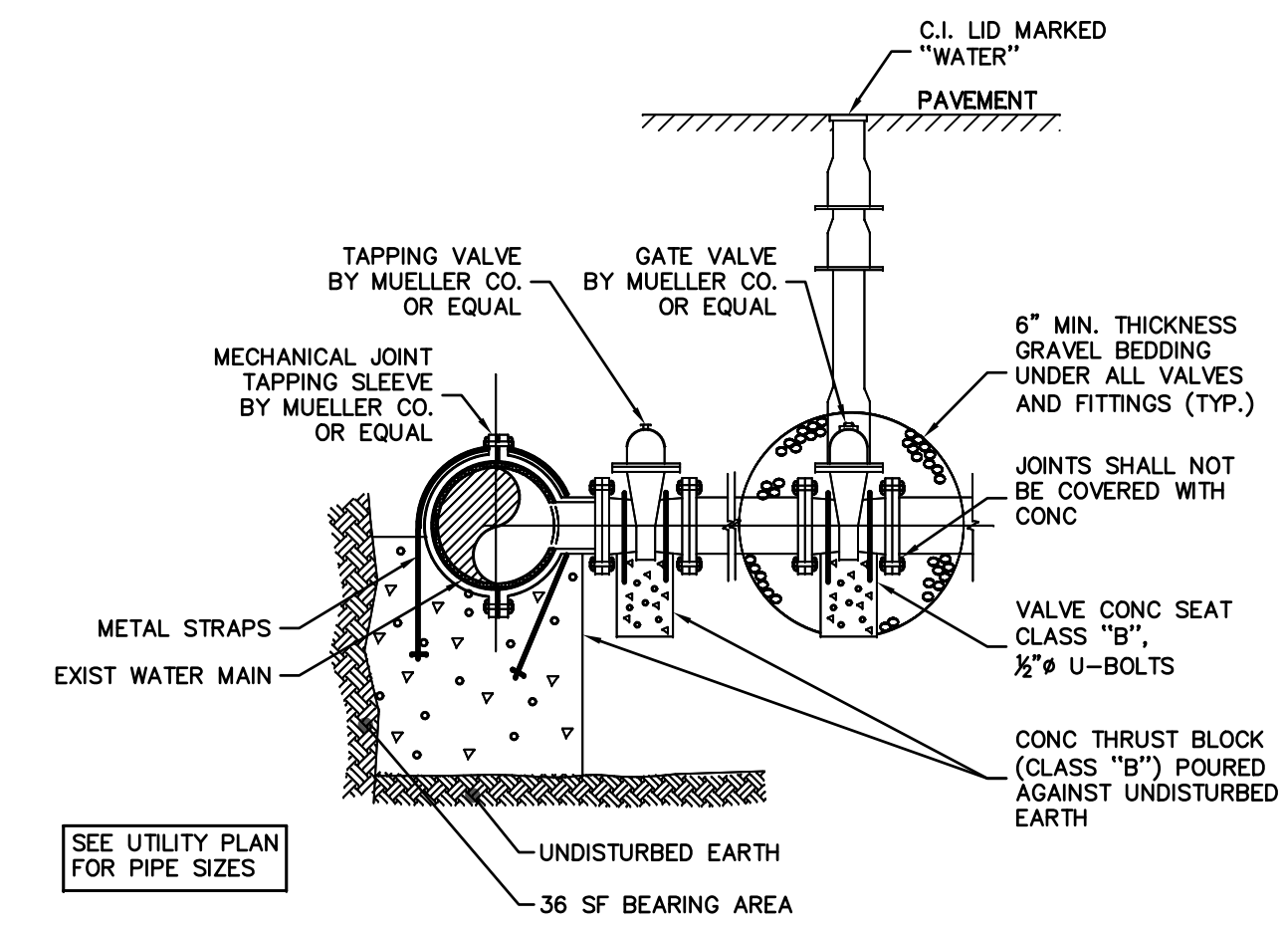
CONCRETE/METAL PIPE IN TRENCH DETAIL

NOT TO SCALE



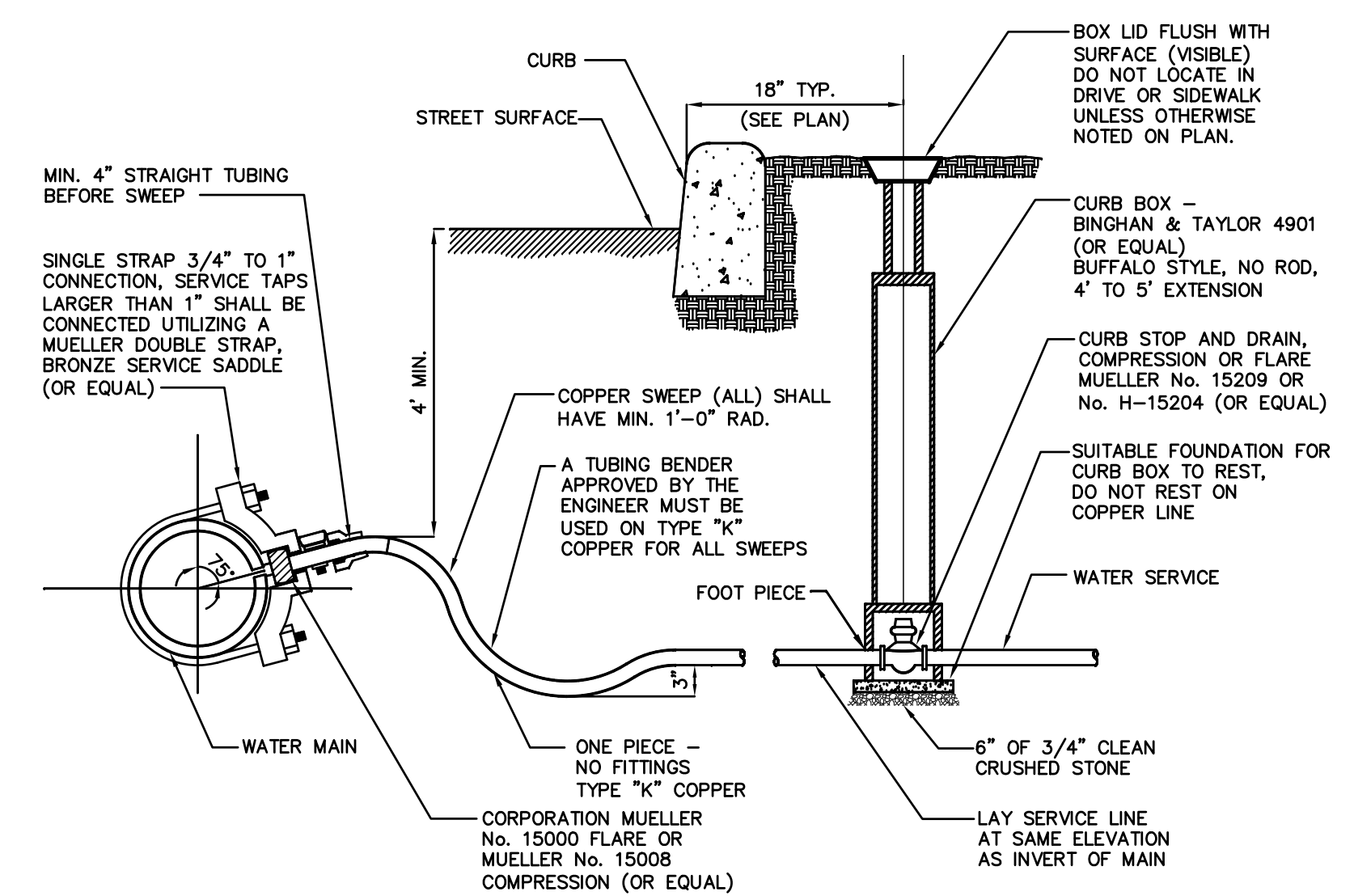
PLASTIC PIPE IN TRENCH

NOT TO SCALE



WATER MAIN TAPPING (OVER 4" NPS)

NOT TO SCALE



WATER SERVICE CONNECTION (3/4" TO 2" NPS)

NOT TO SCALE

66 GLEN AVENUE
 GLEN ROCK, NJ 07452
 P: 201.870.6688
 F: 201.870.9788
 www.bertinengineering.com

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CALISTO J. BERTIN, P.E.
 PROFESSIONAL ENGINEER
 CT LIC. NO. 12950 NJ LIC. NO. 28845
 MA LIC. NO. 40595 NY LIC. NO. 60022
 NH LIC. NO. 9368 RI LIC. NO. 6694

SHAN-PEI FANCHIANG, P.E.
 PROFESSIONAL ENGINEER
 NJ LIC. NO. 37073
 NY LIC. NO. 071209

NO.	DATE	REVISION

UTILITY DETAILS

DRAWING TITLE
UTILITY DETAILS

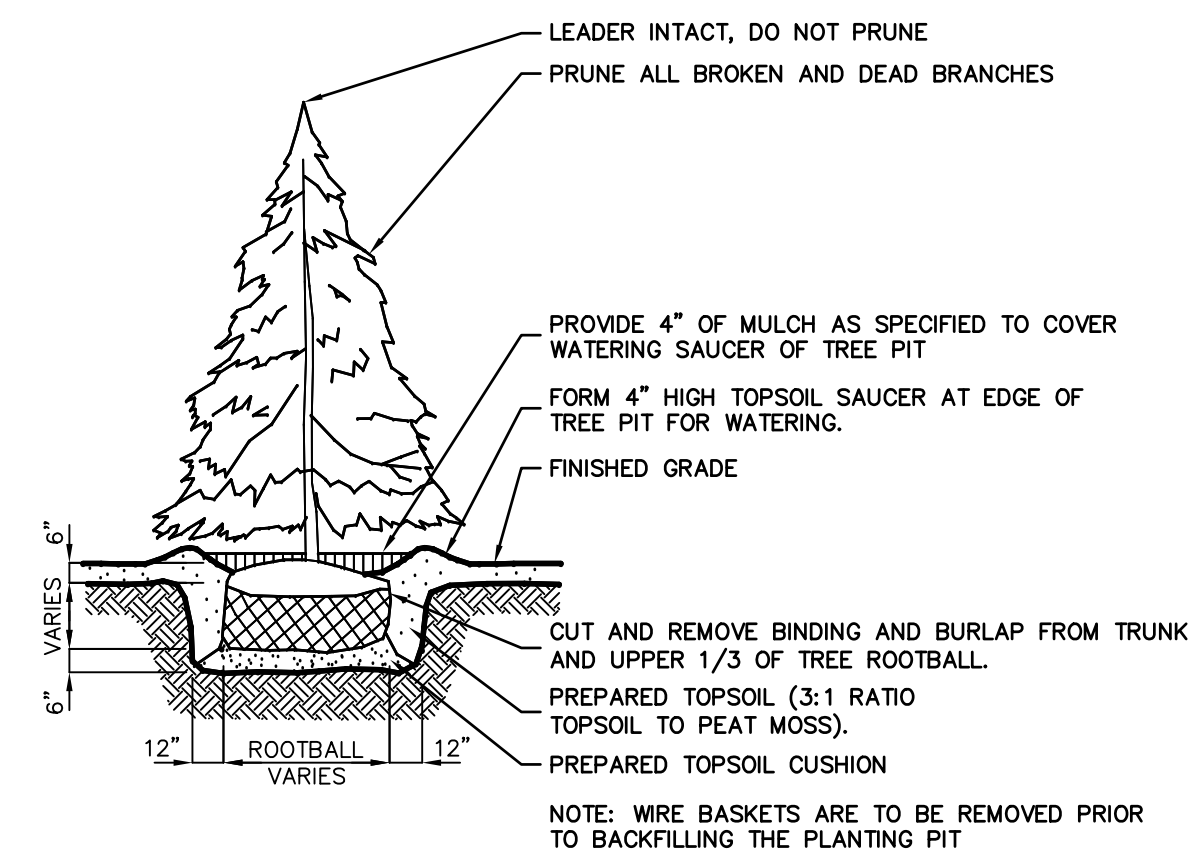
PROJECT
MOUNTAIN VIEW AUTO BODY
 BLOCK 3905, LOTS 12, 13 & 14
 246-264 SOUTH BROAD STREET
 VILLAGE OF RIDGEWOOD
 BERGEN COUNTY, NEW JERSEY

CLIENT
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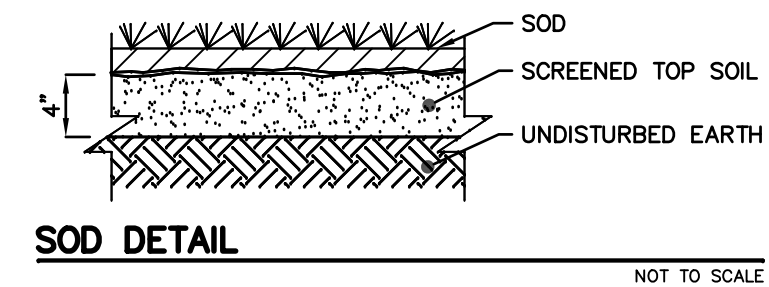
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SCALE: AS SHOWN	PROJECT NO: 22-146
DATE: 6-13-22	REVISION NO: 0

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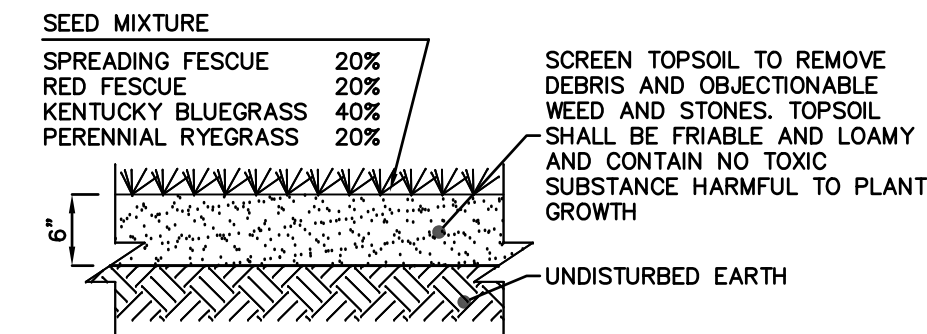
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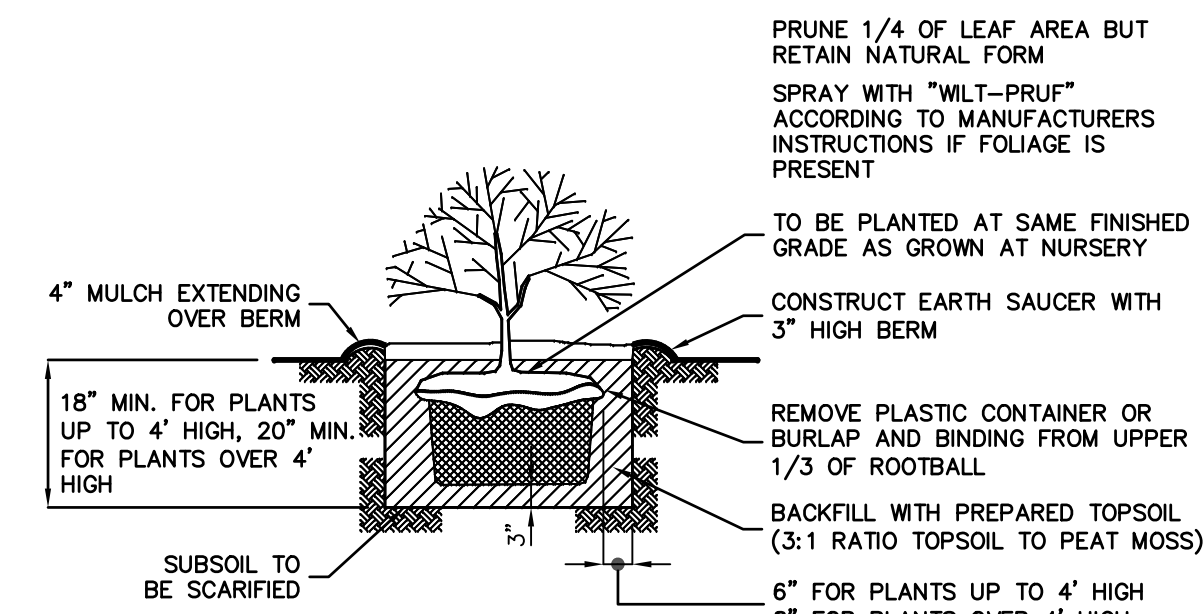
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



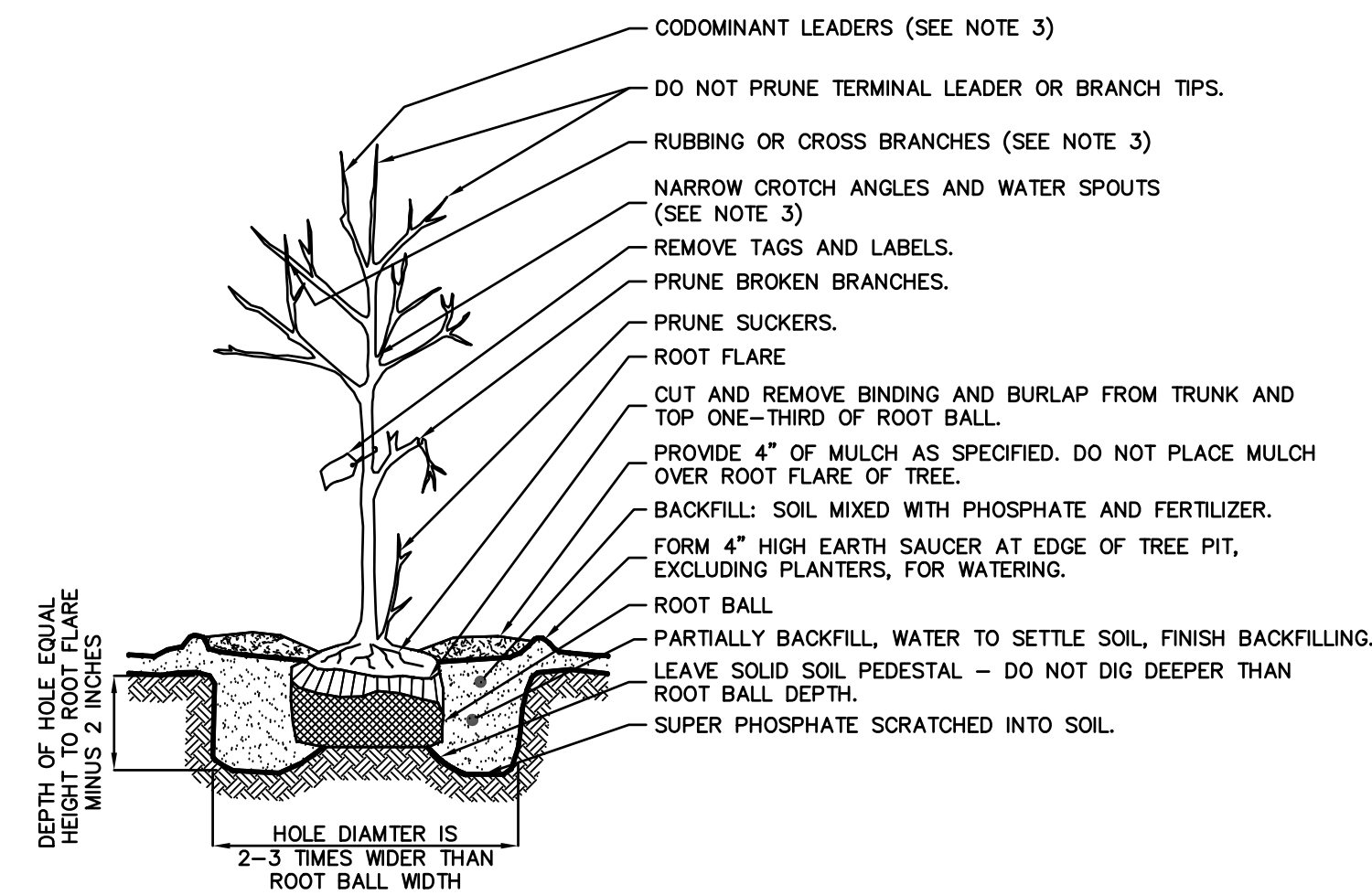
SOD DETAIL
NOT TO SCALE



TOP SOIL & GRASS DETAIL
NOT TO SCALE

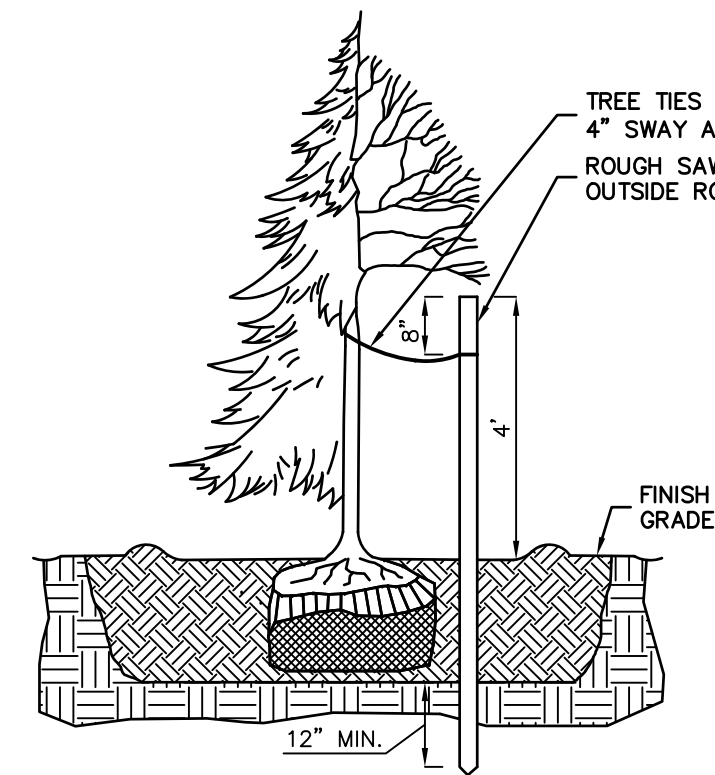


SHRUB PLANTING DETAIL
NOT TO SCALE



- NOTES:
1. WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.
 2. IF TRUNK WRAPPING IS REQUIRED USE A WATERPROOF, BIODEGRADABLE TREE WRAP WITH 50% OVERLAP SECURED WITH HEMP CORD TO FIRST BRANCHING.
 3. AT TIME OF PLANTING, ONLY PRUNE DEAD OR BROKEN BRANCHES, ANY SUCKERS AND ANY BRANCHES THAT MAY BE A HAZARD TO PEDESTRIANS. AT 2-3 YEARS AFTER PLANTING, PRUNE THE FOLLOWING: CODOMINANT LEADERS, RUBBING OR CROSS BRANCHES, WATER SPOUTS AND BRANCHES WITH NARROW CROTCH ANGLES.

TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



TREE STAKING DETAIL
NOT TO SCALE

- TREE STAKING NOTES:**
1. STAKES TO BE CONSTRUCTION GRADE ROUGH SAWN OR FINISHED DOUGLAR FIR OR PINE. STAKE SIZE TO BE 1 1/2" X 1 1/2" BY THE FOLLOWING LENGTHS:
 - TREES 36" AND SHORTER (AT TIME OF PLANTING): USE ONE (1) 8 FT LONG (APPROX.) STAKE
 - TREES TALLER THAN 36" (AT TIME OF PLANTING): USE TWO (2) 8 FT LONG (APPROX.) STAKES
 2. DRIVE STAKES VERTICALLY AND AT LEAST 12" INTO UNDISTURBED SOIL. DO NOT DRIVE STAKES THROUGH ROOT BALL. LOCATE STAKES TO BEST RESIST PREVAILING WINDS WHERE POSSIBLE.
 3. TREE TIES TO BE EITHER:
 - A. PLASTIC CHAIN TYPE APPROX. 1" WIDTH BY 1/8" DEPTH. WHERE TWO STAKES ARE REQUIRED, CROSS THE TIES BETWEEN STAKES AND WRAP TIE ONCE AROUND TREE. FASTEN SECURELY TO STAKE.
 - B. 2 STRANDS OF #12 GAUGE GALV. ANNEALED STEEL WIRE TWISTED. PORTION OF WIRE THAT GOES AROUND THE TREE TO BE ENCLOSED IN NEW BLACK REINFORCED RUBBER HOSE. WIRE IS TO BE DOUBLE WRAPPED AROUND STAKE AND TWISTED TO TIGHTEN.

LAWNS: SODDING AND SOIL PREPARATION NOTES

1. CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" OF TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA. CONTRACTOR SHALL FULLY EXCAVATE ANY PLANTING AREA THAT IS DISTURBED AND REPLACE WITH TOPSOIL. SCARIFY SOIL TO DEPTH OF 3± INCHES PRIOR TO APPLICATION.
3. LAWNS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED WITH 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 LBS/1,000 SF.
4. WATER AND MAINTAIN GRASS UNTILL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
5. FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRIZNG MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
6. ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

LAWNS: SEEDING AND SOIL PREPARATION NOTES

1. CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" OF TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA. CONTRACTOR SHALL FULLY EXCAVATE ANY PLANTING AREA THAT IS DISTURBED AND REPLACE WITH TOPSOIL.
3. HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
4. PROVIDE FRESH, CLEAN NEW-CROP "PREMIUM" GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
 - 40% KENTUCKY BLUEGRASS
 - 30% PERENNIAL RYE GRASS
 - 30% TURF TYPE TALL FESCUE
5. APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRES (4 LBS/1,000 SF).
6. SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
7. LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWNS SHALL BE FERTILIZED WITH 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 LBS/1,000 SF. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
8. MULCH SEEDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS/1,000 SF). GRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH.
9. WATER AND MAINTAIN GRASS UNTILL STAND IS ESTABLISHED AND READ FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
10. FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
11. FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
12. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
13. ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

66 GLEN AVENUE
GLEN ROCK, NJ 07452
P: 201.870.6688
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CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER
CT LIC. NO. 12950 NJ LIC. NO. 28845
MA LIC. NO. 40595 NY LIC. NO. 60022
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SHAN-PEI FANCHIANG, P.E.
PROFESSIONAL ENGINEER
NJ LIC. NO. 37073
NY LIC. NO. 071209

Shan-Pei Fanchiang

DRAWING TITLE
LANDSCAPE DETAILS

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MOUNTAIN VIEW AUTO BODY

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VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY

CLIENT
MOUNTAIN VIEW AUTO
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WAYNE, N.J. 07470

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DRAWING NO.
C3.4