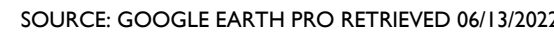




SCALE: 1" = 1000'±

VILLAGE OF RIDGEWOOD 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
3805	15.01	SMITH, KEN K BOARDWALK MSRT	900 RT 9 NORTH STE 400 WOODBRIIDGE, NJ
3805	23	VILLAGE OF RIDGEWOOD	131 N MAPLE AVE RIDGEWOOD, NJ
3805	2	FRANKCHES REALTY CORP	4 WILSEY SQ #6, RIDGEWOOD, NJ
3804	21	MCKINNON, CHARLOTTE F TRSTE	35 N BROAD ST, RIDGEWOOD, NJ
3804	23	RIDGEWOOD TAPH LLC	1771 FRONT ST STE D, SCOTCH PLAINS, NJ
3804	23	RIDGEWOOD TAPH LLC	1771 FRONT ST STE D, SCOTCH PLAINS, NJ
3804	25	RH REAL ESTATE HOLDINGS LLC	765 SHADY POND PATH FRANKLIN LAKES, NJ
3804	3	BRESLOW, RONALD A	1701 S FLAGLER DR APT 702, WEST PALM BEACH, FL
3804	6.02	28-30 CHESTNUT STREET LLC	28-30 CHESTNUT ST RIDGEWOOD, NJ
3804	118	RUSSO I, LLC	27 N BROAD ST, RIDGEWOOD, NJ
3805	22	31-37 CHESTNUT STREET LLC	792 ROUTE 17 N, PARAMUS, NJ
2009	9	LEE, ALBERT & SHAYEGH, NINA	49 FRANKLIN AVE #1, RIDGEWOOD, NJ
3805	20.01	EMSCO REALTY CO INC	PO BOX 383, ALLENDALE, NJ
3804	24	RH REAL ESTATE HOLDINGS LLC	765 SHADY POND PATH, FRANKLIN LAKES, NJ
3804	22	41 N BROAD ST LLC	5 SICOMAC ROAD NORTH HALEDON, NJ
3804	19	KING AYOIN PROPERTIES LLC	119 E MAIN ST RAMSEY, NJ
3804	6.01	MOUZAKITIS, JET & CHARLIE BROWN'S	25 WASHINGTON ST DPT 4081, MORRISTOWN, NJ
3804	1	METRO ONE REALTY LLC	PO BOX 111, RIDGEWOOD, NJ
2009	8	FRANZO SURTIZ, PAMELA R ETALS	27 NORTH BROAD ST, RIDGEWOOD, NJ
2009	10	HIRO & TAKAKO KATAOKA LLC	1061 KINGSLAND LA, FORT LEE, NJ
2009	11	WMB PROPERTY HOLDINGS LLC	73-75 CHESTNUT ST, RIDGEWOOD, NJ
3804	5	GENERAL JH PROPERTY LLC	40 CHESTNUT ST, RIDGEWOOD, NJ
3802	1	VILLAGE OF RIDGEWOOD	131 NORTH MAPLE AVE, RIDGEWOOD, NJ
3802	1	VILLAGE OF RIDGEWOOD	131 NORTH MAPLE AVE, RIDGEWOOD, NJ
3804	4	BRESLOW, LORD, SPENGLER, ET ALS	1680 RT 23, SUITE 150, WAYNE, NJ
3803	1	VILLAGE OF RIDGEWOOD	131 NORTH MAPLE AVE, RIDGEWOOD, NJ
3803	1	VILLAGE OF RIDGEWOOD	131 NORTH MAPLE AVE, RIDGEWOOD, NJ
3805	1	FRANKLIN CHESTNUT ASSOCIATES INC	37 WEST RIDGEWOOD AVENUE, RIDGEWOOD, NJ
3805	4.01	STATION MOTORS & DOUG BERRY	9 SMITH FARM RD, STRATHAM, NH
1515	1	STATE OF NJ - DOT	MARKET ST & MCCARTER HWY, NEWARK, NJ



SCALE: 1" = 100±

PLANS PREPARED BY:

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Know what's **below**
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BLOCK 3804 / LOT 2.01

55 N BROAD ST

VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NJ



SCALE: 1" = 100'±

 ZONE B-1
  ZONE R-4
 ZONE B-3-R
  ZONE C
 ZONE B-2
  ZONE R-3
 ZONE NW-SR

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING & DRAINAGE PLAN	C-5
UTILITY PLAN	C-6
LIGHTING PLAN	C-7 - C-8
LIGHTING DETAILS	C-9
SOIL EROSION & SEDIMENT CONTROL PLAN	C-10
SOIL EROSION & SEDIMENT CONTROL DETAILS	C-11
LANDSCAPING PLAN	C-12
LANDSCAPING DETAILS	C-13
CONSTRUCTION DETAILS	C-14 - C-15

55 NORTH BROAD LLC
1 GODWIN AVE
MIDLAND PARK, NJ 07432
201-446-1171
RHARRISON@VANROCKPROPERTIES.COM

**CHANDREN LLC
ONE MAYNARD DR-STE. 2203
RIDGEWOOD VILLAGE, 07656**

**ALAMPI & DEMARRAIS
CARMINE ALAMPI
1 UNIVERSITY PLAZA DR #404
HACKENSACK, 07601
201-343-4600**

[illegible]

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PRELIMINARY & FINAL MAJOR SITE PLAN

JP MORGAN CHASE BANK

PROPOSED BANK WITH DRIVE THROUGH

**BLOCK 3804, LOT 2.01
55 NORTH BROAD STREET
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NJ**

AARON CHAN, P.E.
NEW JERSEY LICENSE No. 57348
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE:	AS SHOWN	PROJECT ID: RUT-230372
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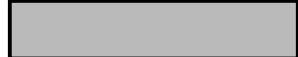

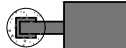

TITLE

COVER SHEET

DRAWING:

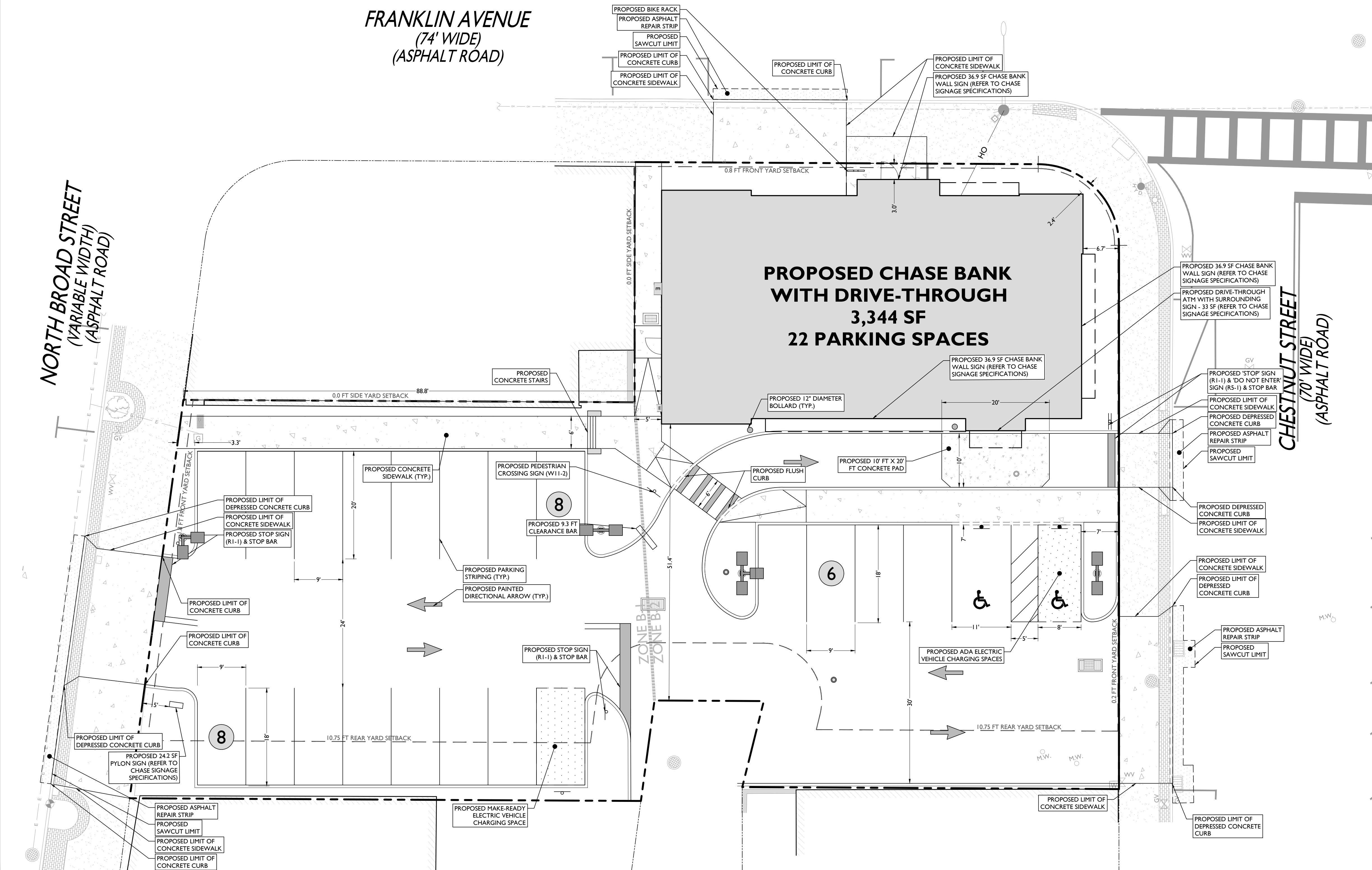
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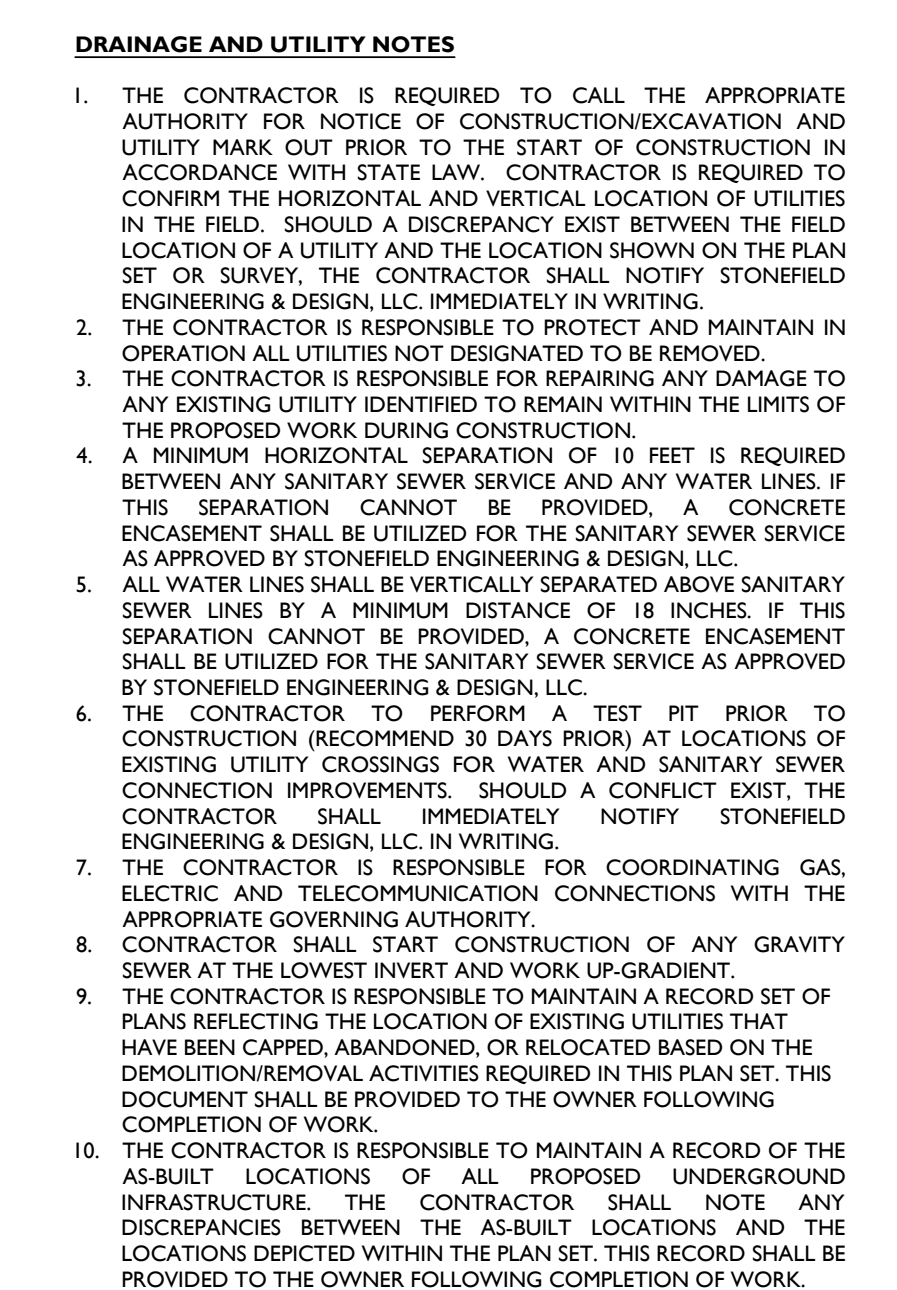
OFF-STREET PARKING REQUIREMENTS					
CODE SECTION	REQUIRED				PROPOSED
	TYPE OF SPACE	SPACE WIDTH	SPACE DEPTH	VERTICAL CLEARANCE	
§ 190-90.B.	<p>AUTOMOBILE PARKING</p> <ul style="list-style-type: none"> - NO CURB OVERHANG - WITH 2-FOOT CURB OVERHANG <p>TRUCK PARKING AND LOADING</p>	<p>9 FT</p> <p>9 FT</p> <p>12 FT</p>	<p>20 FT</p> <p>18 FT</p> <p>40 FT</p>	<p>8.5 FT</p> <p>8.5 FT</p> <p>14 FT</p>	<p>9 FT X 20 FT</p> <p>9 FT X 18 FT</p> <p>N/A</p>
§ 190-121.F.2.E	<p>IN THE B-1, B-2, C-1 AND P-2 ZONE DISTRICTS, PARKING AREAS ARE PERMITTED IN THE FRONT, SIDE OR REAR YARDS.</p> <p>PARKING AREAS IN THE FRONT YARD SHALL BE SET BACK FROM THE FRONT LOT LINE AT LEAST 1/2 OF THE MINIMUM REQUIRED FRONT YARD SETBACK. IN THE B-1, B-2, P-1 AND P-2 ZONES,</p> <p>ALL PARKING AREAS IN ANY YARD SHALL BE SET BACK AT LEAST FIVE FEET FROM ALL OTHER LOT LINES, EXCEPT WHERE SUCH PARKING AREAS ARE CONNECTED WITH OTHER PARKING AREAS AS PART OF A SHARED PARKING FACILITY AS PERMITTED BY THIS SECTION.</p>				<p>COMPLIES</p> <p>3.3 FT</p> <p>3.3 FT (V)</p>
§ 190-121 A.(3)(d)	<p>MINIMUM PARKING SPACES REQUIREMENT:</p> <p>REQUIRED PARKING (B-2 ZONE) 1 SPACE PER 200 SF</p> <p>3.34 SF * (1 SPACE / 200 SF) = 17 SPACES</p>				<p>22 SPACES</p> <p>EV CREDIT = 24 SPACES</p>


SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED BUILDING DOORS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE SPECIFICATIONS. SHORTLY AFTER THE START OF CONSTRUCTION, THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEPENDENTLY HOLD EACH OTHER HARMLESS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR ARISE FROM ANY AND ALL CLAIMS OR ACTIONS BROUGHT TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL, LLC PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURES TO ITS ORIGINAL CONDITION AND TO REMAIN ON THE PROJECT. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY DIRECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY FOR THE SAFETY AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.





<p>PRELIMINARY & FINAL MAJOR SITE PLAN</p>		<p>JP MORGAN CHASE BANK</p>		<p>PROPOSED BANK WITH DRIVE THROUGH</p>		<p>BLOCK 3804, LOT 2.01 55 NORTH BROAD STREET VILLAGE OF RIDGEWOOD BERGEN COUNTY, NJ</p>	
<p>AARON CHAN, P.E. NEW JERSEY LICENSE No. 57348 LICENSED PROFESSIONAL ENGINEER</p>				<p> STONEFIELD engineering & design</p>			
<p>SCALE: 1" = 10'</p>		<p>PROJECT ID: RUT-230372</p>		<p>TITLE: UTILITY PLAN</p>			
<p>DRAWING:</p>				<p>C-6</p>			

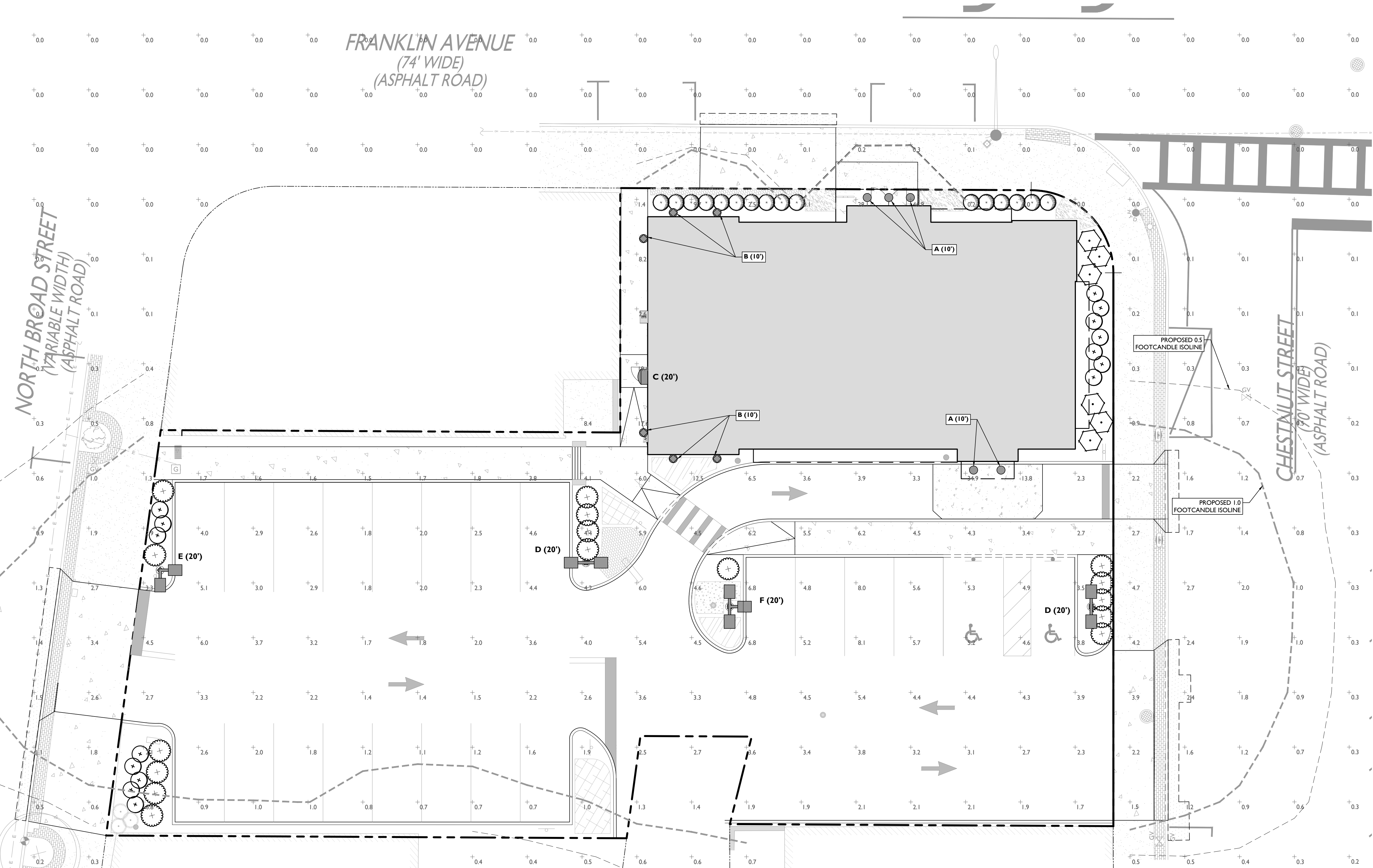
LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 190-85 C	ALL LIGHT FIXTURES SHALL BE DIRECTED DOWNWARD AND SHALL BE EQUIPPED WITH THE NECESSARY SHIELDING SO AS TO PREVENT THE DIRECT SOURCE OF LIGHT FROM BEING VISIBLE FROM ANY POINT BEYOND THE PROPERTY LINES OF THE PREMISES UPON WHICH THE LIGHTING STRUCTURE IS LOCATED	DOES NOT COMPLY; LIGHTING SHIELDS NOT PROPOSED (V)
§ 190-85 D	MAXIMUM LIGHT POLE HEIGHT: 20 FT	20 FT

(V) VARIANCE

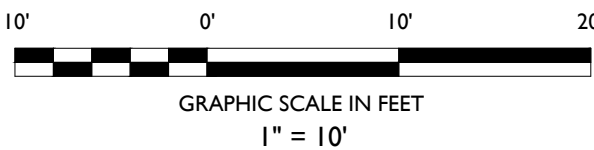
PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
	A	5	BULLET RECESSED CANOPY LIGHT - 20W - 80 CRI - 40K	N/A	0.9	LF ILLUMINATION
	B	6	LUMIERE LANTERRA 9004 CYLINDER LED WALL SCONCE - 10W - 40K	WF	0.9	LUMARK
	C	1	LUMARK CROSSTOUR MAXX LED WALL LIGHT - 58W - 70 CRI - 40K	N/A	0.9	LUMARK
	D	2	EVOLVE EACL SERIES LED AREA LIGHT - 2 HEAD 180° - 277V - 40K	AF	0.9	EVOLVE
	E	1	EVOLVE EACL SERIES LED AREA LIGHT - 2 HEAD 90° - 277V - 40K	AF	0.9	EVOLVE
	F	1	EVOLVE EACL SERIES LED AREA LIGHT - 3 HEAD 90° - 277V - 40K	AF	0.9	EVOLVE

SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT
	PROPOSED CANOPY LIGHT

- GENERAL LIGHTING NOTES
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



LIGHTING AT GRADE



FOR MUNICIPAL SUBMISSION

TDE

10/1/2024

BY

ISSUE

1

DATE

10/1/2024

DESCRIPTION

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PRELIMINARY & FINAL MAJOR SITE PLAN

JP MORGAN CHASE BANK

PROPOSED BANK WITH DRIVE THROUGH

BLOCK 3804, LOT 2.01
55 NORTH BROAD STREET
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NJ

AARON CHAN, P.E.
NEW JERSEY LICENSE No. 57348
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 10' PROJECT ID: RUT-230372

TITLE:
LIGHTING PLAN (OVERALL)

DRAWING:
C-7

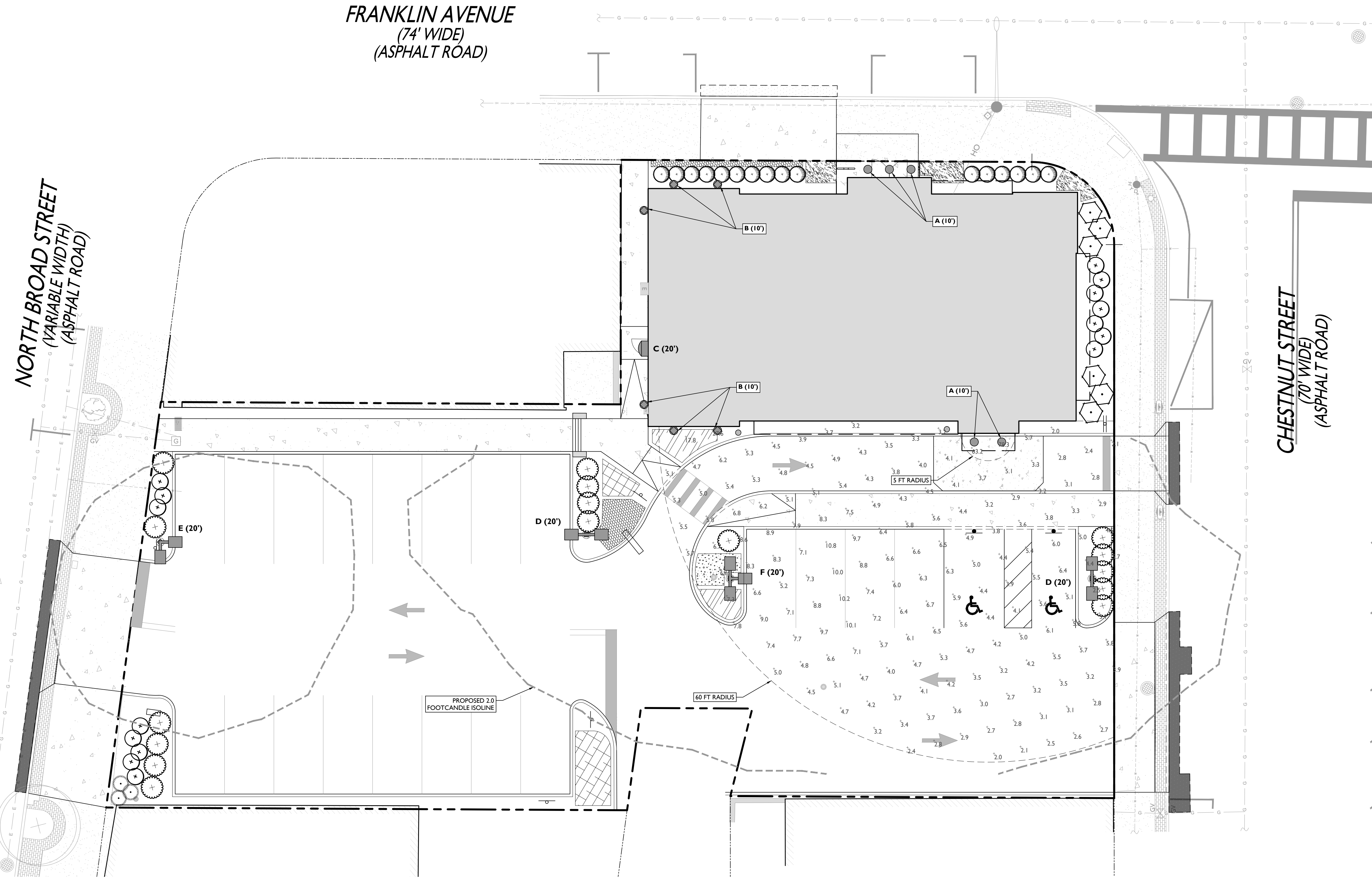
LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 190-85 C	ALL LIGHT FIXTURES SHALL BE DIRECTED DOWNWARD AND SHALL BE EQUIPPED WITH THE NECESSARY SHIELDING SO AS TO PREVENT THE DIRECT SOURCE OF LIGHT FROM BEING VISIBLE FROM ANY POINT BEYOND THE PROPERTY LINES OF THE PREMISES UPON WHICH THE LIGHTING STRUCTURE IS LOCATED	DOES NOT COMPLY; LIGHTING SHIELDS NOT PROPOSED (V)
§ 190-85 D	MAXIMUM LIGHT POLE HEIGHT: 20 FT	20 FT

(V) VARIANCE

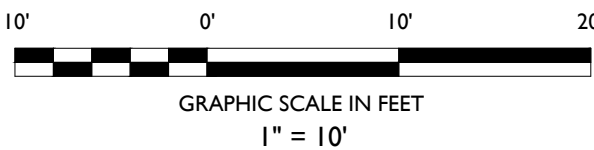
NEW JERSEY STATE STATUTE 17:16K-10 MINIMUM LIGHTING REQUIREMENTS	
REQUIRED	PROPOSED
MINIMUM 10 FOOTCANDLES AT FACE OF ATM EXTENDING 5 FEET OUTWARD IN ALL DIRECTIONS MEASURED 36" ABOVE GRADE FOR UNENCLOSED ATMS	63.2 FOOTCANDLES
MINIMUM 2 FOOTCANDLES AT FACE OF ATM EXTENDING 60 FEET OUTWARD IN ALL DIRECTIONS MEASURED 36" ABOVE GRADE	2.0 FOOTCANDLES

PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER IES FILE
	A	5	BULLET RECESSED CANOPY LIGHT - 20W - 80 CRI - 40K	N/A	0.9	LF ILLUMINATION 58111SAT20LB040WDXSS.ies
	B	6	LUMIERE LANTERRA 9004 CYLINDER LED WALL SCONCE - 10W - 40K	WF	0.9	LUMARK 9004-W1-(RW, R)-LED4080-W-BK-L1-UNV.ies
	C	1	LUMARK CROSSTOUR MAXX LED WALL LIGHT - 58W - 70 CRI - 40K	N/A	0.9	LUMARK XTOR6B-W.IES
	D	2	EVOLVE EACL SERIES LED AREA LIGHT - 2 HEAD 180° - 277V - 40K	AF	0.9	EACLO1_C4AF740____.ies
	E	1	EVOLVE EACL SERIES LED AREA LIGHT - 2 HEAD 90° - 277V - 40K	AF	0.9	EACLO1_C4AF740____.IES
	F	1	EVOLVE EACL SERIES LED AREA LIGHT - 3 HEAD 90° - 277V - 40K	AF	0.9	EACLO1_C4AF740____.IES

SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT



- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.
- ATM LIGHTING NOTES:**
- THE CONTRACTOR SHALL REPLACE LAMP COVERS, RE-LAMP AND RE-BALLAST EXISTING LIGHT FIXTURES AS INDICATED WITHIN THE PLAN SET. THE EXISTING FIXTURE HEIGHT SHALL BE MAINTAINED UNLESS INDICATED OTHERWISE. THE LIGHTING DESIGN IS SUBJECT TO CHANGE IF THE EXISTING LIGHT FIXTURES ARE NOT GREATER THAN OR EQUAL TO THE FOLLOWING WATTAGE:
 - FIXTURE 'X' = MINIMUM X WATTS
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING IF THE EXISTING LIGHT FIXTURES ARE NOT THE MINIMUM WATTAGE SPECIFIED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY EXISTING LIGHT POLES IDENTIFIED FOR REUSE WITH A PROPOSED LIGHT FIXTURE(S) SHALL BE IN ACCEPTABLE WORKING CONDITION AND HAVE THE CAPACITY TO SUPPORT THE PROPOSED LIGHT FIXTURE(S). ANY MOUNTING EQUIPMENT REQUIRED TO ATTACH THE PROPOSED LIGHTING FIXTURE TO THE EXISTING LIGHT POLE SHALL BE PROVIDED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL CONFIRM THAT THE LOCATION OF ANY PROPOSED BUILDING MOUNTED LIGHTING FIXTURE WILL NOT CONFLICT WITH ANY EXISTING OR PROPOSED STRUCTURAL ELEMENT (E.G. CANOPY SUPPORT BEAMS). THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING OF ANY FIXTURE CONFLICT PRIOR TO THE START OF CONSTRUCTION.
 - ALL EXISTING TREE LIMBS WITHIN THE 60 FOOT ATM RADIUS SHOWN IN THE PLAN SET SHALL BE TRIMMED TO A MINIMUM OF 6 FEET ABOVE GRADE. ALL SHRUBS WITHIN THE 60 FOOT ATM RADIUS SHALL BE TRIMMED TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL BRUSH SHALL BE REMOVED. THE CONTRACTOR SHALL CONSIDER ALL FUTURE GROWTH AND FULL BLOOM WHEN TRIMMING LANDSCAPING. EXISTING TREE LIMBS ADJACENT TO LIGHTING FIXTURES SHALL BE TRIMMED AS REQUIRED TO PREVENT LIGHT INTERFERENCE.
 - PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING EXTERIOR LIGHTING CONDITIONS AFTER DUSK AND NOTIFY THE DEVELOPER/OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC OF DAMAGED OR INOPERABLE LIGHTS. THE CONTRACTOR SHALL REPAIR ALL INOPERABLE LIGHTS UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET.
 - THE ILLUMINATION LEVELS DEPICTED WITHIN THE PLAN SET ARE BASED ON REGULATORY STATE STANDARDS FOR SAFETY LIGHTING AND ON CLIENT STANDARDS.
 - ALL LIGHTING FIXTURES, UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET, HAVE THE PHOTOCELL OPTION ENABLED.
 - EXISTING LIGHTING FIXTURES CONTROLLED BY OUTSIDE ENTITIES (E.G. LANDLORD) HAVE BEEN EXCLUDED FROM THE LIGHTING ANALYSIS REFLECTED WITHIN THE PLAN SET. THE PROPOSED LIGHT LEVELS HAVE BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE ATM AND SAFETY LIGHTING REQUIREMENTS INDEPENDENT OF ANY UNCONTROLLED LIGHT FIXTURES.



LIGHTING AT 36" ABOVE GRADE

FOR MUNICIPAL SUBMISSION

TDE

10/1/2024

BY

ISSUE

1

DATE

DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

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PRELIMINARY & FINAL MAJOR SITE PLAN

JP MORGAN CHASE BANK

PROPOSED BANK WITH
DRIVE THROUGH

BLOCK 3804, LOT 2.01
55 NORTH BROAD STREET
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NJ

STONEFIELD
engineering & design

AARON CHAN, P.E.
NEW JERSEY LICENSE No. 57348
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 10'

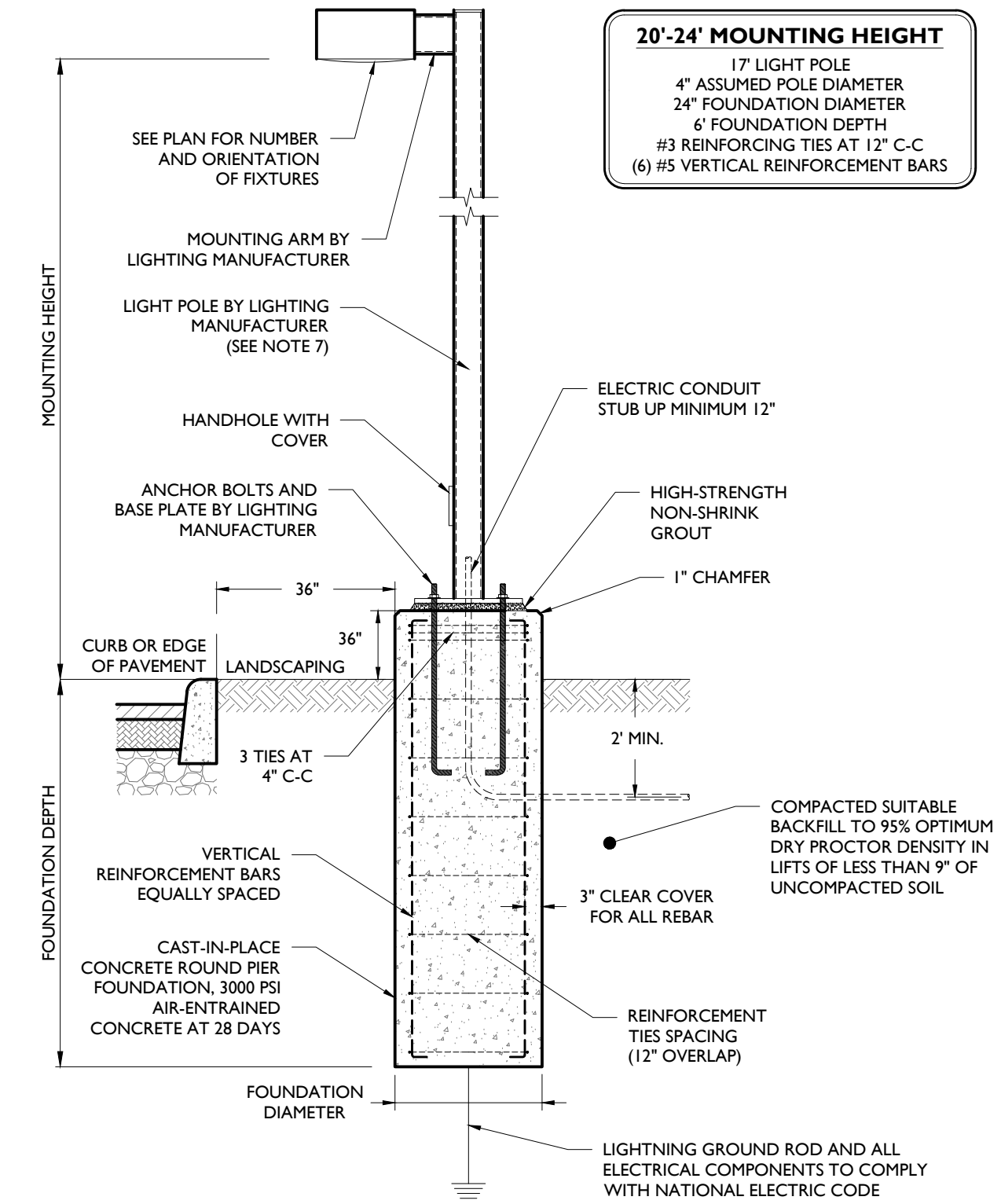
PROJECT ID: RUT-230372

TITLE:

**LIGHTING PLAN
(ATM SECURITY)**

DRAWING:

C-8

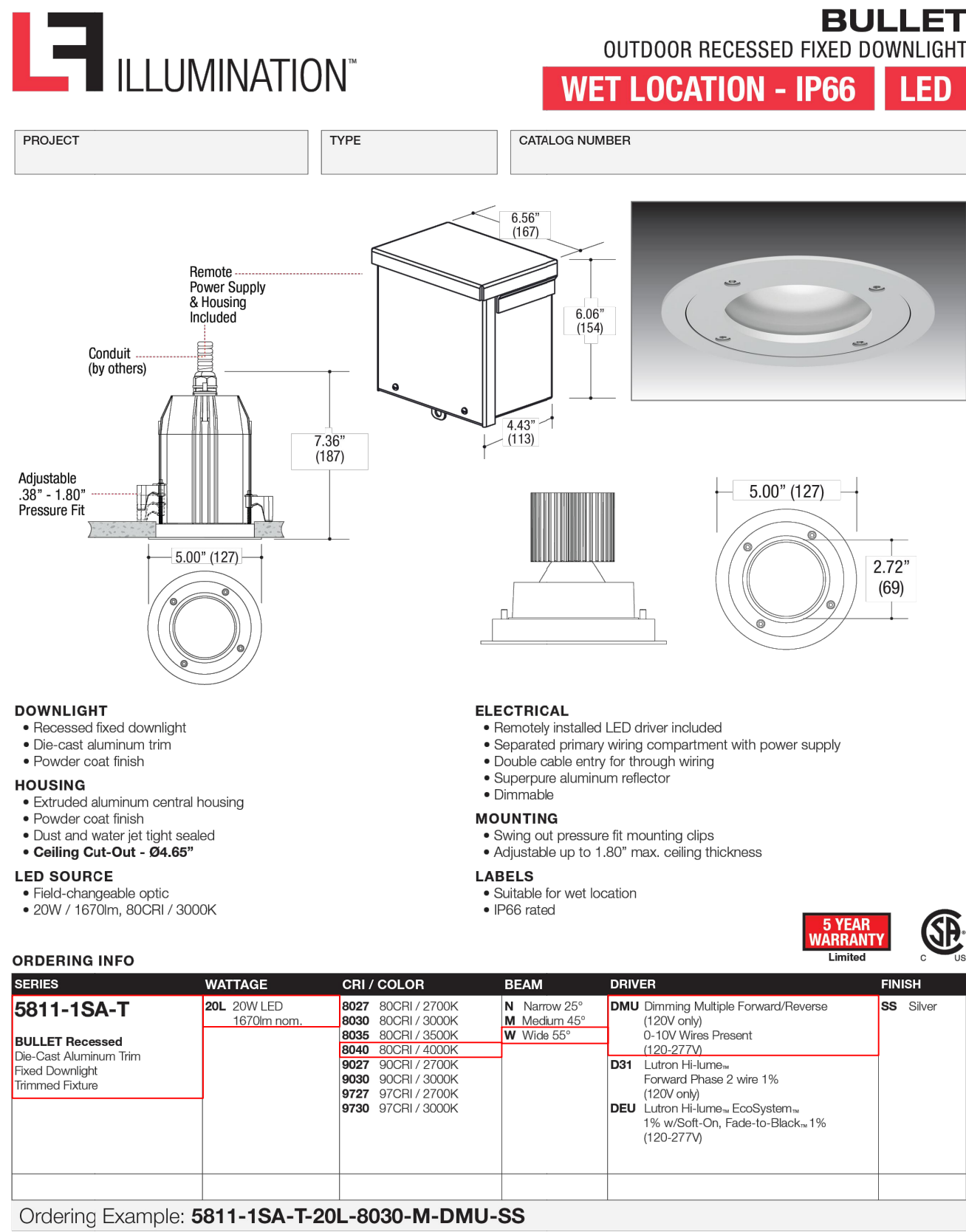


LIGHT POLE INSTALLATION DETAIL

NOTES:

- MINIMUM SOIL BEARING PRESSURE OF 1500 PSF. SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
- CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
- ALL REBAR TO BE NEW GRADE 60 STEEL.
- PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
- CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
- CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
- POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSICAVE 7-93.
- POUR TO BE TERMINATED AT A FORM.
- WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
- CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

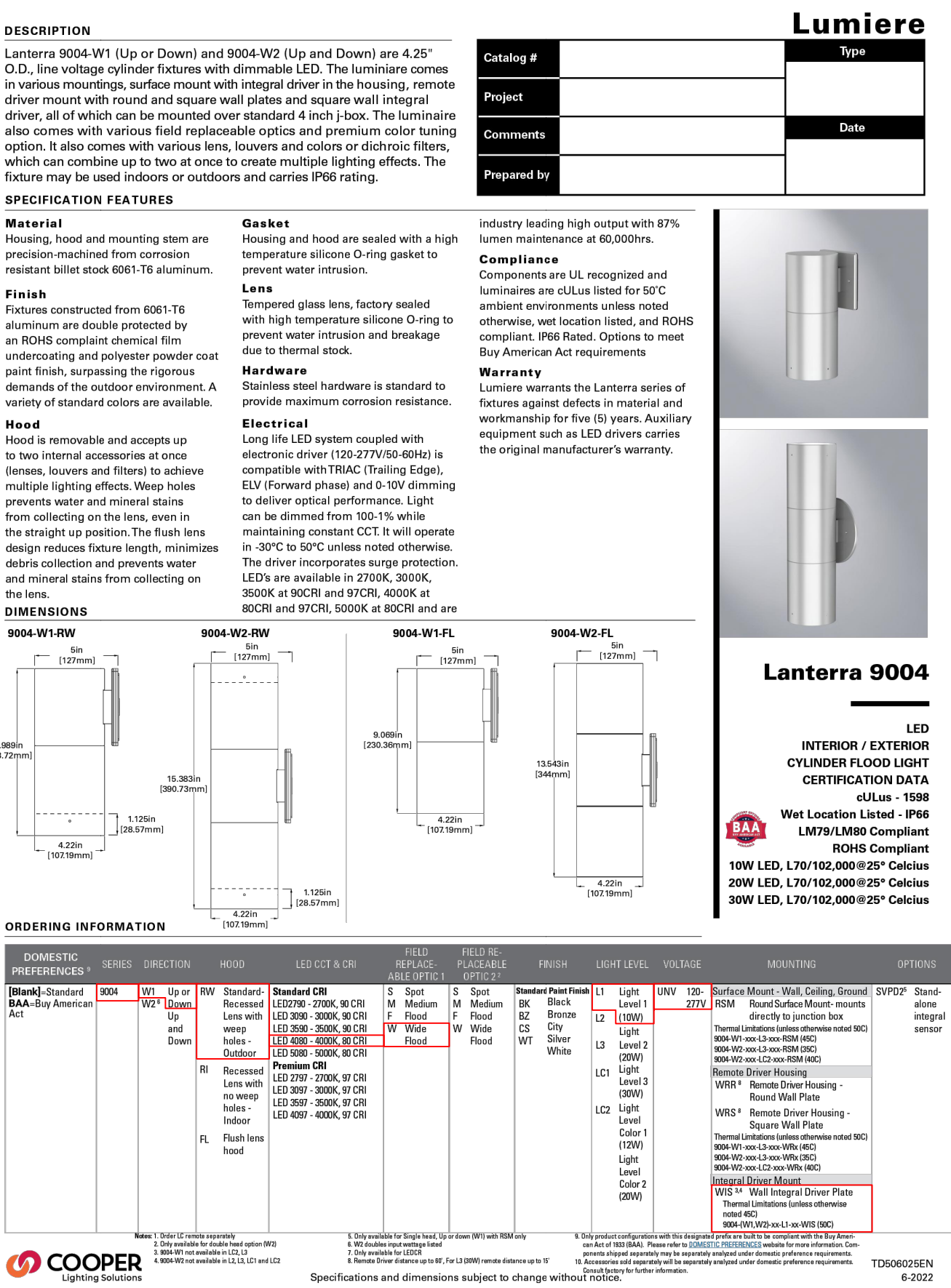
2



PROPOSED CANOPY LIGHT "A"

NOT TO SCALE

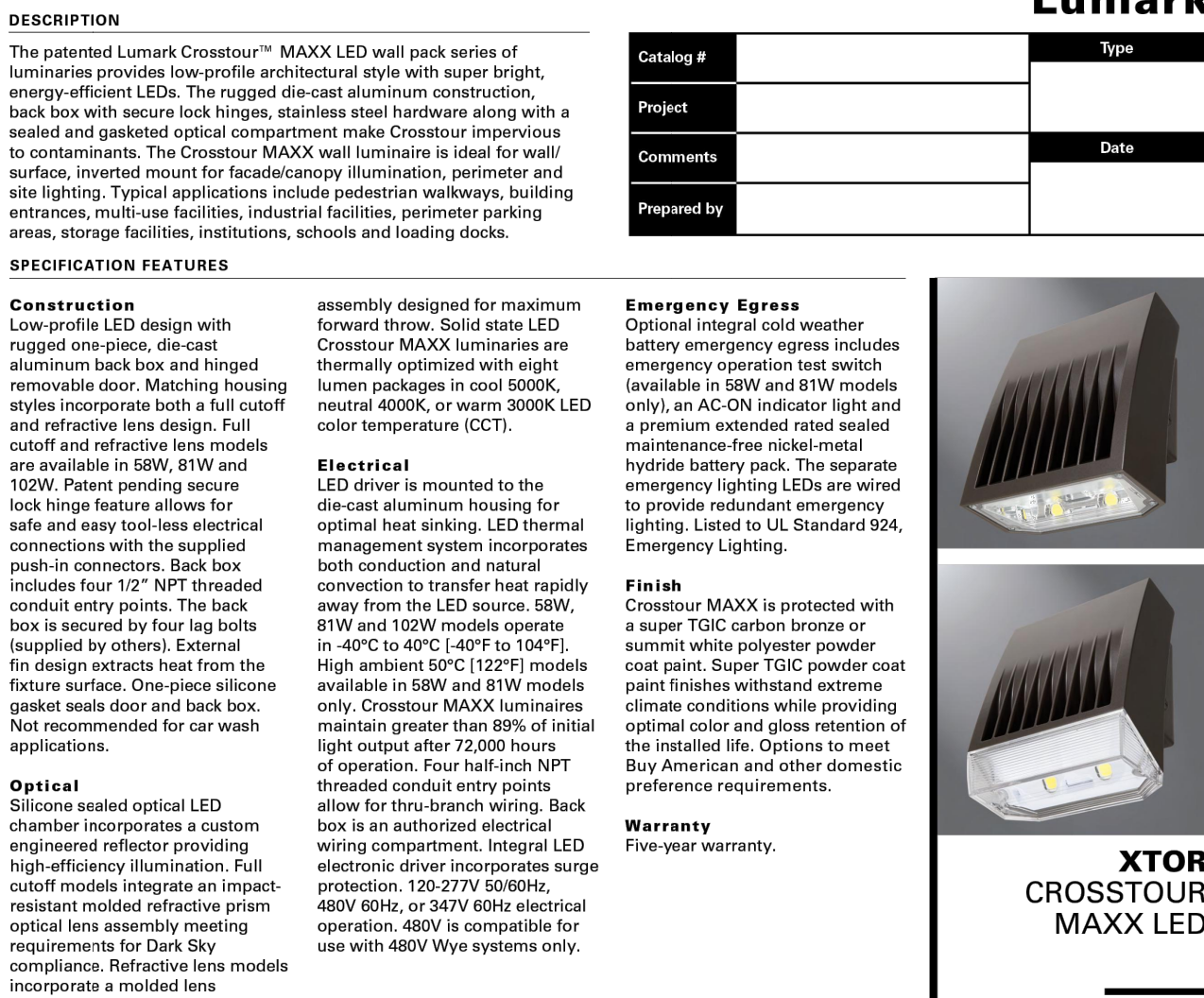
3



PROPOSED WALL SCONCE LIGHT "B"

NOT TO SCALE

4



POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR8B	XTOR8BL	XTOR8B-W	XTOR8BL-W	XTOR8B-Y	XTOR8BL-Y
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,626
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W

LED Information	XTOR8B	XTOR8BL	XTOR8B-W	XTOR8BL-W	XTOR8B-Y	XTOR8BL-Y
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,626
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W

LED Information	XTOR12B	XTOR12BL	XTOR12B-W	XTOR12BL-W	XTOR12B-Y	XTOR12BL-Y
Delivered Lumens	12,728	13,468	12,539	13,258	11,881	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W

EGRESS Information	XTOR8B and XTOR8BL Full Cutoff CIP Egress LED	XTOR8B-W and XTOR8BL-W Refractive Lens CIP Egress LED
Delivered Lumens	500	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

LUMEN MAINTENANCE

Ambient Temperature

70-81° Lumens Maintained (72,000 Hours)

Theoretical L70 (Hours)

25°C

40°C

50°C

60°C

70°C

80°C

90°C

100°C

110°C

120°C

130°C

140°C

150°C

160°C

170°C

180°C

190°C

200°C

210°C

220°C

230°C

240°C

250°C

260°C

270°C

280°C

290°C

300°C

310°C

320°C

330°C

340°C

350°C

360°C

370°C

380°C

390°C

400°C

410°C

420°C

430°C

440°C

450°C

460°C

470°C

480°C

490°C

500°C

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820°C

830°C

840°C

850°C

860°C

870°C

880°C

890°C

900°C

910°C

920°C

930°C

940°C

950°C

960°C

970°C

980°C

990°C

1000°C

1010°C

1020°C

1030°C

1040°C

1050°C

1060°C

1070°C

1080°C

1090°C

1100°C

1110°C

1120°C

1130°C

1140°C

1150°C

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1180°C

1190°C

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2980°C

2990°C

3000°C

3010°C

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3040°C

3050°C

3060°C

3070°C

3080°C

3090°C

3100°C

3110°C

3120°C

3130°C

3140°C

3150°C

3160°C

3170°C

3180°C

3190°C

3200°C

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3950°C

3960°C

3970°C

3980°C

3990°C

4000°C

4010°C

4020°C

4030°C

4040°C

4050°C

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4070°C

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4100°C

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4170°C

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5170°C

5180°C

5190°C

5200°C

5210°C

5220°C

5230°C

5240°C

5250°C

5260°C

5270°C

528

THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN STATE PLANNING AREA I (PA-I).

**THIS PROJECT IS EXEMPT FROM
SOIL COMPACTION TESTING AND
REMEDIATION AS IT IS LOCATED IN
STATE PLANNING AREA I (PA-I).**

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.

THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION CONTROL MEASURES AND TO REPORT ANY VIOLATIONS TO THE DISTRICT AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

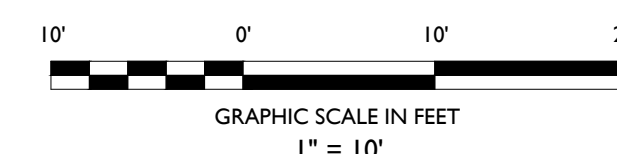
BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

- ## **SOIL EROSION AND SEDIMENT CONTROL NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
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- BERGEN COUNTY SOIL CONSERVATION DISTRICT**
SOIL EROSION AND SEDIMENT CONTROL NOTES

BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

- EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, IN NEW JERSEY (NJ STANDARD 222). EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION HAS OCCURRED. DISTURBED AREA THAT WILL BE EXPOSED FOR MORE THAN THIRTY (30) DAYS AND DISTURBED AREA THAT WILL BE EXPOSED FOR MORE THAN SIXTY (60) DAYS SHALL BE PROTECTED BY THE SEASON PROHIBITS TRAFFICING. THE DISTURBED AREA WILL BE MULCHED WITH A 2 INCH DEEP LAYER OF MULCH. MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODOLOGY. MULCH SHALL BE APPLIED TO ALL EXPOSED AREAS. FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH TRAFFY MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARD SPECIFICATIONS:
- TEMPORARY SEEDING AND MULCHING:
- PERMANENT GRASS: 1.0 LBS/Acre ACCORDING TO SOIL TEST RECOMMENDATIONS
 - FERTILIZER: APPLY 118LS/1,000 SF OF 10-20-20 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE TOP 2 INCHES OF SOIL
 - PERENNIAL RYEGRASS: 100 LBS/Acre (2.3 LBS/1,000 SF) OR OTHER APPROVED SEED BLEND BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 15
 - SEEDING SHALL BE APPLIED TO ALL EXPOSED AREAS TO ACHIEVE 95% SOIL SURFACE COVERAGE, MULCH SHALL BE ANCHORED BY APPROVED METHODS (E.G. STAKE AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

- POSSIBLE - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
ROADSIDE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
TREATMENT - FERTILIZER (NUTRIENT) - 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (LESS THAN 5% TEST INDICATES OTHERS WORKED) INTO THE A MINIMUM OF 4".
FERTILIZER - FERTILIZER (BLENDED) 3 CUBIC YARDS 350 LBS/AC (8) 1000 LBS/AC (8) OTHER APPROVED SITES; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SPRING SEEDING REQUIRE IRRIGATION).
PLANTING - PLANTING AT A RATE OF 70 TO 90 LBS/1000 LBS (5) GALLONS ACHIEVE .5% SOIL SURFACE COVERAGE. MULCH SHALL BE APPLIED BY APPROVED METHODS (E.G. SEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BANDER).
EROSION CONTROL - EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
SEDIMENT CONTROL - SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS. SEDIMENT CONTROL MEASURES SHALL BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY, OR OTHER SENSITIVE AREA. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER.
VEHICLE ACCESS - VEHICLE WHEEL-CHANGING BLANKET WILL BE INSTALLED WHEREVER ACCESS TO A ROAD OR TRAIL IS REQUIRED. ACCESS PAVED ROADWAY, SAND BLANKET WILL BE INSTALLED WHEREVER ACCESS TO A ROAD OR TRAIL IS REQUIRED. ACCESS TO A ROAD OR TRAIL WITH A SUSTAINABLE SEDIMENT FILTER FABRIC AND MAINTAINED.
SLOPE PROTECTION - SLOPE PROTECTION SHALL EXCEED 3" UNLESS OTHER MEASURES ARE SPECIFIED WITH 1" - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL STRUCTURE.
DRAINAGE - DRAINAGE SHALL BE STABILIZED OR CRACKED UNDER THE LIMIT OF DISTURBANCE OR LIGHT-WEIGHT, WILL BE PROTECTED IMMEDIATELY. PAVED ROADWAYS SHALL BE KEPT CURB-TO-CURB WITHIN 1" OF THE N STANARDS.
INLET PROTECTION - INLET PROTECTION WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH THE N STANARDS.
OUTLET PROTECTION - OUTLET PROTECTION WILL BE STABILIZED AS REQUIRED, BEFORE THE DISCHARGE POINT OF THE OUTLET.
OPERATIONS - OPERATIONS SHALL DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BARRIER.
APPROVED METHOD - IN ACCORDANCE WITH SECTION 14.1 OF THE N STANARDS.
METHOD - IN ACCORDANCE WITH SECTION 14.1 OF THE N STANARDS.
REMAIN AFTER CONSTRUCTION - TO BE PROTECTED WITH A SUITABLE METHOD OF PROTECTION.
OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT RESULTS FROM OVERNIGHT STORMS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE TO THE DISTRICT THROUGHOUT CONSTRUCTION.
THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE NOTIFIED, IN WRITING, AT LEAST 14 DAYS PRIOR TO ANY LAND DISTURBANCE. BURGESS COUNTY, 700 KENDAMERK ROAD, SHERBORN, IOWA 52081-1000, PHONE 562-5733.
BURGESS COUNTY, IOWA, CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO BE TAKEN ON OR OFF-SITE TO PREVENT PROBLEMS DURING CONSTRUCTION.
THE DISTRICT MAY REQUEST A DISTRICT INSPECTOR FOR COMPLIANCE PRIOR TO THE ISSUANCE OF A COMPLIANCE CERTIFICATE.
THE DISTRICT MAY REQUEST A DISTRICT INSPECTOR AT ANY ONE WEEKS' NOTICE TO THE SCHEDULING OF ALL REPORTS OF COMPLIANCE INSPECTIONS. ALL SITE WORK OR CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DISTRICT'S POLICY ON ALL EXPOSED AREAS.
THE DISTRICT MAY REQUEST A DISTRICT INSPECTOR FOR COMPLIANCE PRIOR TO THE ISSUANCE OF A COMPLIANCE CERTIFICATE BY THE DISTRICT.



PRELIMINARY & FINAL MAJOR SITE PLAN

J.P. MORGAN CHASE BANK
PROPOSED BANK WITH
DRIVE THROUGH

**BLOCK 3804, LOT 2.01
55 NORTH BROAD STREET
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NJ**

AARON CHAN, P.E.
NEW JERSEY LICENSE No. 57348
LICENSED PROFESSIONAL ENGINEER



STONEFIELD
engineering & design

SCALE:	1" = 10'	PROJECT ID: RUT-230372
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SOIL EROSION & SEDIMENT CONTROL PLAN

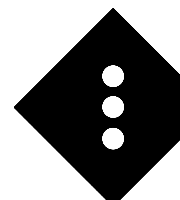
DRAWING:

C-10

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NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design



Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI

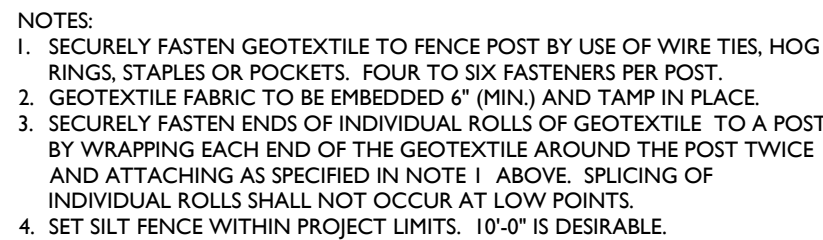
www.stonefieldeng.com

15 Spring Street, Princeton, NJ 08542

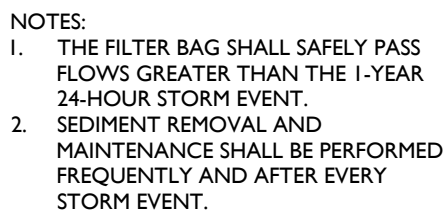
Phone 609.362.6900

15 Spring Street, Princeton, NJ 08542

Phone 609.362.6900



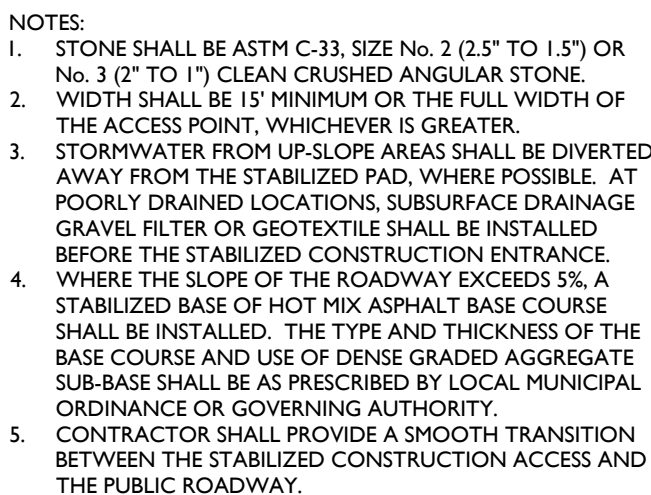
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NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	

- BERGEN COUNTY SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY [N.J.A.C. 7:27]. THERE WILL BE NO BACKFILL OR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. 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. THE SEEDING AND MULCHING SHALL BE APPLIED TO ALL EXPOSED AREAS AND BE MULCHED WITH UNROTTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREA OF EXPOSED SOIL SHALL BE MULCHED WITH UNROTTED STRAW OR MULCH BINDER AT A RATE OF 2 TONS PER ACRE, EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
4. STABILIZATION SPECIFICATIONS:
 - A. TEMPORARY SEEDING AND MULCHING: GRASS LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 11 LBS./ 1,000 SF OF 10-20-0 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL TO A MINIMUM OF 4" DEEP. MULCH - APPLY 15 LBS./ACRE (2.3 LBS./ 1,000 SF) OR OTHER APPROVED SEED, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. MULCH - UNROTTED 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).
 - B. PERMANENT SEEDING AND MULCHING: TOPSOIL - A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5"; MINIMUM OF 4" FIRMED IN PLACE; REQUIRED: GRASS 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 INDICATES OTHERWISE) WORKED INTO THE SOIL TO A MINIMUM OF 4" DEEP. - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ ACRE (8 LBS./ 1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. MULCH - UNROTTED 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).
 5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
 6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
 7. 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.
 8. CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION AREA CROSS 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 SHOULD BE REPLACED IMMEDIATELY AFTER EACH TRUCK OR VEHICLE CROSSING.
 9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
 10. DRIVEWAYS MUST BE STABILIZED WITH 1" - 2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO CONSTRUCTION.
 11. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMITS OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS SHALL BE CLEANED IMMEDIATELY.
 12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28 - 4 OF THE NJ STANDARDS.
 13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINT BECOMES A SOURCE OF DISTURBANCE.
 14. DRAINAGING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
 15. DUST SHALL BE CONTROLLED VIA AN APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED DUST REDUCING PRODUCT WITHIN 100' OF ALL CONSTRUCTION HANDS.
 16. 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.
 17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BEYOND STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
 18. ANY VIOLATION 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.
 19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
 20. 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 BLVD., SUITE 200, LUTHERTON, NJ 07049. TEL: 201-261-4407. FAX: 201-261-7273.
 21. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
 22. THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE END OF EACH CONSTRUCTION DISTURBANCE PERIOD. THE DISTRICT WILL CONDUCT AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED, INCLUDING TEMPORARY PERMANENT STABILIZATION OF ALL DISTURBED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.

- DUST CONTROL NOTES

- ONLY. MULCHES - USE STANDARD OF STABILIZATION WITH MULCHES ONLY. PG. 5-1.
- 2. VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER. PG. 7-1. PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION. PG. 4-1 AND PERMANENT STABILIZATION WITH SOD. PG. 6-1.
- 3. SPRINKLING - MULCHES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.
- 4. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EROSION MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGINNING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOW'S SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE USED INSTEAD OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- 5. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
- 6. CRATE WALLS - CRATE WALLS ARE USED TO PROTECT EROSION FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
- 7. SPREADERS - SPREADERS ARE USED TO SPREAD LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.
- 8. WIND BREAKS - WIND BREAKS ARE USED TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
- 9. GRAVEL - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

TEMPORARY STOCKPILE PROTECTION

- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
- APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
- APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT.
- MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- PROPERTY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.

TEMPORARY STABILIZATION SPECIFICATIONS

- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
- APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
- APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT.
- MULCH DISTURBED SOIL WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

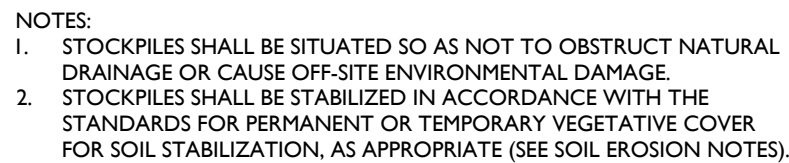
PERMANENT STABILIZATION SPECIFICATIONS

- a. APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
- b. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
- c. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
- d. APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS PER 1000 SQ. FT.
- e. MIX STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- f. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

SEQUENCE OF CONSTRUCTION

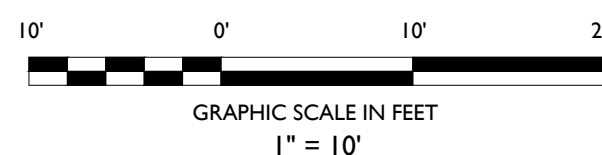
1. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE (2 DAYS).
2. DEMOLISH EXISTING STRUCTURES, PAVEMENT, AND GRAVEL (7 DAYS).
3. ROUGH GRADING AND TEMPORARY SEEDING (21 DAYS).
4. EXCAVATE AND INSTALL DRAINAGE PIPING AND INLETS (30 DAYS).
5. INSTALL INLET FILTERS (1 DAY).
6. BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (120 DAYS).
7. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (7 DAYS).
8. REMOVE SOIL EROSION MEASURES (1 DAY).

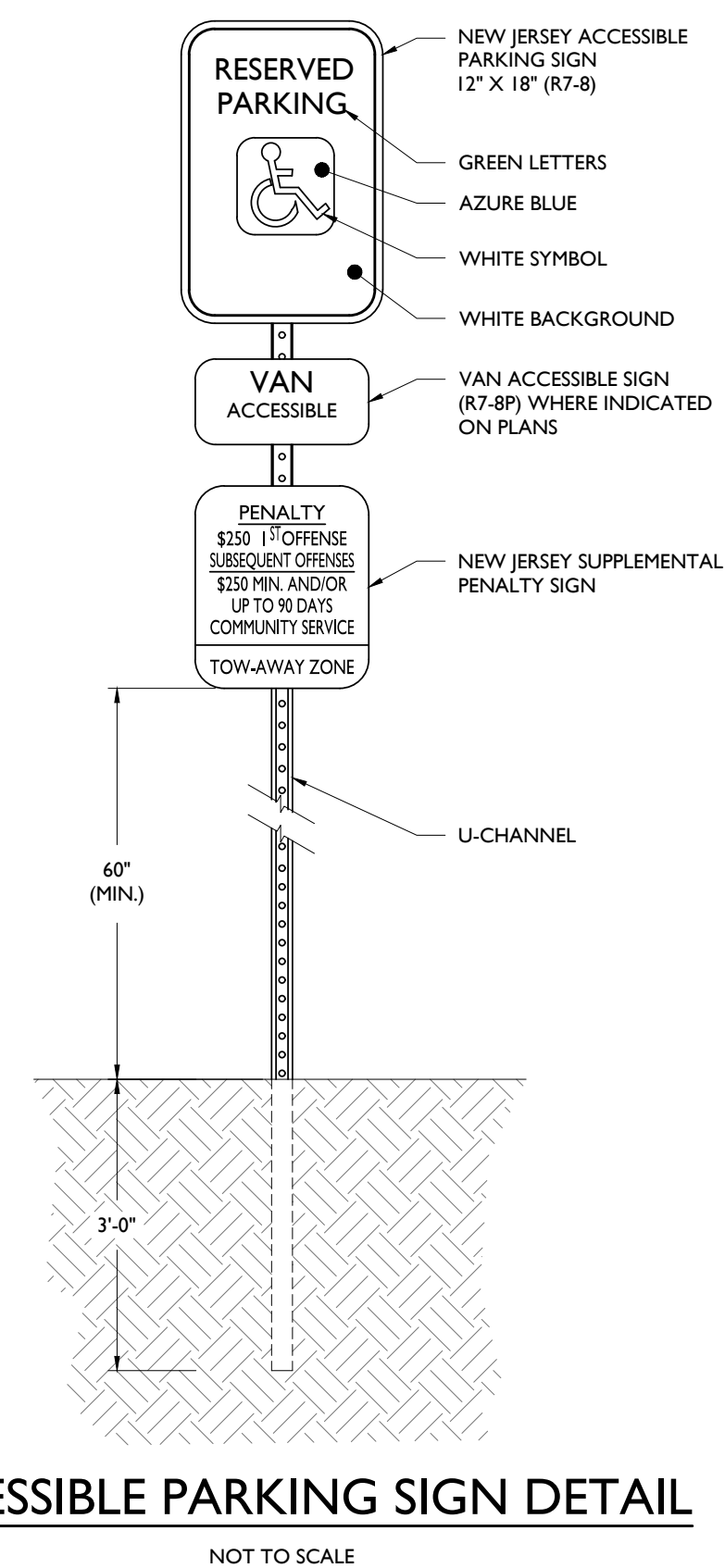
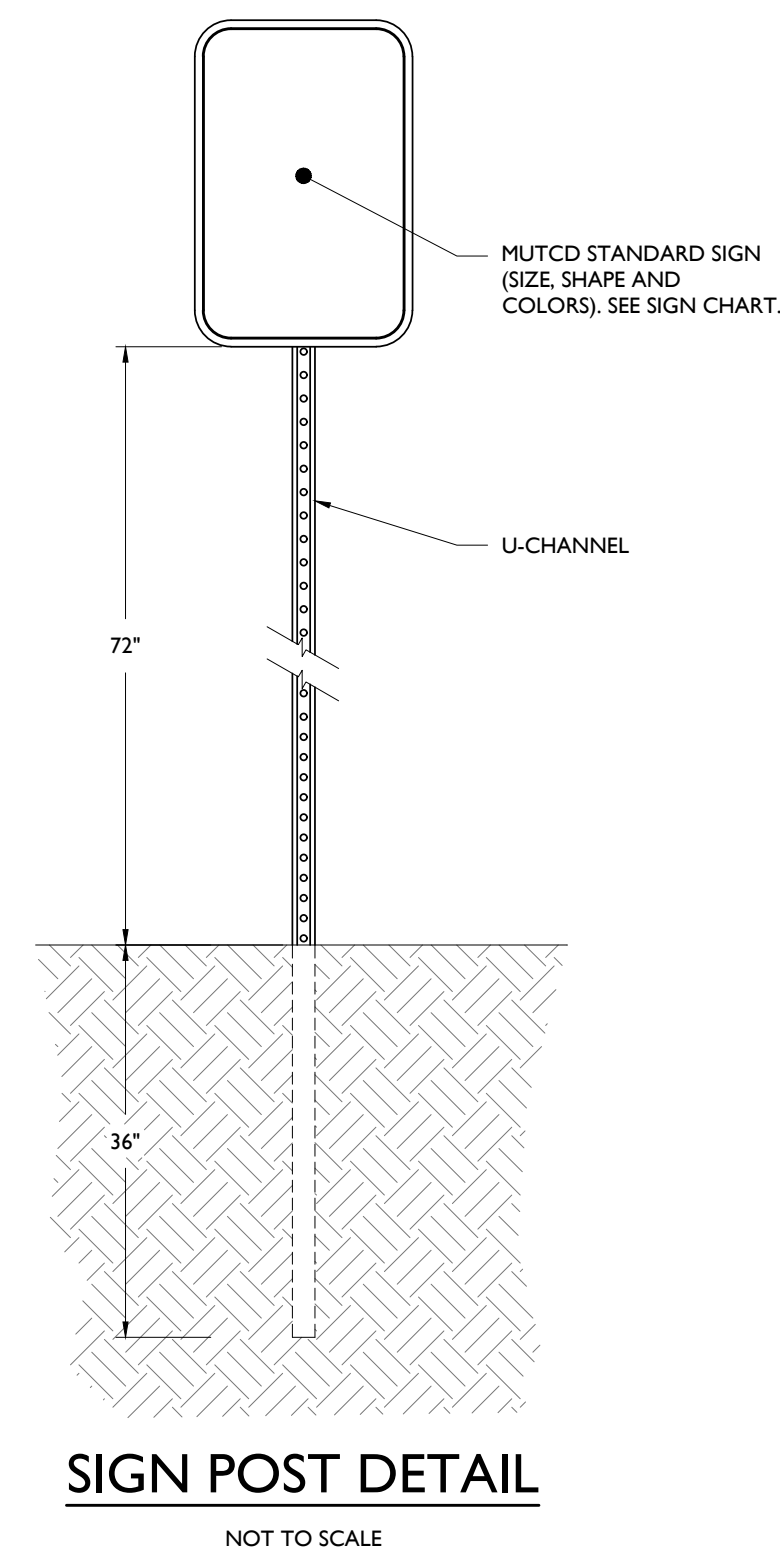
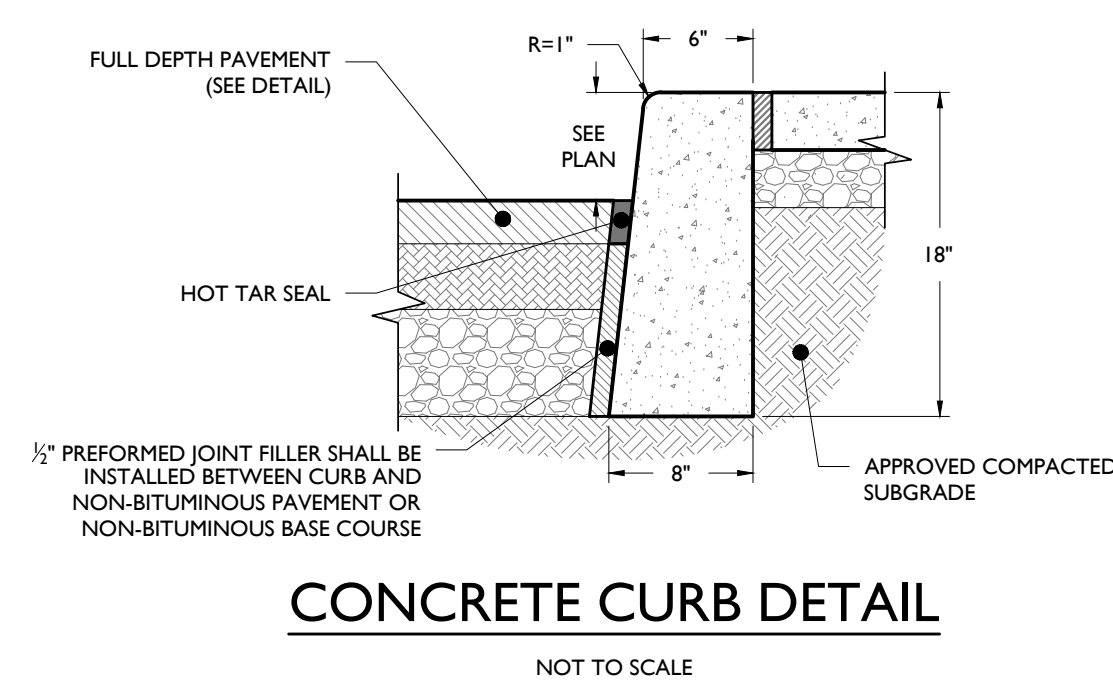
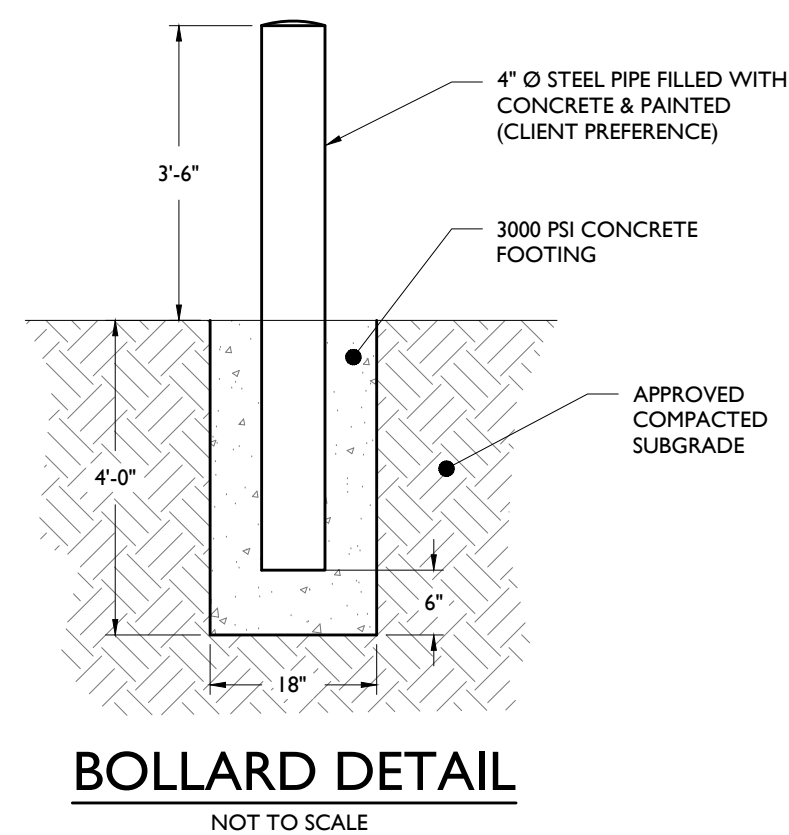
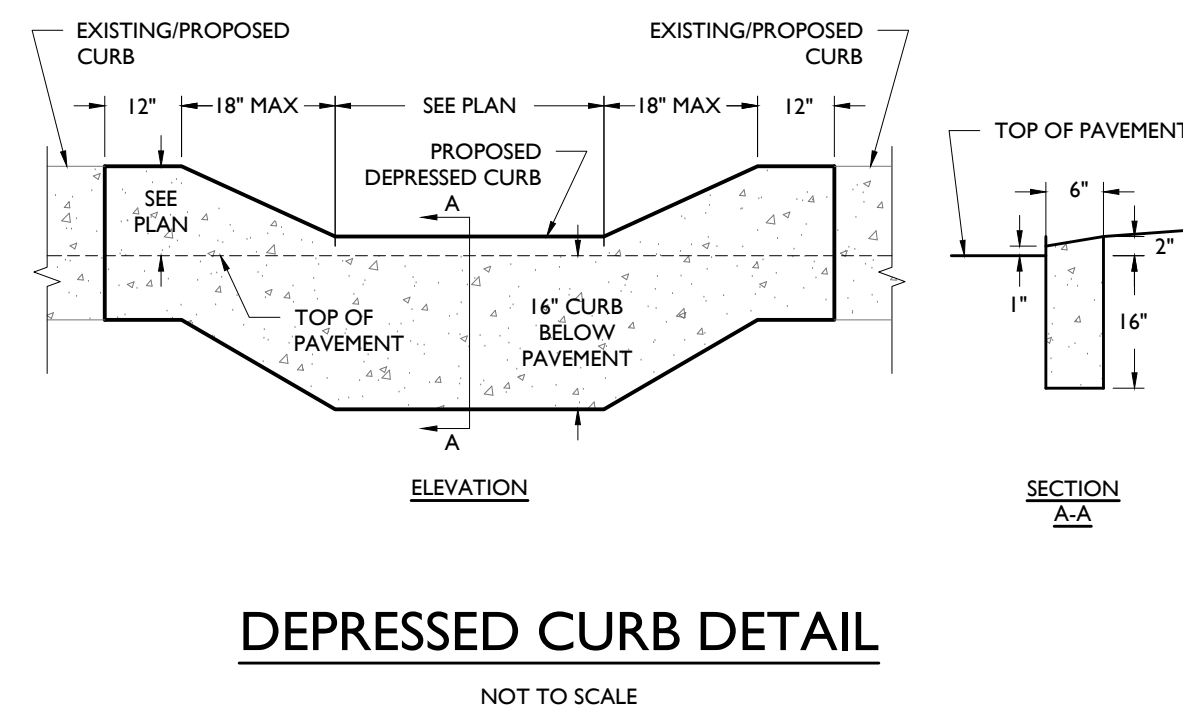
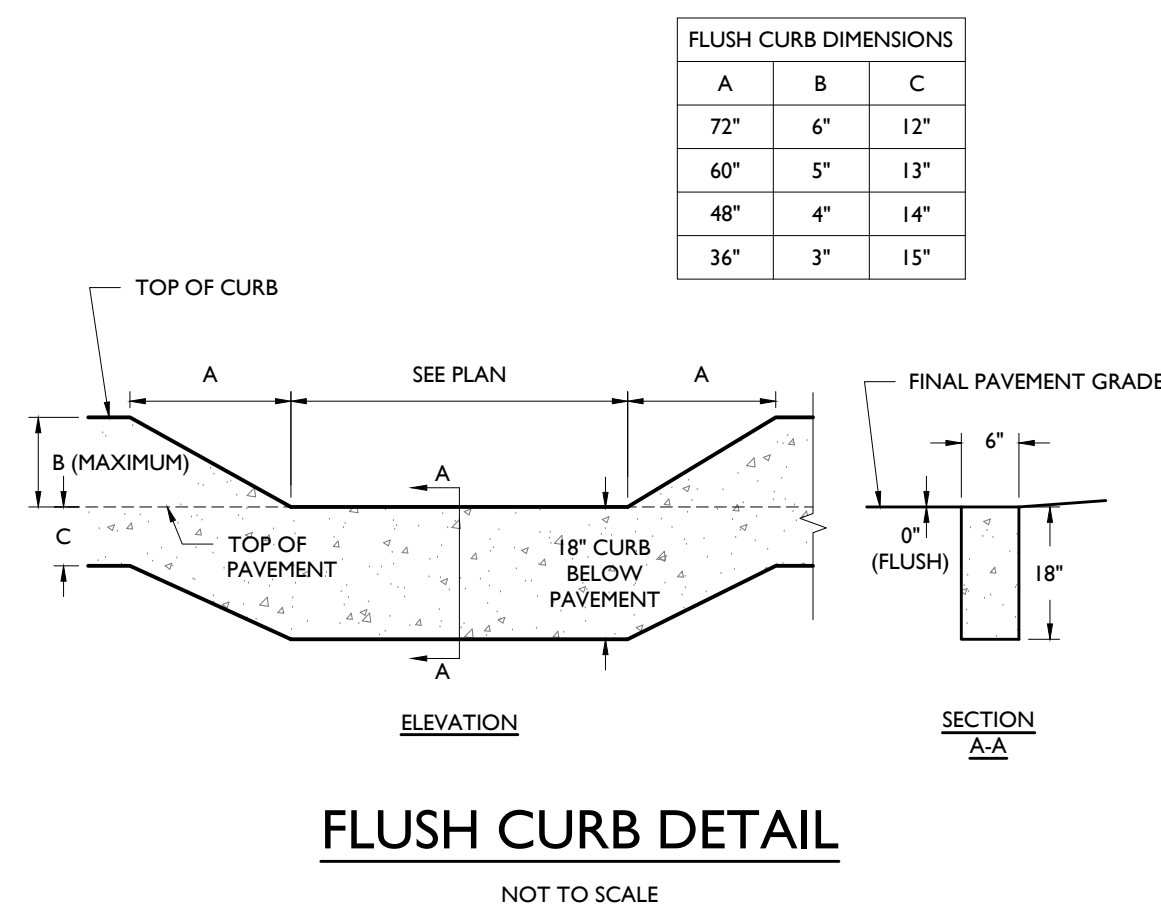
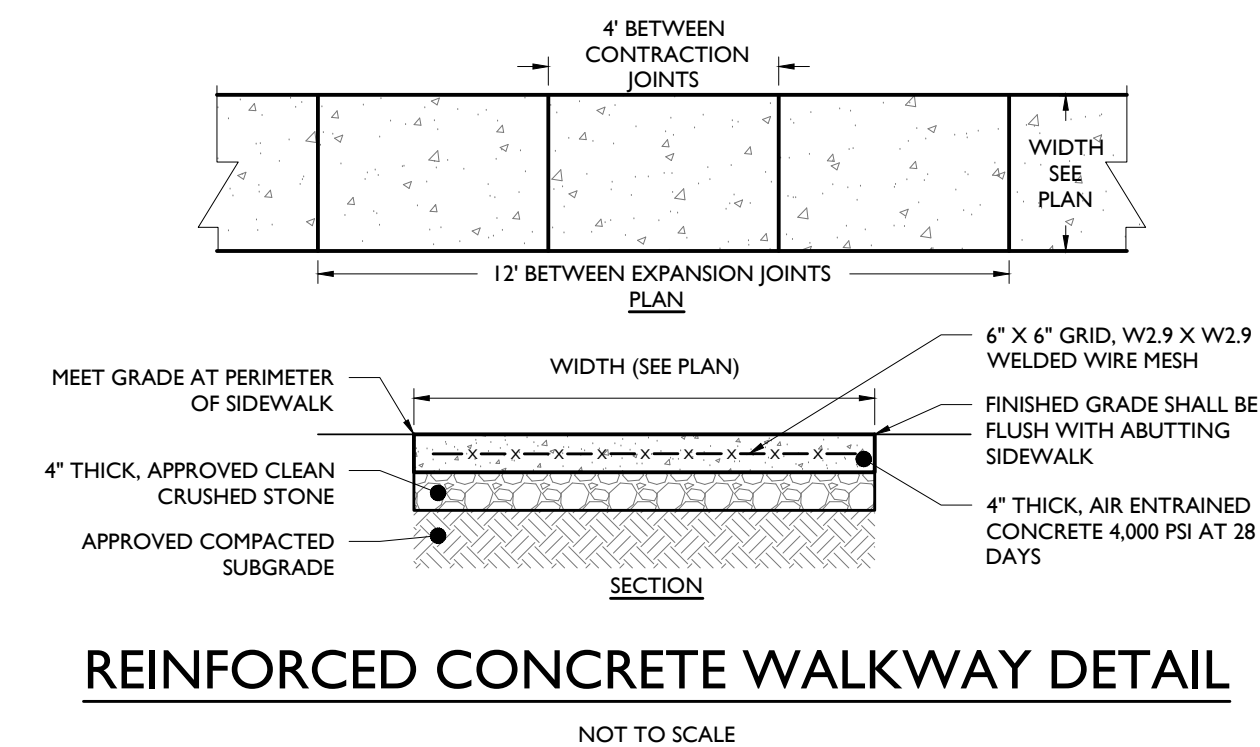
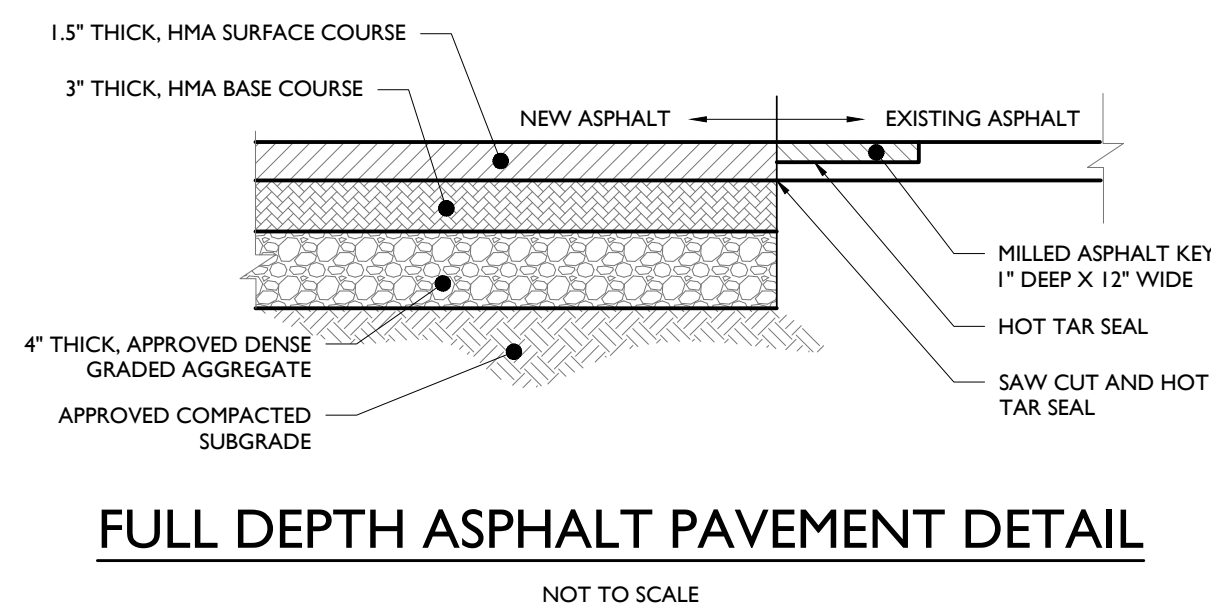
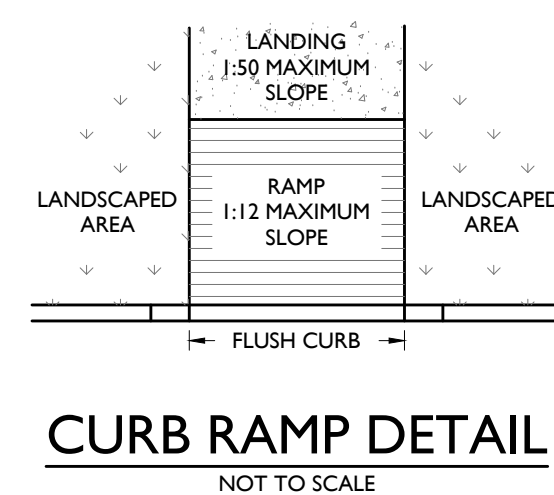
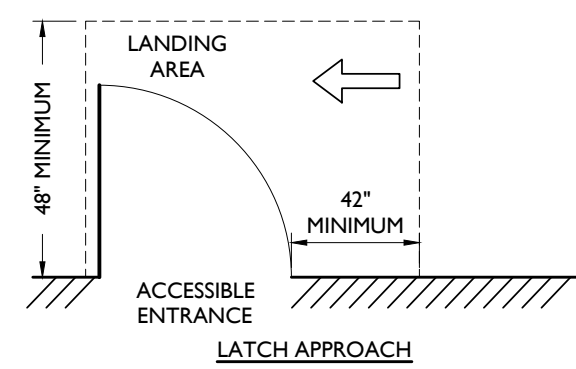
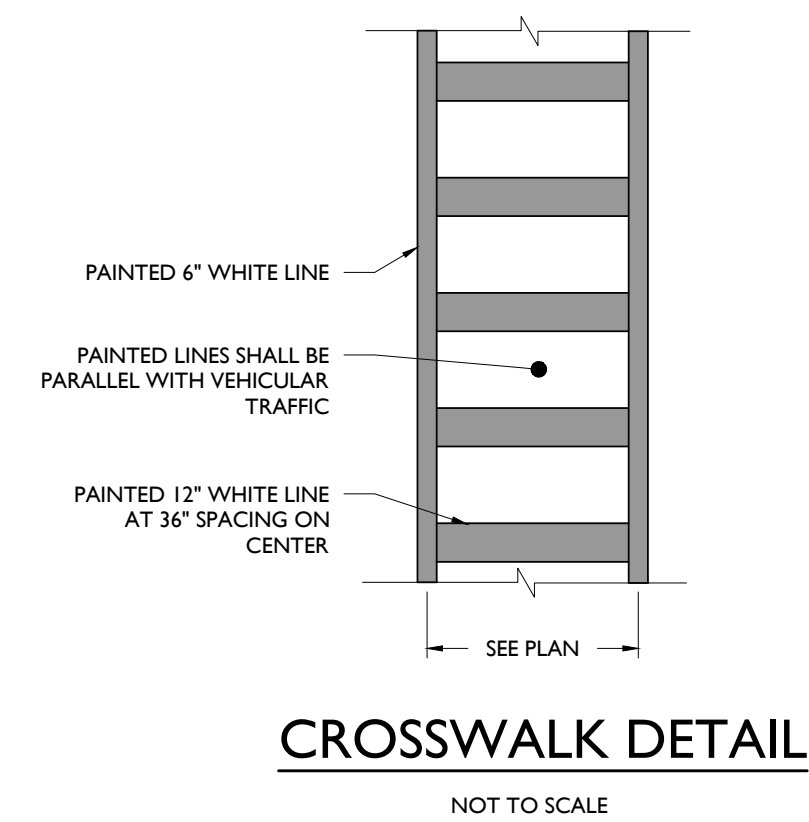
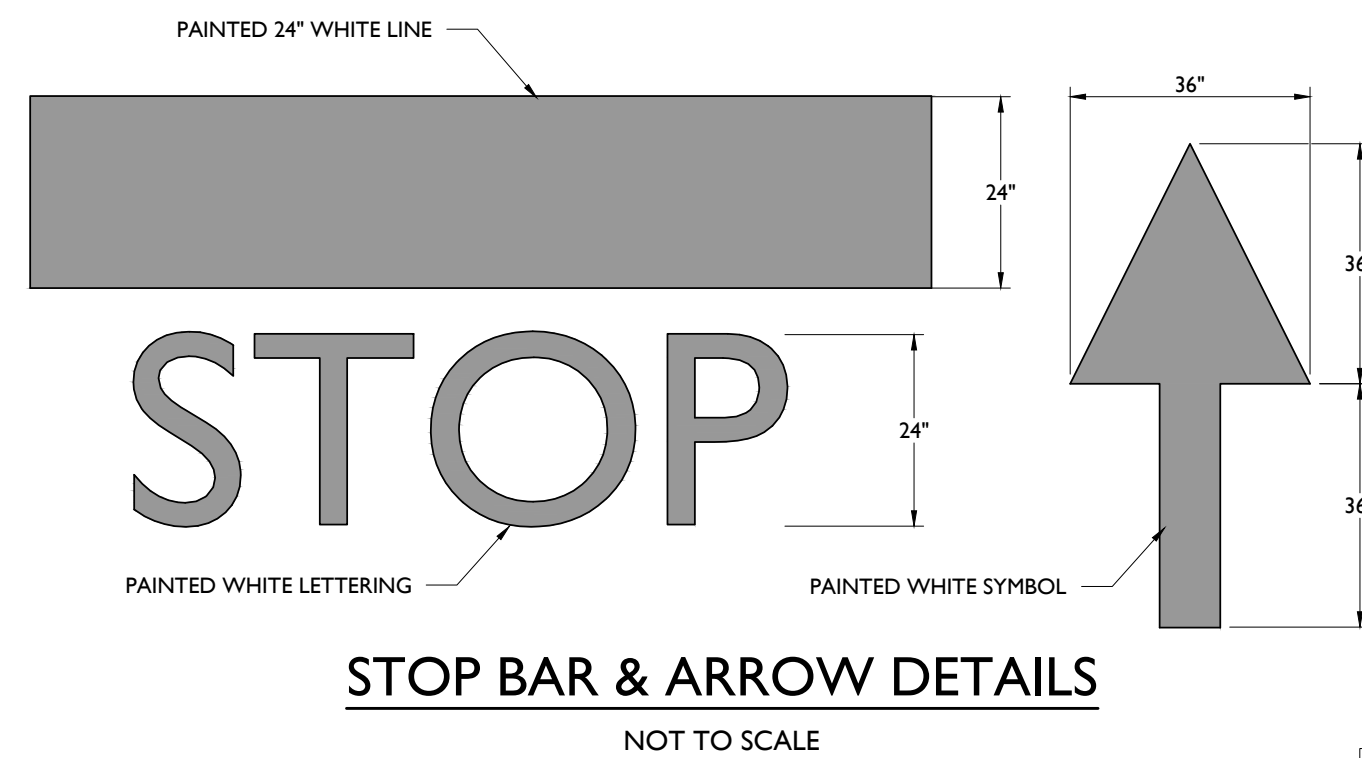
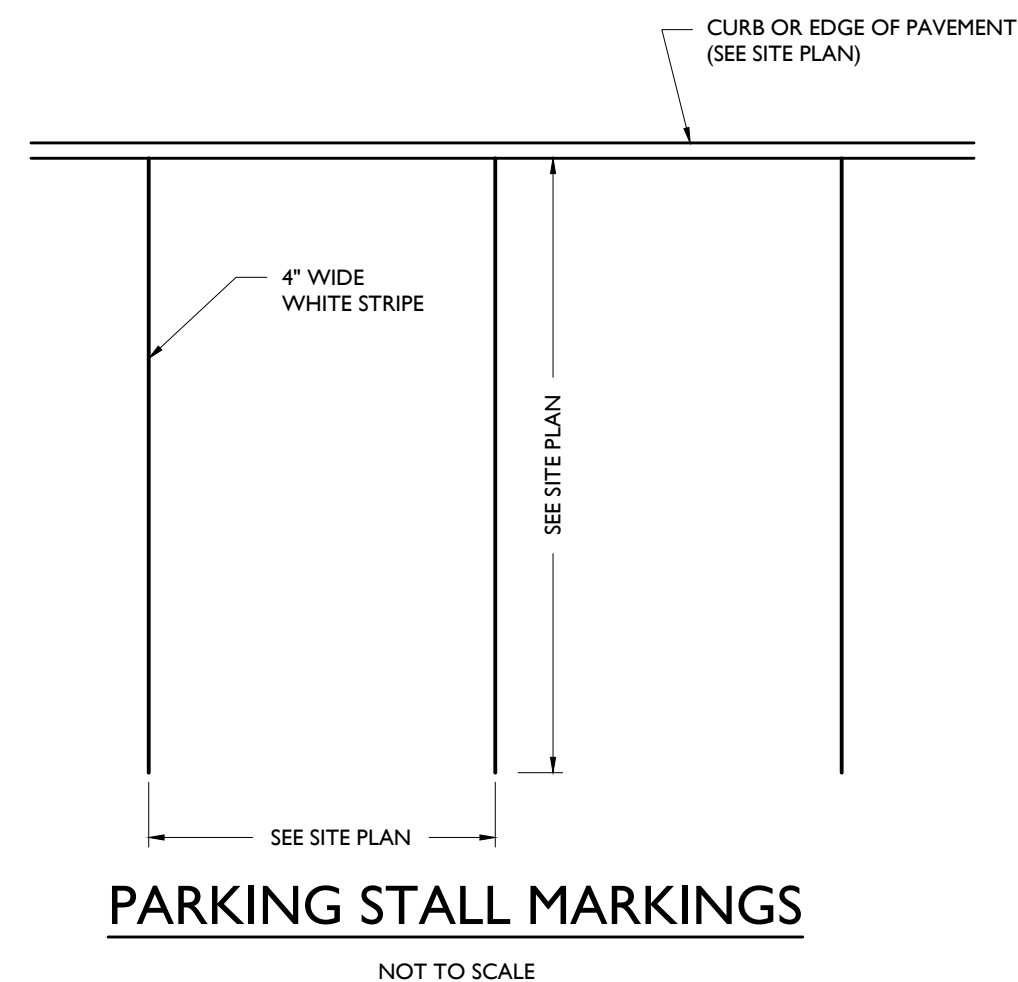
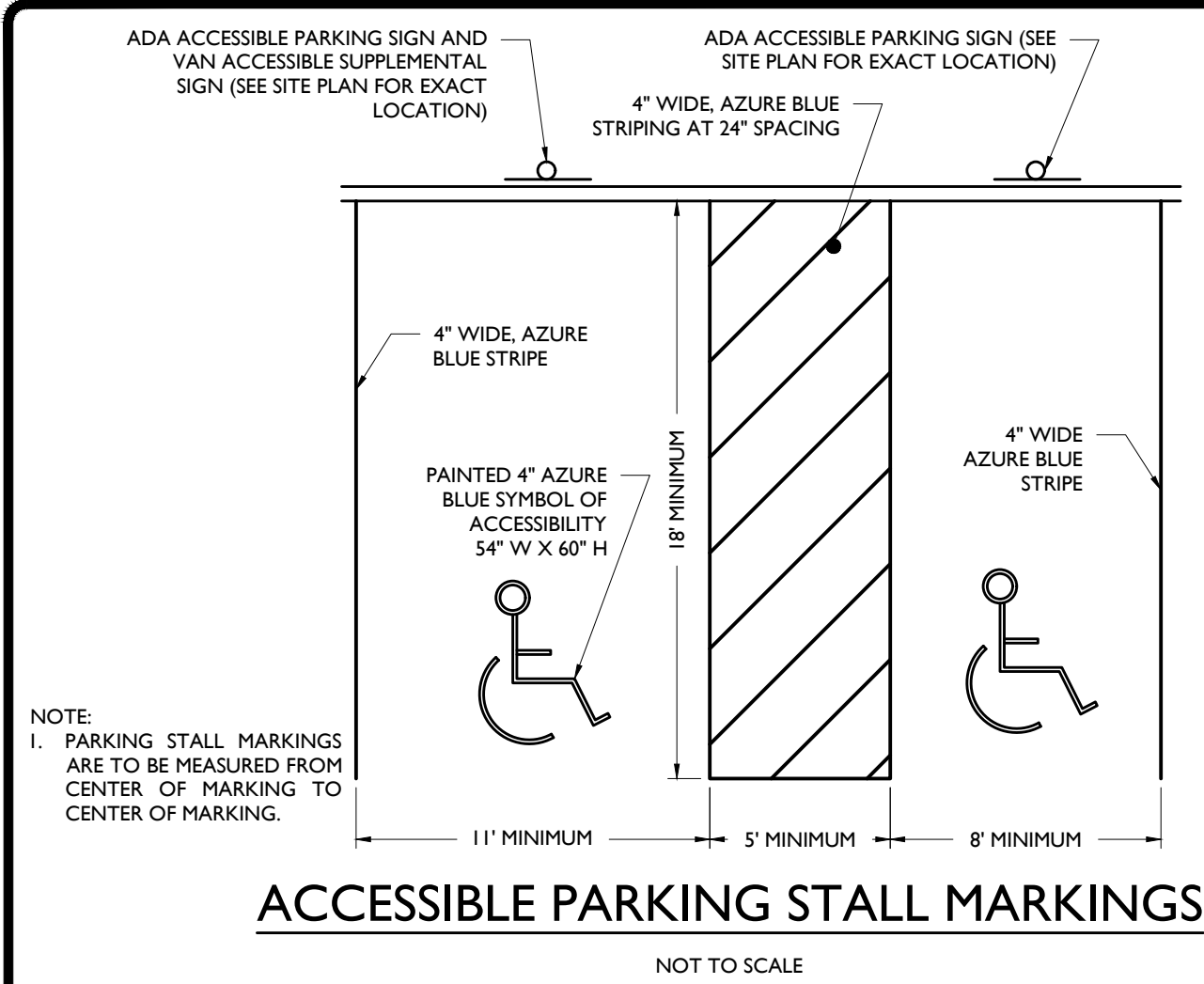
NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY



NOT TO SCALE

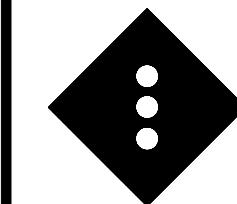
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



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NOT APPROVED FOR CONSTRUCTION

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PRELIMINARY & FINAL MAJOR SITE PLAN

J.P. MORGAN CHASE BANK

**PROPOSED BANK WITH
DRIVE THROUGH**

**BLOCK 3804, LOT 2.01
55 NORTH BROAD STREET
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NJ**

AARON CHAN, P.E.
NEW JERSEY LICENSE No. 57348
LICENSED PROFESSIONAL ENGINEER



SCALE:	NTS	PROJECT ID: RUT-230372
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TITLE:

**CONSTRUCTION
DETAILS**

DRAWING:

C-14

