

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 COLLECTION SYSTEM AND BACKFILL.
- 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.

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
- TREELINE
- 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
- PROPOSED SANITARY LINE
- DRAINAGE LINE (UNDER 15")
- DRAINAGE LINE (15" & UP)
- SAWCUT LINE
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR LINE
- MEET EXISTING GRADE
- EXISTING TO REMAIN
- HP HIGH POINT
- TRAFFIC SIGN
- AREA LIGHT

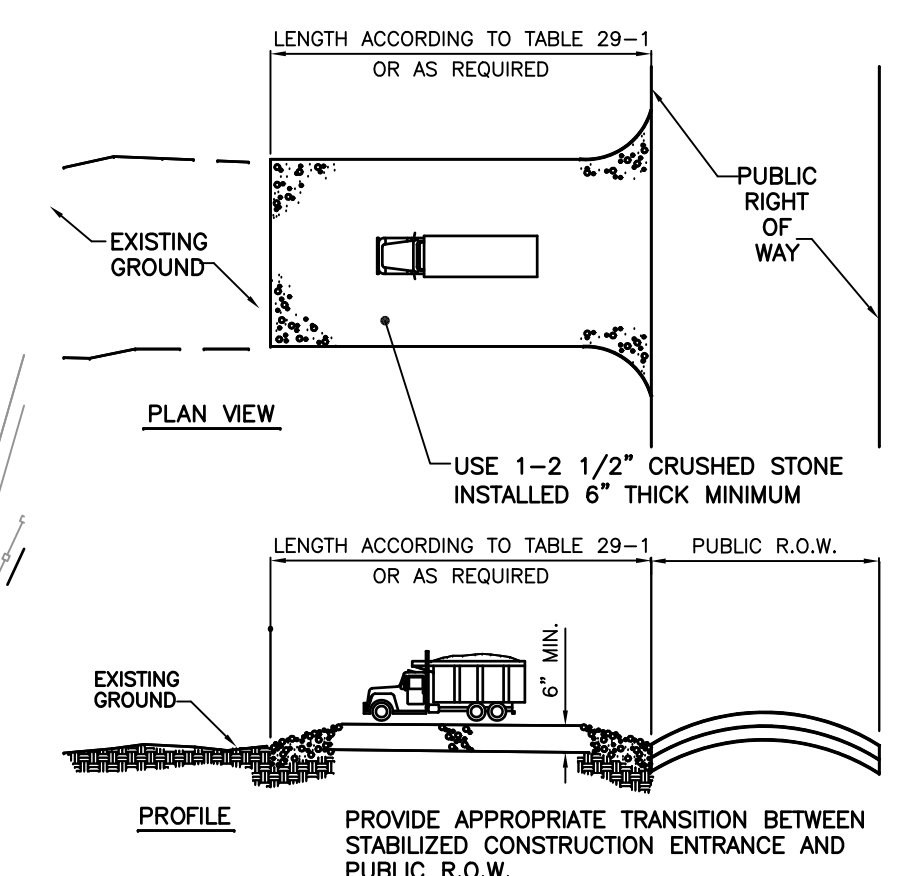
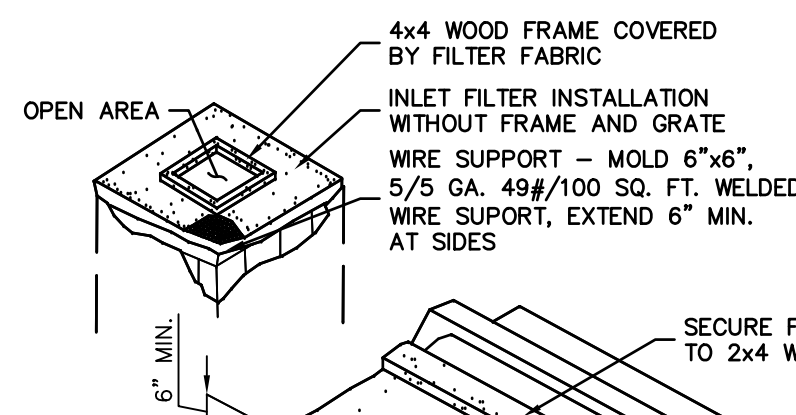


TABLE 29-1: LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

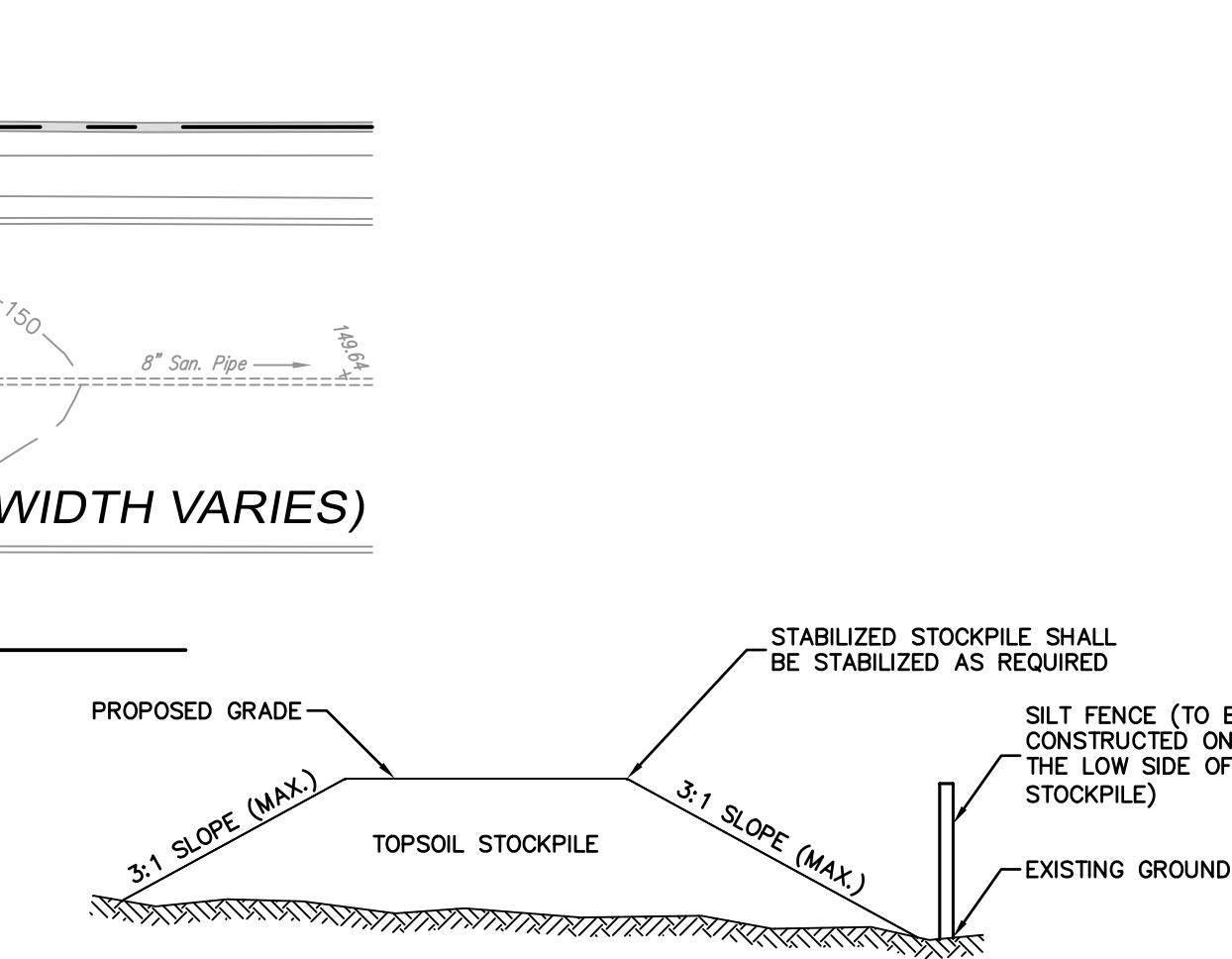
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	



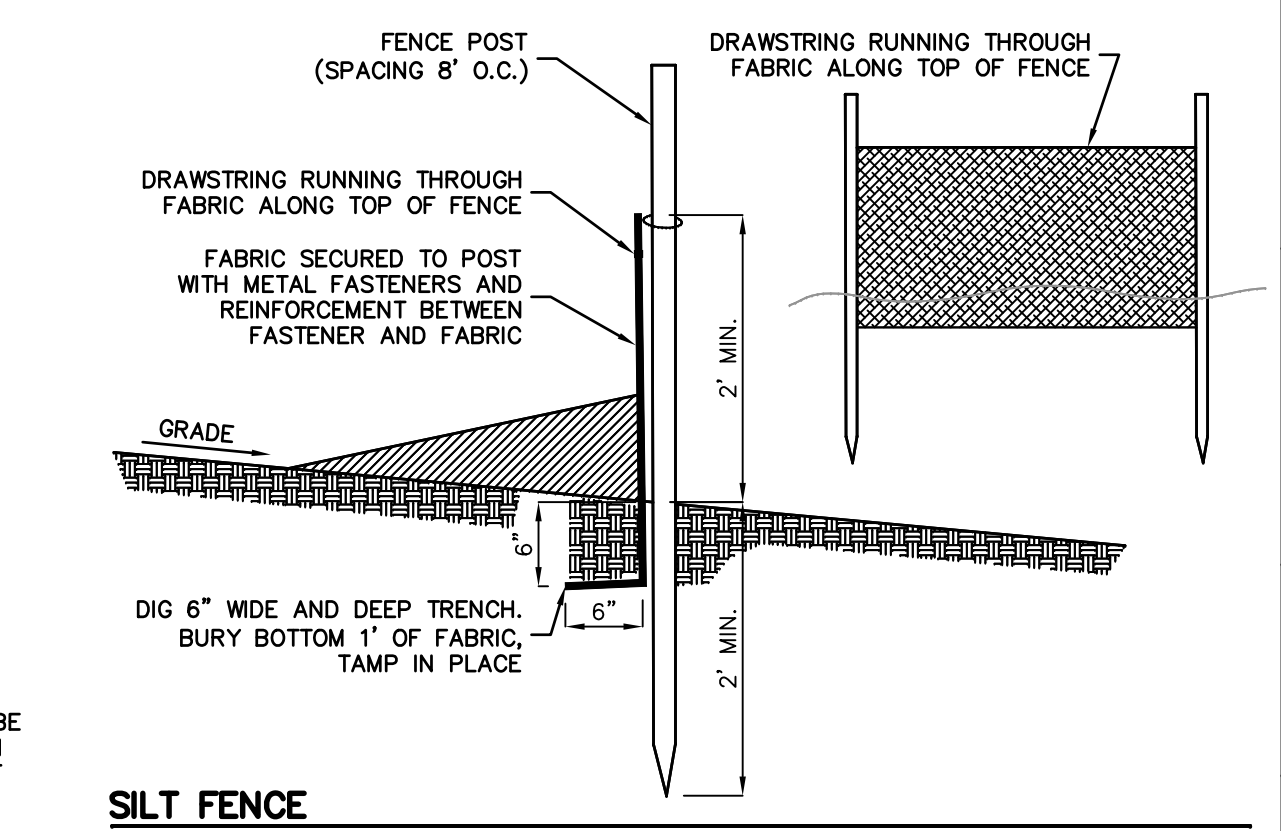
- NOTES**
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EACH STORM.
 2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.
 3. THE PROTECTION IS DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

STABILIZED CONSTRUCTION ACCESS NOT TO SCALE

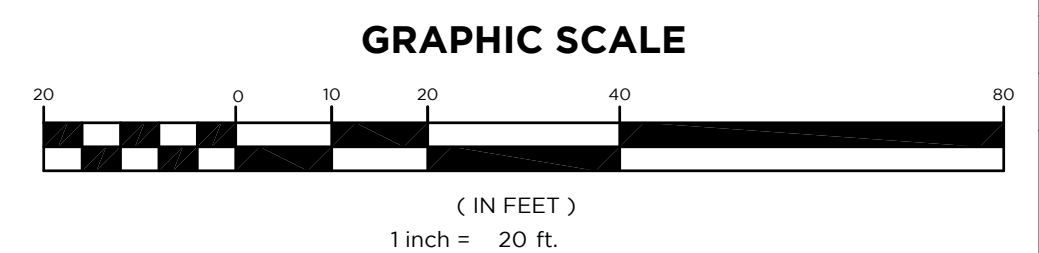
INLET FILTER NOT TO SCALE



TOPSOIL STOCKPILE DETAIL NOT TO SCALE



SILT FENCE NOT TO SCALE



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

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CIVIL • SURVEYING • TRAFFIC • STRUCTURAL • ENVIRONMENTAL • MECHANICAL • LANDSCAPE

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
1	10-20-22	ADD MONUMENT SIGN WITH PLANTING BED
2	2-11-23	ADJUST WATER TREATMENT UNIT LOCATION AND GRADING
3	5-8-23	UPDATE PLAN PER SITE LAYOUT CHANGE
4	2-8-24	ADD INLET FILTER AND DETAIL
5	11-11-24	UPDATE PER SITE LAYOUT CHANGE
6	2-25-25	ADD FRONT WARD BEEM (ALT-1)

GRADING UTILITY & 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

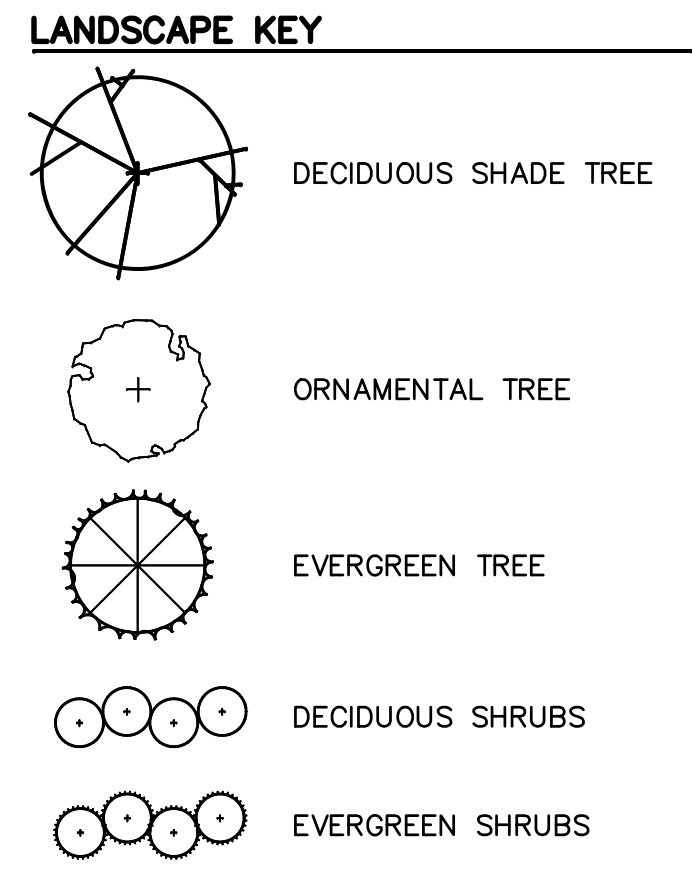
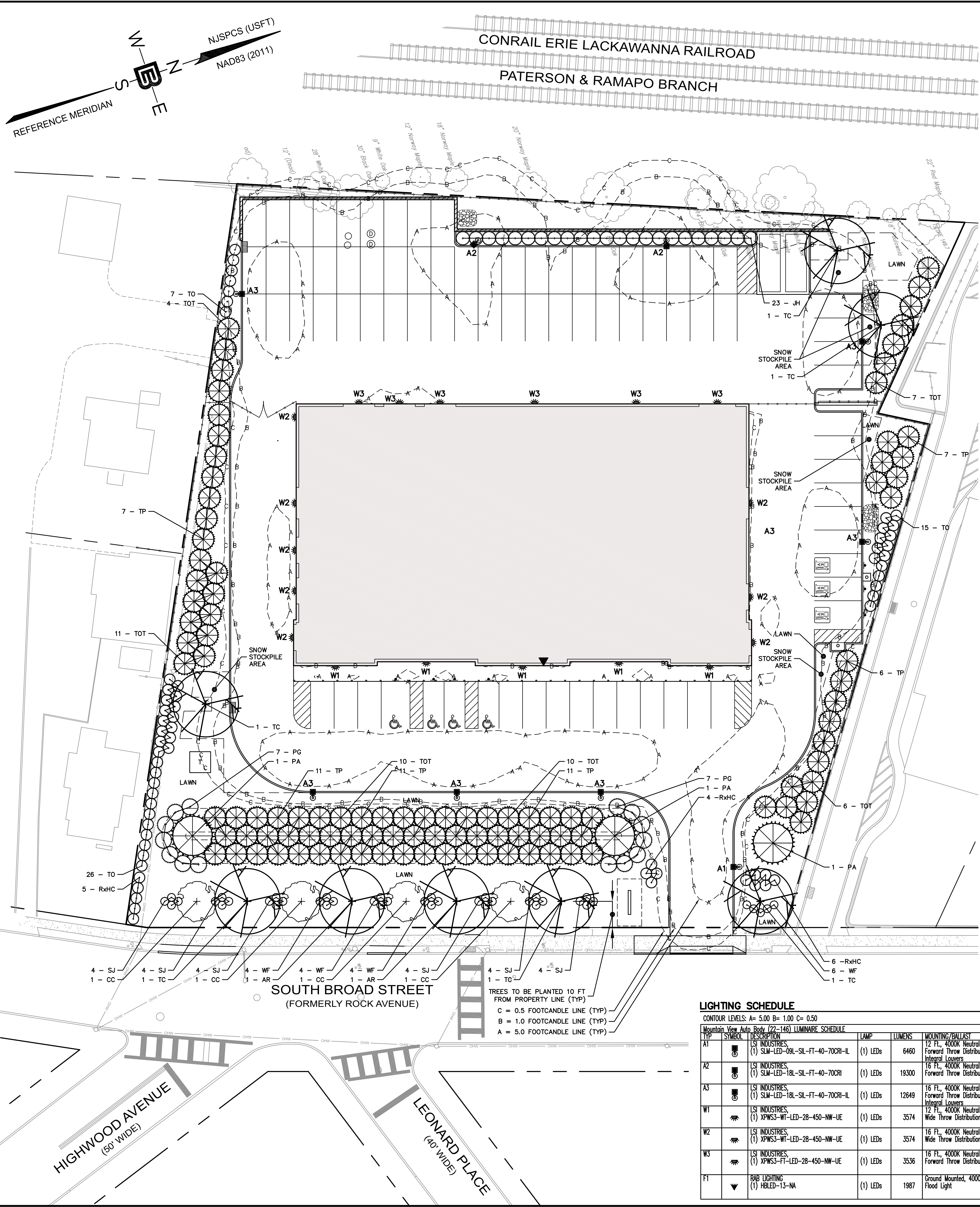
CLIENT
MOUNTAIN VIEW AUTO
 96 NEWARK POMPTON TURNPIKE
 WAYNE, N.J. 07470

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: 6
 DRAWING NO:

C2.3

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PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE		MATURE SIZE		SPACING
				HEIGHT	ROOT	HEIGHT	SPREAD	
DECIDUOUS SHADE TREES								
AR	2	ACER RUBRUM	RED MAPLE	10' - 12' 2" CAL. (MIN.)	B&B	40'-50'	30'-40'	40' O.C.
TC	6	TILIA CORDATA "GREENSPIRE"	GREENSPIRE LINDEN	10' - 12' 2" CAL. (MIN.)	B&B	40'-50'	30'-35'	40' O.C.
ORNAMENTAL TREES								
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	4' - 6' 2" CAL. (MIN.)	B&B	20'-30'	20'-30'	40' O.C.
EVERGREEN TREES								
PA	3	PICEA ABIES	NORWAY SPRUCE	6' MIN.	B&B	40'-60'	25'-30'	AS SHOWN
DECIDUOUS SHRUBS								
SJ	24	SPIRAEA JAPONICA "LITTLE PRINCESS"	LITTLE PRINCESS JAPANESE SPIREA	15" - 18"	CONT.	2'-3"	3'-4"	3' O.C.
WF	18	WEIGELA FLORIDA "BOKRASPIW"	SPILLED WINE WEIGELA	15" - 18"	CONT.	2'-3"	2'-4"	3' O.C.
EVERGREEN SHRUBS								
JH	23	JUNIPERUS HORIZONTALIS "BAR HARBOR"	BAR HARBOR JUNIPER	24" - 36"	CONT.	4'-5"	4'-5"	4' O.C.
PG	14	PICEA GLAUCA "CONICA"	DWARF ALBERTA SPRUCE	4' - 6'	B&B	6'-10"	5'-8"	6' O.C.
RxHC	15	RHOODODENDON X "HINO-CRIMSON"	HINO-CRIMSON AZALEA	15" - 18"	CONT.	3'-5"	3'-5"	4' O.C.
TO	48	THUJA OCCIDENTALIS "ARBORVITAE"	EMERALD GREEN ARBORVITAE	5' MIN.	CONT.	10'-15"	3'-5"	4' O.C.
TOT	48	THUJA OCCIDENTALIS "TECHNY"	TECHNY ARBORVITAE	5' MIN.	CONT.	12'-15"	6'-8"	8' O.C.
TP	51	THUJA PLICATA X "STANDISHII 'GREEN GIANT'"	THUJA GREEN GIANT	5' MIN.	B&B	40'-60'	10'-15'	8' O.C.

* OVER TIME, TECHNY ARBORVITAE MAY REACH 30+ FEET TALL AND 16+ FEET WIDE
B&B = BALLED AND BURLAPPED
CONT. = CONTAINER

- ### LANDSCAPE MAINTENANCE NOTES
- PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING.
 - TREES AND SHRUBS:** MAINTAIN FOR THE FOLLOWING MAINTENANCE PERIOD BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. RESTORE OR REPLACE DAMAGED TREE WRAPPINGS.
GROUND COVER AND PLANTS: MAINTAIN FOR THE FOLLOWING MAINTENANCE PERIOD BY WATERING, WEEDING, FERTILIZING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
THOSE PERFORMING SUCH WORK ARE PROFESSIONALS CERTIFIED IN SUCH WORK (ISA CERTIFIED, CERTIFIED TREE EXPERT CERTIFICATION AND/OR SHOW PROOF OF NOT LESS THAN 5 YEARS EXPERIENCE IN SUCH HORTICULTURAL WORK HAS BEEN OBTAINED).
 - MAINTENANCE PERIOD: 24 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE BOROUGH'S LANDSCAPE ARCHITECT AND/OR BOROUGH OFFICIAL HAVING JURISDICTION.
 - NORMAL MAINTENANCE AND CARE OF ALL PLANT MATERIAL (WATERING, ETC.) SHALL TAKE PLACE PRIOR TO THE DETERMINATION OF SUBSTANTIAL COMPLETION AS WELL IN ORDER TO PLANTED MATERIAL HEALTHY.

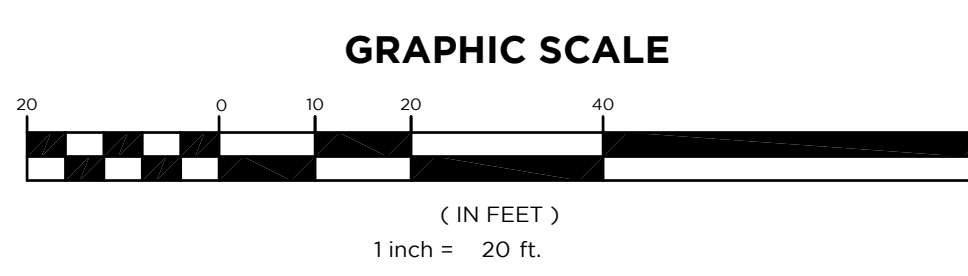
- ### LANDSCAPE NOTES
- ALL LANDSCAPED AREAS TO RECEIVE A TWELVE INCH (12") LAYER OF COMPACTED TOPSOIL.
 - ALL PLANT MATERIAL TO BE BALLED & BURLAPPED AND CONFORM TO U.S.A. STANDARD FOR NURSERY STOCK U.S.A. Z 60.1-1969.
 - SHRUBS SHALL BE PLANTED IN PITS WITHIN THE BED ONE FOOT GREATER THAN THE SPREAD OF THE ROOTS AND 18" DEEP BELOW FINISH GRADE OR AS DEEP AS IS NECESSARY TO PROPERLY SET THE PLAN AT FINISH GRADE. THE DEPTH OF THE PLANTING PIT SHALL BE ADJUSTED AS NECESSARY TO PERMIT A MINIMUM OF (3") THREE INCHES OF TOPSOIL UNDER BALL OF ALL PLANTS.
 - TOP SOIL USED FOR PLANTING SHALL BE A MIXTURE OF THREE PARTS TOP SOIL TO ONE PART PEAT.
 - IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE & SHRUB PITS SHALL BE MULCHED WITH A (4") FOUR INCH LAYER OF ROOT MULCH. THE LIMIT OF THIS MULCH FOR TREES SHALL BE AREA OF THE PIT & FOR SHRUBS IN BEDS, THE ENTIRE AREA OF SHRUB BED.
 - CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. NYLON ROPE AND OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
 - IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
 - IF THE CONTRACTOR FINDS QUESTIONABLE SUBGRADE MATERIAL/SOIL CONDITIONS THAT ARE DELETERIOUS TO PLANT SURVIVAL AND GROWTH OR INHIBIT DRAINAGE HE SHALL NOTIFY THE BOROUGH LANDSCAPE ARCHITECT AND OWNER'S LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIALS UPON FINDINGS OF SUCH QUESTIONABLE MATERIAL.
 - PLANT GROUNDCOVERS IN 8" DEEP TOPSOIL BED CONSISTING OF 3 PARTS TOPSOIL AND 1 PART HUMUS. PLANT BULBS IN NATURALIZED DRIFTS.
 - TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL CONSTRUCTION DISTURBANCES, OR STORAGE OF EQUIPMENT, WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT, CONTRACTOR TO FIELD VERIFY AREAS OF SEED AND OF SOD PRIOR TO SUBMITTING BID.
 - CONTRACTOR SHALL REVIEW THE "PROTECTION AGAINST AND REMEDIATION OF EXCESS SOIL COMPACTION".
 - CONTRACTOR SHALL REVIEW AND COORDINATE HIS WORK WITH THAT OF THE WORK SHOWN ON THE LANDSCAPING PLAN DEVELOPED BY THE APPLICANT'S LANDSCAPE ARCHITECT.
 - UTILITIES/STRUCTURES, CONDUITS ARE TO BE PLACED ALONG THE INSIDE OF CURBING, BOTH EXISTING AND PROPOSED TO ENSURE THAT THEY DO NOT INTERFERE WITH THE INSTALLATION/PLANTING OF PROPOSED CANOPY TREES, EVERGREEN TREES, SHRUBS AND GROUND COVER, ANY CONDUITS, LINES, STRUCTURES FOUND TO BE IN INTERFERENCE OF PROPOSED PLANTINGS SHALL BE REARRANGED, REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
 - AT ALL AREAS PROPOSED FOR PLANTINGS AND LANDSCAPING THE CONTRACTOR SHALL REMOVE ALL EXISTING DRIVEWAY/ASPHALT PAVEMENT AND STRUCTURE MATERIALS TO FULL DEPTH INCLUDING ALL SUBBASE MATERIAL. SUBGRADE SHALL BE TILLED/RIPPED TO SOFTEN SUBGRADE. ENTIRE AREA SHALL BE BACK FILLED WITH UP TO NOT LESS THAN 12" OF TOPSOIL.
 - FURNISH AN IRRIGATION SYSTEM AT ALL LANDSCAPED AREAS. IRRIGATION SYSTEM TO BE DESIGNED BY A PERSON LICENSED IN THE STATE OF NEW JERSEY.

LIGHTING SCHEDULE

CONTOUR LEVELS: A= 5.00 B= 1.00 C= 0.50

Mountain View Auto Body (727-146) LUMINAIRE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
A1		LS INDUSTRIES (1) SLM-LED-09L-SIL-FT-40-70CRI-IL	(1) LEDs	6460	12 FT., 4000K Neutral White LEDs, Forward Throw Distribution with Integral Louvers	0.85	1
A2		LS INDUSTRIES (1) SLM-LED-18L-SIL-FT-40-70CRI	(1) LEDs	19300	16 FT., 4000K Neutral White LEDs, Forward Throw Distribution	0.85	2
A3		LS INDUSTRIES (1) SLM-LED-18L-SIL-FT-40-70CRI-IL	(1) LEDs	12649	16 FT., 4000K Neutral White LEDs, Forward Throw Distribution with Integral Louvers	0.85	7
W1		LS INDUSTRIES (1) XPW33-WT-LED-28-450-NW-UE	(1) LEDs	3574	12 FT., 4000K Neutral White LEDs, Wide Throw Distribution	0.85	5
W2		LS INDUSTRIES (1) XPW33-WT-LED-28-450-NW-UE	(1) LEDs	3574	16 FT., 4000K Neutral White LEDs, Wide Throw Distribution	0.85	8
W3		LS INDUSTRIES (1) XPW33-FT-LED-28-450-NW-UE	(1) LEDs	3536	16 FT., 4000K Neutral White LEDs, Forward Throw Distribution	0.85	6
F1		BAB LIGHTING (1) HRLD-13-NA	(1) LEDs	1987	Ground Mounted, 4000K Neutral White LEDs, Flood Light	0.85	3



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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
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
1	10-20-22	ADD MONUMENT SIGN WITH PLANTING BED AND ADJUST PROPOSED PLANTING
2	2-11-23	REVISE FENCES, PARKING LAYOUT, ADD TANDUM PARKING
3	5-8-23	REVISE LANDSCAPING ALONG NORTH AND SOUTH LOT LINES
4	11-11-24	UPDATE PER SITE LAYOUT CHANGE
5	2-26-25	UPDATE LANDSCAPING LAYOUT (ALT 1)

DRAWING TITLE
LANDSCAPE & LIGHTING PLAN

PROJECT
MOUNTAIN VIEW AUTO BODY
BLOCK 3905, LOTS 12, 13 & 14
246-264 SOUTH BROAD STREET
VILLAGE OF RIDGWOOD
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. 5
DRAWING NO.	

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