

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR 188 BROADWAY BLOCK 2701 - LOT 3 BOROUGH OF WOODCLIFF LAKE BERGEN COUNTY, NEW JERSEY

GENERAL NOTES

- THESE PLANS ARE FOR GOVERNMENT AGENCY REVIEW, AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION UNTIL FULLY COORDINATED WITH THE OTHER CONSTRUCTION TRADES AND A REVISION BOOK NOTE IS ADDED STATING "ISSUED FOR BIDS" AND / OR "ISSUED FOR CONSTRUCTION".
- THE SUBJECT PROPERTY IS IDENTIFIED AS LOT 3 IN BLOCK 2701 AS SHOWN ON THE BOROUGH OF WOODCLIFF LAKE TAX MAP SHEET NUMBER 27.
- TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON REFERENCE NUMBER 3.
- LOT 3 IS LOCATED WITHIN THE "S-O (SPECIAL OFFICE) & R-15 (RESIDENTIAL ONE-FAMILY)" ZONES AS PER THE BOROUGH OF WOODCLIFF LAKE ZONE MAP, DATED APRIL 3, 2009.
- THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 93 OF 332, MAP NUMBER 34003003A, REVISED PRELIMINARY MAY 5, 2017.
- VERTICAL AND HORIZONTAL DATUMS FOR REFERENCE NUMBER 3 (HORIZONTAL NAD83, VERTICAL NAVD83).
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS REPRESENTED ON THE PLANS. HE SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF VARIATIONS ARE FOUND.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY AND APPROVAL OF THE MUNICIPALITY & COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE REQUIREMENTS OF THESE INSPECTIONS WITH THE MUNICIPALITY & COUNTY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK WITH THE BOROUGH OF WOODCLIFF LAKE AND COUNTY OF BERGEN.
- EXISTING CONDITIONS ARE REPRESENTED WITH AN "ITALIC" FONT AND PROPOSED CONDITIONS ARE REPRESENTED WITH AN "UPRIGHT" FONT.
- THE CONTRACTOR SHALL COMPLY WITH THE NEW JERSEY ONE CALL REGULATIONS BY CALLING 1 (800) 272-1000 PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION.
- ALL WORK SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST APPLICABLE FEDERAL, STATE, COUNTY & MUNICIPAL ORDINANCES & SPECIFICATIONS.
- REFERENCE THE LATEST APPROVED ARCHITECTURAL DRAWINGS FOR BUILDING.
 - (A) DIMENSIONS
 - (B) DETAILS
 - (C) FOUNDATION DESIGN & DETAILS
 - (D) UTILITY CONNECTIONS
 - (E) CONSTRUCTION PURPOSES (INCLUDING BUILDING STAKEOUT)
- AS PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE THE GENERAL SOIL TYPES IN THE VICINITY OF THE PROJECT ARE AS FOLLOWS:
 - (A) OHD: OTSVILLE GRAVELLY LOAMY SAND, 15 TO 25 PERCENT SLOPES (14.5%)
 - (B) WHE: WETHERSFIELD GRAVELLY LOAM, 25 TO 35 PERCENT SLOPES (76.8%)
 - (C) WHEC: WETHERSFIELD URBAN LAND COMPLEX, 15 TO 25 PERCENT SLOPES (8.7%)
- ALL FIELD ADJUSTMENTS AND / OR DEVIATIONS FROM THE APPROVED PROJECT DOCUMENTS / PLANS MUST BE APPROVED BY THE MUNICIPALITY AND / OR COUNTY. FIELD ADJUSTMENTS AND / OR DEVIATIONS MADE WITHOUT THE APPROVAL OF THE MUNICIPALITY AND / OR COUNTY ARE PERFORMED AT THE RISK OF THE OWNER AND / OR CONTRACTOR. THE OWNER / CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT THESE ADJUSTMENTS AND / OR DEVIATIONS TO THE MUNICIPALITY AND / OR COUNTY FOR APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE ADJACENT PROPERTY OWNERS FOR ANY WORK THAT MAY IMPACT THEIR PROPERTY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE MUNICIPALITY AND COUNTY AS REQUIRED PRIOR TO CONSTRUCTION REGARDING CONSTRUCTION SCHEDULING AND PHASING. IF REQUIRED HE SHALL BE RESPONSIBLE TO SUBMIT FOR APPROVAL TO THE MUNICIPALITY AND COUNTY A PROPOSED MAINTENANCE AND PROTECTION OF TRAFFIC PLAN AND CONSTRUCTION PHASING PLAN FOR THE PROPOSED CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK.
- SUBSURFACE ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THESE PLANS.
- REFER TO REFERENCE NUMBER 3 FOR ALL EXISTING BUILDING, FENCE & WALL OFFSET DIMENSIONS TO THE PROPERTY LINES AND FOR KNOWN EXISTING SITE COVENANTS, DEED RESTRICTIONS, EASEMENTS OR EXCEPTIONS.
- EXISTING STRUCTURES WITHIN 200 FEET OF THE PROJECT TRACT ARE BASED ON REFERENCE NUMBER 3 AND NJDEP GIS 2015 AERIAL IMAGE OBTAINED APRIL 3, 2018.

CHAPTER 380 "ZONING" VARIANCES REQUESTED

SECTION 380-52 A.
PERMITTED PRIMARY USES
THE APPLICATION REQUESTS TO PERMIT MULTI FAMILY RESIDENTIAL AS A PRINCIPAL USE

SECTION 380-78 A. (12)
MINIMUM INTERIOR PARKING LOT LANDSCAPING
REQUIRED, 1,320 SF.; REQUESTED, 0 SF.

CHAPTER 292 "SITE PLAN REVIEW" WAIVERS REQUESTED

SECTION 292-26 C. (7)
MAXIMUM MAIN APPROACH GRADE (WALKWAY TO BUILDINGS)
REQUIRED, 4%.; REQUESTED, 5%

SECTION 292-26 C. (7)
MINIMUM SWALE GRADE
REQUIRED, 2%.; REQUESTED, 1%

CHAPTER 380 "ZONING" EXISTING NON CONFORMITY

SECTION 380-9
MINIMUM FRONT YARD SETBACK
REQUIRED, 35'.; EXISTING, 34.1' (BUILDING #1)

SECTION 380-9
MINIMUM BUILDING SETBACK FROM STREET CENTERLINE
REQUIRED, 70'.; EXISTING, 65.6' (BUILDING #1)

RESIDENTIAL SITE IMPROVEMENT STANDARDS DE MINIMIS EXCEPTIONS REQUESTED

NO EXCEPTIONS ARE REQUESTED AS PART OF THIS APPLICATION.

PROPERTY OWNERS WITHIN 200 FEET

OWNER & ADDRESS REPORT				OWNER & ADDRESS REPORT			
WOODCLIFF LAKE 200' LIST FOR BLOCK 2701 LOT 3 188 BROADWAY				WOODCLIFF LAKE 200' LIST FOR BLOCK 2701 LOT 3 188 BROADWAY			
BLOCK	LOT	QUAL.	CLAS.	PROPERTY OWNER	PROPERTY LOCATION	ASST. LOTS	ADJ. 1 LOTS
2801	1	1	1	BRITLY WATER CO. AT LOS GROUP US INC P.O. BOX # 71910 PHOENIX, AZ 85050	18C PROSPECT AVE WOODCLIFF LAKE, N.J.	2701	8
2702	1	5A	5A	MORFOLD SOUTHERN NJ & NY RR CO WOODCLIFF LAKE, NJ	841BROAD	2701	10
2405	1	4A	4A	BRITLY WATER NEW JERSEY WOODCLIFF LAKE, NJ	CENTRAL AVE	2701	11
2406	1	4A	4A	MALLERUS HOLDING, INC WOODCLIFF LAKE, N.J.	BROADWAY	2701	12
2406	2	1	1	BRITLY WATER CO. AT LOS GROUP US INC P.O. BOX 71910 PHOENIX, AZ 85050	18C BROADWAY	2701	13
2407	8	2	2	FRYX, MICHAEL 22 HIGHLIFF AVENUE WOODCLIFF LAKE, NJ	25 HIGHLIFF AVE	2701	14
2407	9	15F	15F	THE BOROUGH OF WOODCLIFF LAKE 188 PROSPECT AVE WOODCLIFF LAKE, NJ	15 HIGHLIFF AVE		
2407	10	2	2	BRITLY WATER CO. AT LOS GROUP US INC P.O. BOX 71910 PHOENIX, AZ 85050	15 HIGHLIFF AVE		
2407	11	4A	4A	MALLERUS HOLDING L.L.C. HULLSDEN, NJ	216 BROADWAY		
2406	1	2	2	STEWART DANIEL J. & PATRICIA WOODCLIFF LAKE, N.J.	24 HIGHLIFF AVE		
2701	1	2	2	FRYX, KAREN 22 HIGHLIFF AVE WOODCLIFF LAKE, NJ	12 HIGHLIFF AVE		
2701	1-01	2	2	PARANIZO, STEVE & ADASIA WOODCLIFF LAKE, NJ	14 HIGHLIFF AVE		
2701	2	4A	4A	WATER-HORSE REST HOME INCORP 210 BROADWAY WOODCLIFF LAKE, NJ	210 BROADWAY		
2701	3	4A	4A	188 BROADWAY LP FORT LEE, NJ	188 BROADWAY		
2701	4	CO2B1	4A	SANJANO REALTY LLC 172 BROADWAY WOODCLIFF LAKE, NJ	172 BROADWAY (FRONT)		
2701	4	CO2B1	4A	SANJANO REALTY LLC 172 BROADWAY WOODCLIFF LAKE, NJ	172 BROADWAY (REAR)		
2701	5	4A	4A	CRITIAN SAVINGS & LOAN ASS'N 270 PROSPECT AVE WASHINGTON, NJ	160 BROADWAY		
2701	6	2	2	FRYX, MICHAEL & STACY 22 HIGHLIFF AVE WOODCLIFF LAKE, NJ	9 PROSPECT AVE		
2701	7	2	2	EDGESS WILLIAM R. JR & ANNE WOODCLIFF LAKE, N.J.	11 PROSPECT AVE		

PROPERTY INFORMATION

BLOCK: 2701
LOT: 3
ADDRESS: 188 BROADWAY
WOODCLIFF LAKE, NEW JERSEY 07677

TOTAL TRACT AREA: 154,363.64 SF. (3.609 (±) ACRES)
(AREA PER REFERENCE NUMBER 3)
(ADDRESS PER WOODCLIFF LAKE TAX DEPARTMENT; APRIL 3, 2018)

SITE OWNER

188 BROADWAY LP
242 GRADELL AVENUE, 2ND FLOOR
PARAMUS, NEW JERSEY 07652

APPLICANT

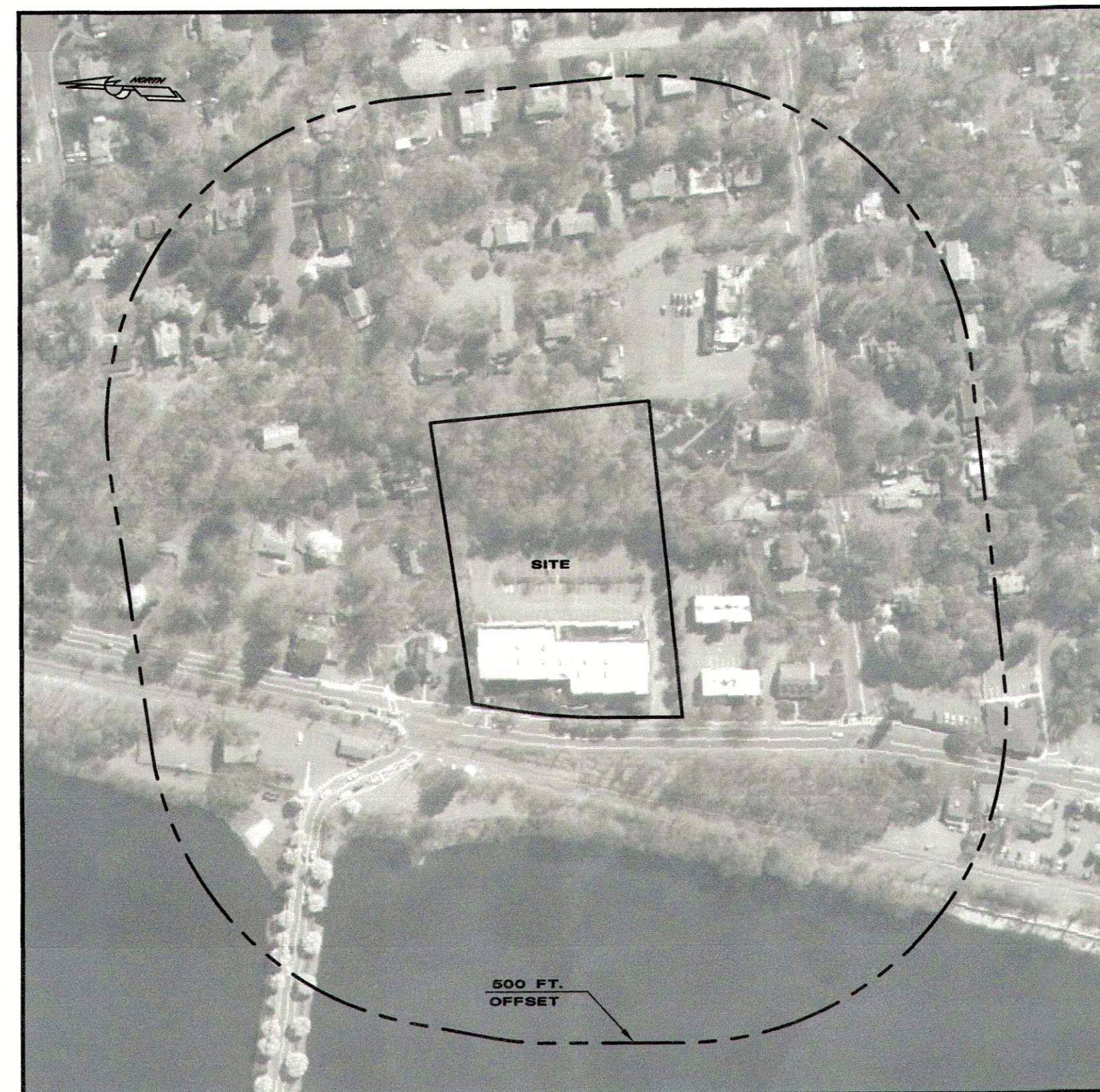
188 BROADWAY LP
242 GRADELL AVENUE, 2ND FLOOR
PARAMUS, NEW JERSEY 07652

COUNTY OF BERGEN PLANNING BOARD

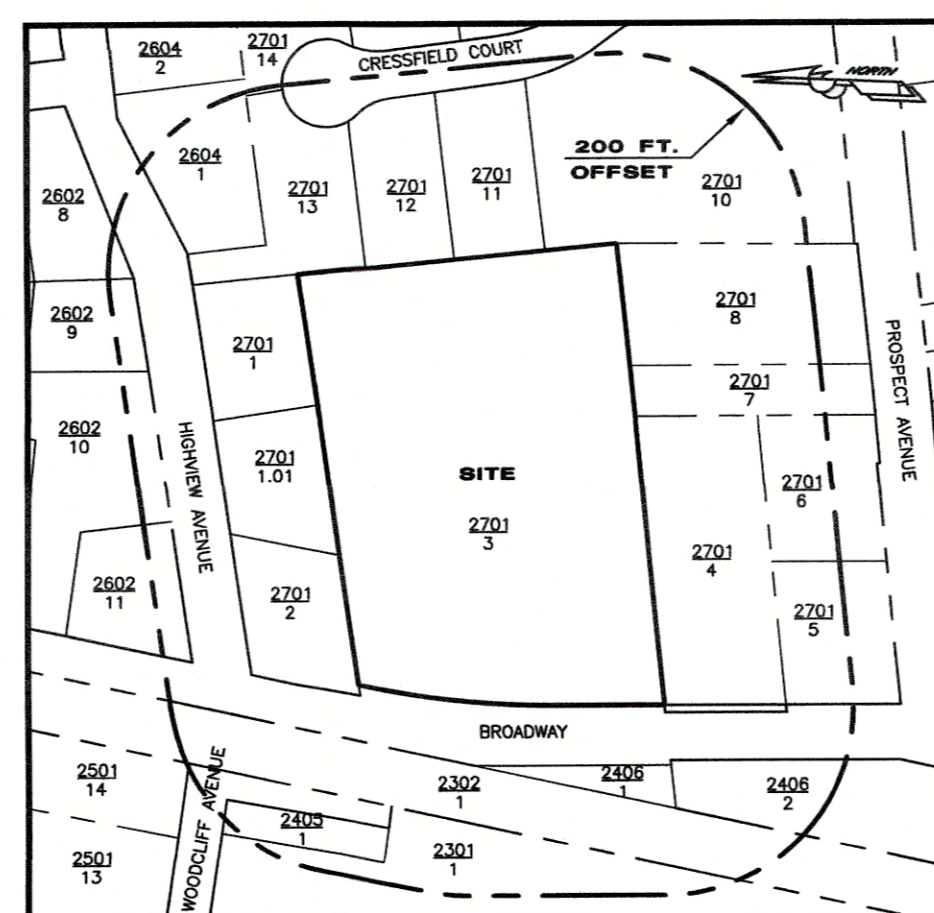
APPROVED BY THE
COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY



ATTENDED TO BY _____ DATE _____

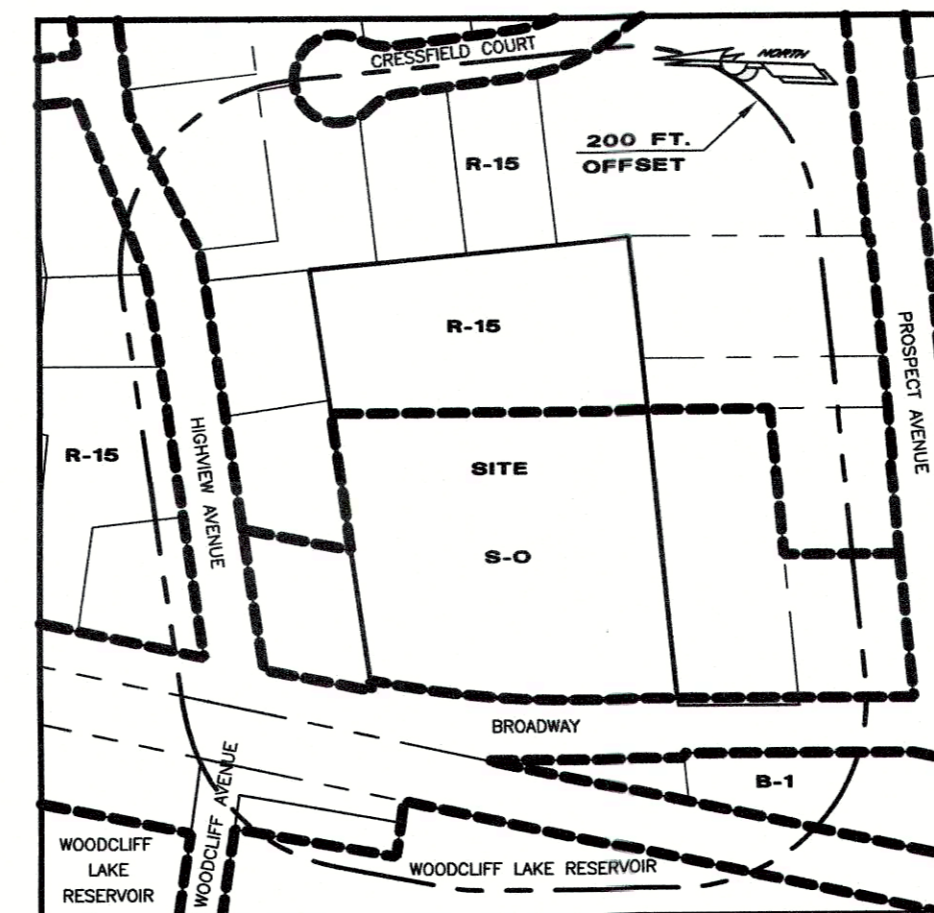


KEY MAP
(SCALE: 1" = 200'±)



TAX MAP
(SCALE: 1" = 200'±)

(BASED ON THE BOROUGH OF WOODCLIFF LAKE TAX MAP SHEET NUMBER 24, 25, 26 & 27)



ZONING MAP
(SCALE: 1" = 200'±)

(BASED ON MUNICIPAL ZONE MAP)

PLANS PREPARED BY:



MCB ENGINEERING ASSOCIATES, L.L.C.
P.O. BOX 588, 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0588
PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681
Email: mcbeo@mcbea.com - Certificate of Authorization No. 24G28108.00

05/02/2018

PROJECT DIRECTORY

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TRAFFIC
SAM SCHWARTZ TRANSPORTATION CONSULTANTS
30 MONTGOMERY STREET, SUITE 1340
JERSEY CITY, NEW JERSEY 07302

SURVEYOR
DMC ASSOCIATES, INC.
211 MAIN STREET, PO BOX 377
BUTLER, NEW JERSEY 07405-0377

PLANNING
BURGIS ASSOCIATES
25 WESTWOOD AVENUE
WESTWOOD, NEW JERSEY 07675

LIST OF DRAWINGS

- TITLE SHEET
- SITE PLAN
- GRADING & UTILITY PLAN
- LIGHTING & LANDSCAPING PLAN
- SOIL EROSION & SEDIMENT CONTROL PLAN
- SITE DETAILS
- SITE DETAILS

BOROUGH OF WOODCLIFF LAKE REQUIRED SITE PLAN LEGENDS

A. TO BE SIGNED BEFORE SUBMISSION:
I CONSENT TO THE FILING OF THIS SITE PLAN.

APPLICANT (RICHARD LABARBIERA) DATE 05/02/2018

OWNER (RICHARD LABARBIERA) DATE 05/02/2018

B. TO BE COMPLETED BEFORE SUBMISSION:
SITE PLAN OF: 188 BROADWAY, BLOCK 2701, ZONE: S-O & R-15
LOT: 3 DATE: 05/02/2018 SCALE: 1" = 20' & 1" = 30'
APPLICANT: 188 BROADWAY LP ADDRESS: 242 GRADELL AVENUE, 2ND FLOOR, PARAMUS, NEW JERSEY 07652

C. TO BE SIGNED BEFORE SUBMISSION:
I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND OTHER INFORMATION SET FORTH ARE CORRECT.

NAME _____
PROFESSIONAL ENGINEER, # 40394
TITLE AND LICENSE NUMBER _____

D. TO BE SIGNED BEFORE ISSUANCE OF BUILDING PERMIT:
APPROVED BY THE BOARD OF ADJUSTMENT OF THE BOROUGH OF WOODCLIFF LAKE.

CHAIRPERSON _____ DATE _____

E. TO BE SIGNED BEFORE (PRELIMINARY & FINAL) APPROVAL IS GIVEN:
I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL ORDINANCES AND REGULATIONS UNDER MY JURISDICTION.

BOROUGH ENGINEER _____ DATE _____

F. TO BE SIGNED BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED IN ACCORDANCE WITH THE SITE PLAN ORDINANCE.

CONSTRUCTION CODE OFFICIAL _____
BOROUGH ENGINEER _____

G. TO BE SIGNED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:
I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN INSTALLED IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.

BOROUGH ENGINEER _____ DATE _____

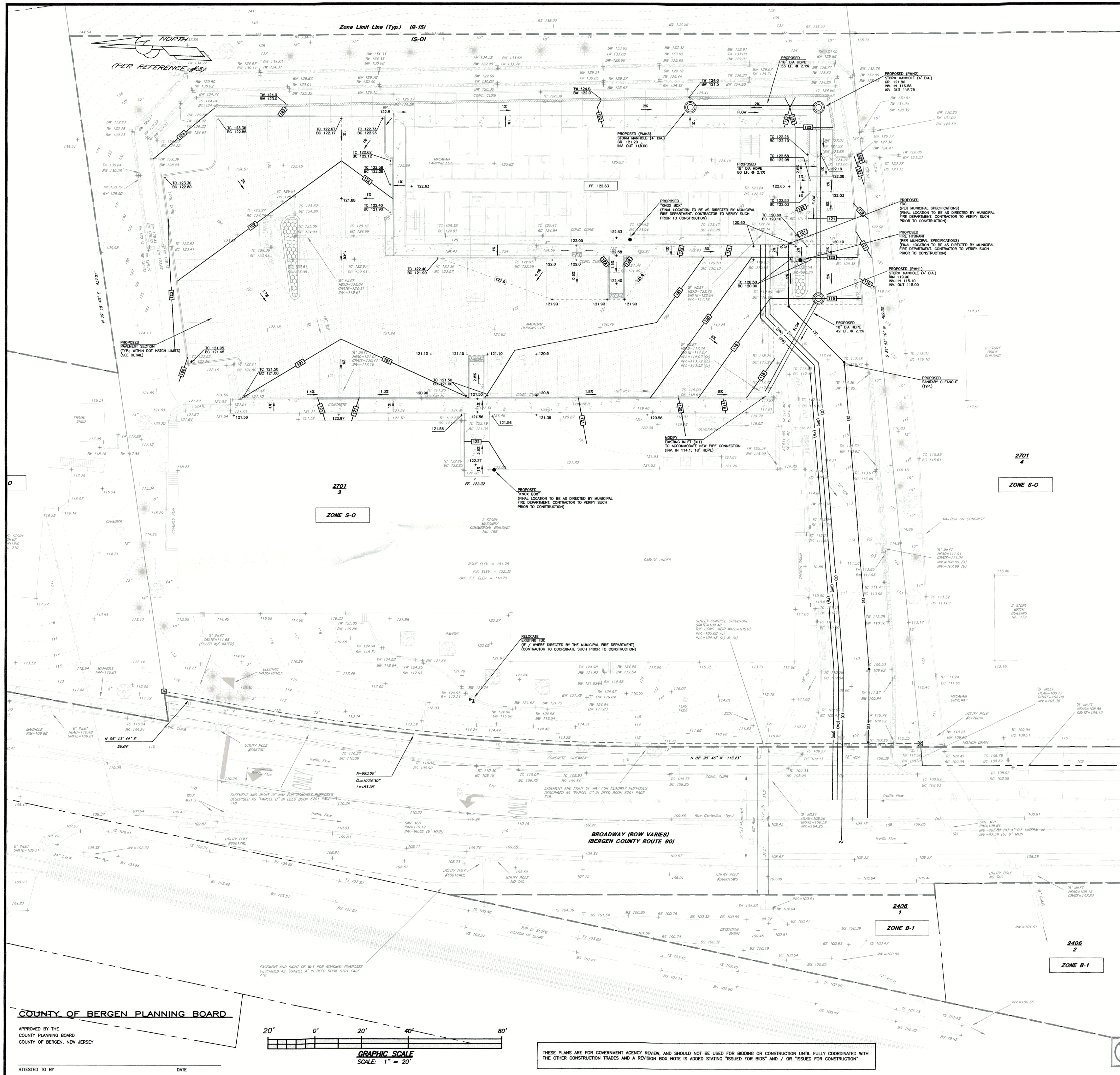
CONSTRUCTION CODE OFFICIAL _____ DATE _____

OCCUPANCY PERMIT ISSUED: _____ DATE _____

REFERENCES

- THE BOROUGH OF WOODCLIFF LAKE TAX MAP SHEET 24, 25, 26, & 27.
- THE BOROUGH OF WOODCLIFF LAKE ZONING MAP, DATED APRIL 3, 2009.
- SURVEY ENTITLED: "BOUNDARY AND TOPOGRAPHY SURVEY, LOT 3 IN BLOCK 2701 & LOT 1 IN BLOCK 2406, A.K.A. 188 BROADWAY, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY", PREPARED BY DMC ASSOCIATES, LLC, REVISED DECEMBER 14, 2017.
- ARCHITECTURAL PLANS ENTITLED: "PROPOSED MULTIFAMILY DEVELOPMENT, 188 BROADWAY, WOODCLIFF LAKE, NJ", PREPARED BY ALBERT DATTOLI ARCHITECT, REVISED 03/01/2017.
- FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 93 OF 332, MAP NUMBER 34003003A, REVISED PRELIMINARY MAY 5, 2017.
- UNITED STATES DEPARTMENT OF AGRICULTURE (NRCS) NATURAL RESOURCES CONSERVATION SERVICE SOILS REPORT OF BERGEN COUNTY DATED APRIL 3, 2018.

03/02/2021	BUILDING #2
04/25/2019	COUNTY 04/04/19 LETTER & 01/18/19 "PD-1" MAP
DATE	REVISION SUMMARY



GENERAL NOTES

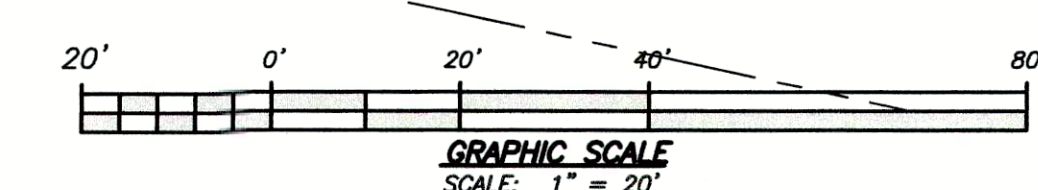
1. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION (HORIZONTAL & VERTICAL) OF ANY UTILITY (ABOVE OR BELOW GRADE) WITHIN THE PROJECT LIMITS AND ITS VICINITY (INCLUDING WITHIN THE ROW FOR ALL PROJECT FRONTAGES) PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION. TEST PITS SHALL BE PERFORMED AS NECESSARY.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL REQUIRED UTILITY COMPANIES PRIOR TO CONSTRUCTION.
3. ALL EXISTING VALVES, CLEANOUTS AND SIMILAR ITEMS TO REMAIN LOCATED WITHIN THE LIMITS OF THE PROPOSED CONSTRUCTION ARE TO BE RESET IN THE FIELD BY THE CONTRACTOR TO MEET FINISHED GRADE.
4. THE PROPOSED CURB AT THE BASE OF ALL HANDICAP CURB RAMPS SHALL BE SET FLUSH WITH THE ABUTTING PAVEMENT SURFACE.
5. THE MAXIMUM CROSS SLOPE FOR ALL WALKS & HANDICAP ACCESSIBLE PATHS IS TO BE 2.0%.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO GRADE THE SITE IN SUCH A MANNER TO (1) INSURE THAT SURFACE WATER RUNOFF DOES NOT ADVERSELY IMPACT THE ADJACENT PROPERTIES AND (2) DIRECT STORM WATER RUNOFF AWAY FROM THE PROPOSED BUILDING.
7. ALL EXISTING UTILITIES THAT ARE TO BE REMOVED OR ABANDONED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY REGULATIONS.
8. PRIOR TO CONSTRUCTION A REFERENCE BENCH MARK SHALL BE PROVIDED ON-SITE BY A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW JERSEY.
9. THE WATER, GAS & SANITARY SEWER SERVICE LATERALS FOR BUILDING #2 ARE SHOWN FOR FEASIBILITY PURPOSES ONLY. THEIR FINAL DESIGN SHALL BE BASED ON THE BUILDING CONSTRUCTION PLANS. PER THE PROJECT ARCHITECT THE EXISTING UTILITY SERVICE LATERALS SHALL BE UTILIZED FOR THE RENOVATIONS OF BUILDING #1.
10. THE PROPOSED ROOF DRAINAGE SYSTEM FOR BUILDING #2 IS TO CONNECT INTO THE ON-SITE PROPOSED STORM WATER MANAGEMENT SYSTEM. THE EXISTING ROOF DRAINAGE SYSTEM FOR BUILDING #1 SHALL BE MAINTAINED.
11. THE PROJECT OWNER PRIOR TO CONSTRUCTION SHALL CONFIRM THAT ALL EXISTING UTILITY SYSTEMS (I.E. WATER, GAS, ELECTRIC & SANITARY) HAVE SUFFICIENT CAPACITY TO HANDLE THE PROPOSED DEMANDS OF THE PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL ON-SITE UTILITIES AT ALL TIMES.
13. THE PROJECT OWNER SHALL BE RESPONSIBLE TO DISPOSE OF ALL EXCAVATED MATERIAL IN ACCORDANCE WITH LAW AND ALL APPLICABLE LOCAL ORDINANCES.
14. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE SCHEDULING AND ROUTE OF THE TRUCKING OF THE EXCAVATED MATERIAL FROM THE SITE WITH THE MUNICIPAL POLICE DEPARTMENT AND THE MUNICIPAL ENGINEER.
15. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE HOURS OF OPERATION OF SOIL MOVING WITH THE MUNICIPAL POLICE DEPARTMENT & BUILDING DEPARTMENT AND MUNICIPAL ENGINEER.
16. PURSUANT TO THE APPROVING AUTHORITY HAVING JURISDICTION OVER PUBLIC AND / OR PRIVATE WORKS THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL NEW ACCESSIBLE CURB RAMPS INSPECTED AND CERTIFIED BY A NEW JERSEY PROFESSIONAL ENGINEER FOR COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS ADHERED TO BY THE MUNICIPALITY. THE CONTRACTOR SHALL PROVIDE COPY OF EACH CERTIFICATION TO THE PROJECT OWNER & MUNICIPALITY.
17. THE PROJECT OWNER SHALL ARRANGE FOR CONSTRUCTION INSPECTION SERVICES SO THAT CONSTRUCTION COMPLIANCE CERTIFICATIONS CAN BE ACCOMPLISHED AS REQUIRED FOR WATER & SEWER SYSTEMS AND RETAINING WALLS.
18. ALL PROPOSED STORM & SANITARY PIPE BEDDING & BACKFILL TO BE PROVIDED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR PIPE DEPTH & MATERIAL.
19. PRIOR TO CONSTRUCTION THE PROJECT OWNER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND SUBMIT TO THE MUNICIPALITY, FOR APPROVAL, WALL STABILITY AND STRUCTURAL CALCULATIONS SIGNED & SEALED BY A NEW JERSEY PROFESSIONAL ENGINEER FOR THE PROPOSED DESIGN & CONSTRUCTION OF ANY PROPOSED RETAINING WALLS.

UTILITY LEGEND

- (DW) DOMESTIC WATER SERVICE LATERAL
- (FW) FIRE WATER SERVICE LATERAL
- (GS) GAS SERVICE LATERAL
- (S) SANITARY SERVICE LATERAL

NOTE:
PER MUNICIPAL ORDINANCE ELECTRIC & TELEPHONE SERVICES ARE TO BE PROVIDED UNDERGROUND UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY AND GOVERNING UTILITY AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE SUCH PRIOR TO CONSTRUCTION.

COUNTY OF BERGEN PLANNING BOARD
APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY
ATTESTED TO BY _____ DATE _____



THESE PLANS ARE FOR GOVERNMENT AGENCY REVIEW, AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION UNTIL FULLY COORDINATED WITH THE OTHER CONSTRUCTION TRADES AND A REVISION BOX NOTE IS ADDED STATING 'ISSUED FOR BIDS' AND / OR 'ISSUED FOR CONSTRUCTION'

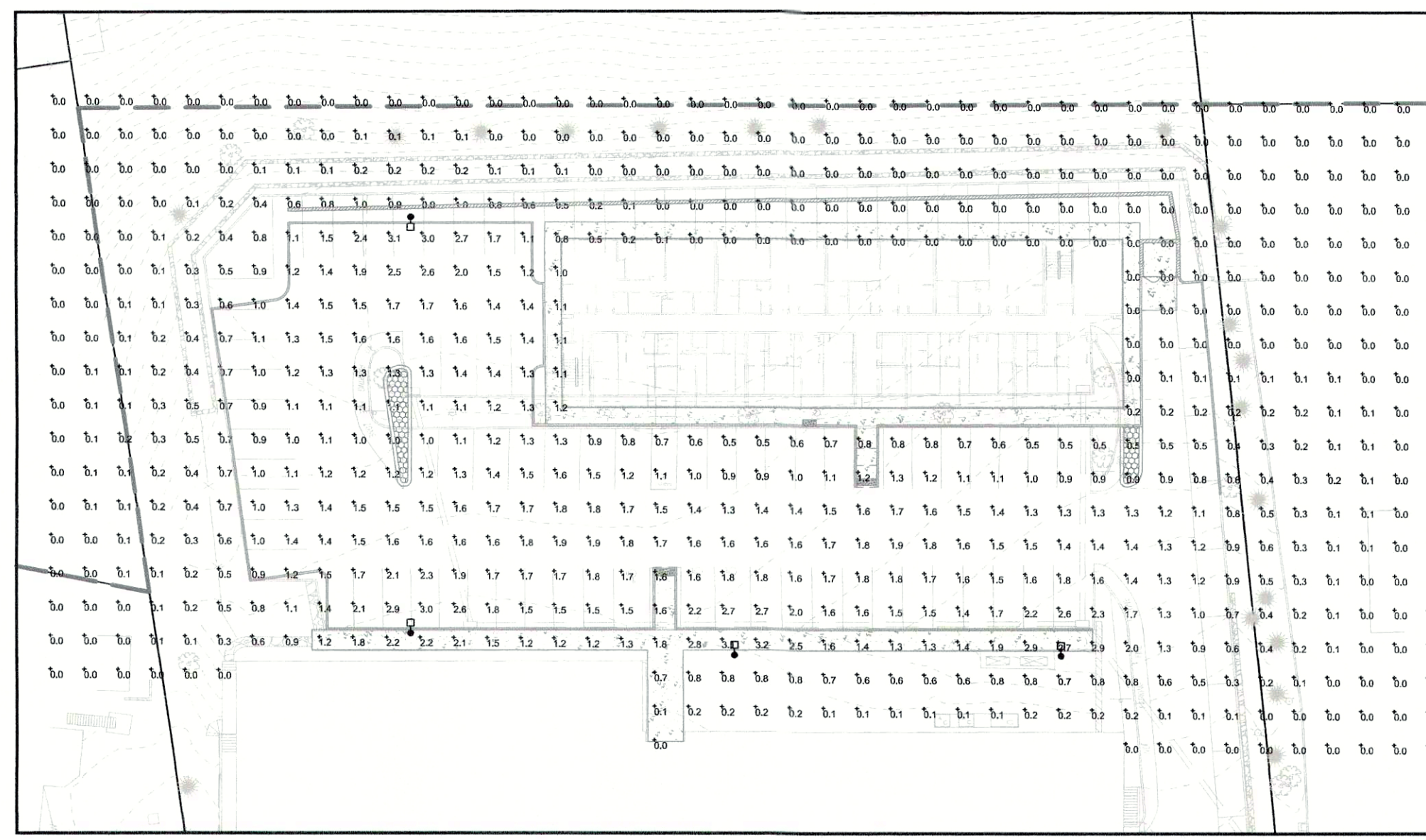
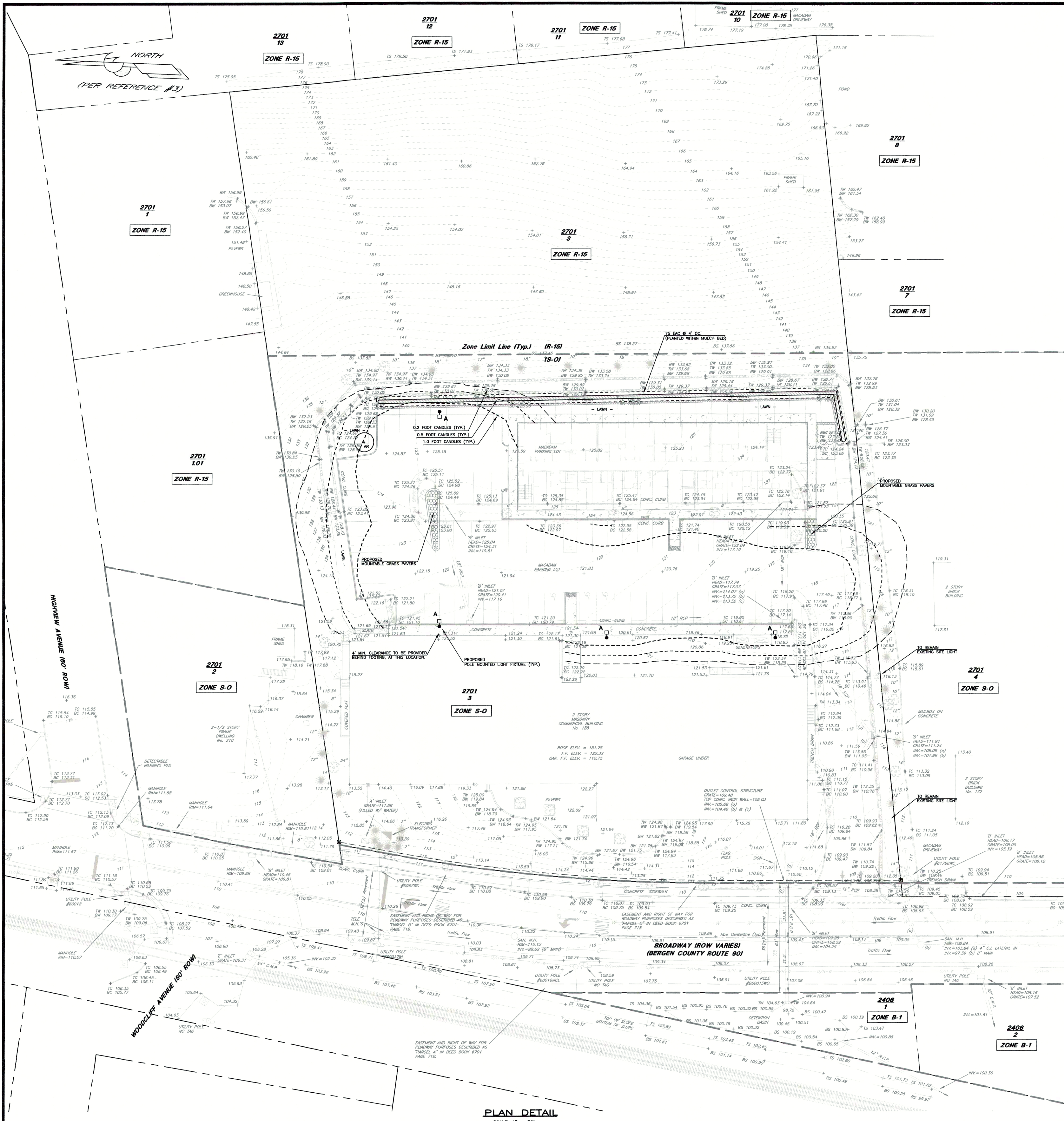


drawn by MC checked by PMcC
MATTHEW G. CLARK
N.J. PROFESSIONAL ENGINEER LICENSE No. 40394

03/02/21	BUILDING #2
04/25/19	COUNTY 04/04/19 LETTER & 01/16/19 "D-1" MAP.
DATE	REVISIONS

GRADING & UTILITY PLAN
188 BROADWAY
BLOCK 2701 - LOT 3
BOROUGH OF WOODCLIFF LAKE
BERGEN COUNTY, NEW JERSEY

	MCB ENGINEERING ASSOCIATES, LLC P.O. BOX 588, 11 FURLER STREET TOTOWA, NEW JERSEY 07511-0588 PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681 Email: mcbes@mcbeo.com Certificate of Authorization No: 24028108300	
	scale: 1" = 20' date: 05/02/2018 project no: 3949 sheet no: 3 OF 7	



POINT BY POINT DETAIL
SCALE: 1" = 40'

LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
2. USE EXTREME CAUTION TO PROTECT UNDERGROUND UTILITIES.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK" LATEST REVISION.
5. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES, EXISTING OR PROPOSED, IN THE AREA TO BE PLANTED AND WHERE NECESSARY, RELOCATE PLANTS AT THE DIRECTION OF THE LANDSCAPE CONSULTANT.
6. QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
7. NO SUBSTITUTIONS OF ANY PLANT MATERIAL PERMITTED UNLESS WRITTEN APPROVAL IS RECEIVED FROM PROJECT LANDSCAPE CONSULTANT AND THE MUNICIPAL SHADE TREE DEPARTMENT.
8. THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE CONSULTANT.
9. LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
10. ALL PLANTS SHALL BE SUBJECT TO THE LANDSCAPE CONSULTANT'S INSPECTION AND APPROVAL AT THE NURSERY AND AT THE SITE BEFORE PLANTING IS BEGUN.
11. ALL BEDS AND TREE SAUCERS AND OTHER AREAS NOTED SHALL RECEIVE 3 INCH MINIMUM OF SHREDDED CEDAR BARK MULCH.
12. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR TWO YEARS FROM THE TIME OF PLANTING.
13. TOP SOIL MIX SHALL INCLUDE:
 - 3 PARTS SCREENED TOPSOIL
 - 1 PART SAND
 - 1 PART PEAT MOSS
 - 5 LBS SUPERPHOSPHATE PER CU. YD. OF MIX.
14. NO CHANGES TO THE LANDSCAPE PLAN IS PERMITTED WITHOUT THE APPROVAL OF THE MUNICIPAL SHADE TREE DEPARTMENT.

IRRIGATION GENERAL NOTES

1. ALL LANDSCAPE BEDS, PLANTED AREAS AND LAWN AREAS, INCLUDING ISOLATED PARKING LOT ISLANDS, TO BE SERVED BY AN UNDERGROUND SPRINKLER SYSTEM. SYSTEM DESIGN TO BE REVIEWED AND APPROVED BY THE MUNICIPALITY. CONTRACTOR TO PROVIDE SUCH IN HIS SCOPE OF WORK.
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES AND STANDARDS. WHERE DISCREPANCIES OCCUR BETWEEN CODES, THE MORE STRINGENT SHALL APPLY.
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND LANDSCAPE CONSULTANT OF ANY CONFLICTS BETWEEN IRRIGATION PLAN AND ANY EXISTING OR PROPOSED SITE FEATURES.
5. CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS OF IRRIGATION SYSTEM INCLUDING WIRING DIAGRAMS AND OPERATION INSTRUCTION TO THE PROJECT OWNER AT COMPLETION OF WORK.
6. WIRE SPLICE CONNECTIONS TO BE WATERPROOF.
7. WHERE PIPING CROSSES PAVED SURFACES SUCH AS SIDEWALKS, PIPING SHALL BE INSTALLED IN SLEEVES.
8. IRRIGATION SYSTEM TO INCLUDE EPA COMPLIANT "WATER SENSE" IRRIGATION CONTROLLER. SYSTEM TO INCLUDE RAIN SENSOR AND SOIL MOISTURE SENSORS. SYSTEM TO USE "CYCLE AND SOAK" METHOD.
9. IRRIGATION HEADS TO BE ADJUSTED TO AVOID OVERSPRAY ONTO HARDSCAPE ELEMENTS.
10. SYSTEM TO BE ROUTINELY INSPECTED FOR DAMAGED OR CLOGGED EQUIPMENT. SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT GROWTH OR CHANGES TO SITE FEATURES.

LIGHTING GENERAL NOTES

1. THE OWNER SHALL BE RESPONSIBLE TO COORDINATE THE SITE LIGHTING TIMING WITH THE MUNICIPALITY PRIOR TO CONSTRUCTION.
2. ALL LIGHT FIXTURES THAT BORDER ADJACENT OFF-SITE LOTS SHALL BE PROVIDED WITH SHIELDS TO MINIMIZE POTENTIAL LIGHT SPILLAGE ONTO THOSE ADJACENT PROPERTIES.

LUMINAIRE SCHEDULE

Symbol	Arrangement	Qty	Type	MANUFACTURER	Product Code	Lum. Watts	Arr. Watts	Lum. Lumens	LLF
●	SINGLE	4	A	LSI INDUSTRIES	XALM-FT-LED-SB-30-VOLTS-FINISH-MW-4-w-4500K-510-20-F-SFINISH (MOUNTED AT 25' AFF)	154.2	154.2	12406	0.950

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	Illuminance	Fc	1.5	3.1	0.5	6.20	2.90

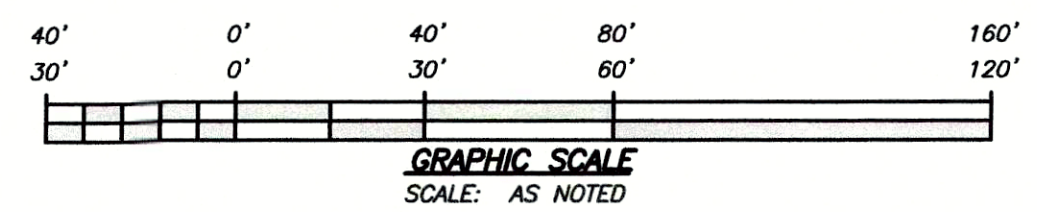
ILA LIGHTING & CONTROLS
253 STATE ROUTE 79 NORTH
MORRISVILLE, NJ 07751
CONTACT: MATTHEW STERNER
(732) 566-5100 x 254
MSTERNER@IALIGHTING.COM

PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
SHADE TREES					
AR	1	ACER RUBRUM	RED MAPLE	2-2.5 CAL.	B+B
SHRUBS					
EAC	75	EUONYMUS ALATUS COMPACTUS	BURNING BUSH	18" - 24"	B+B

COUNTY OF BERGEN PLANNING BOARD

APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY



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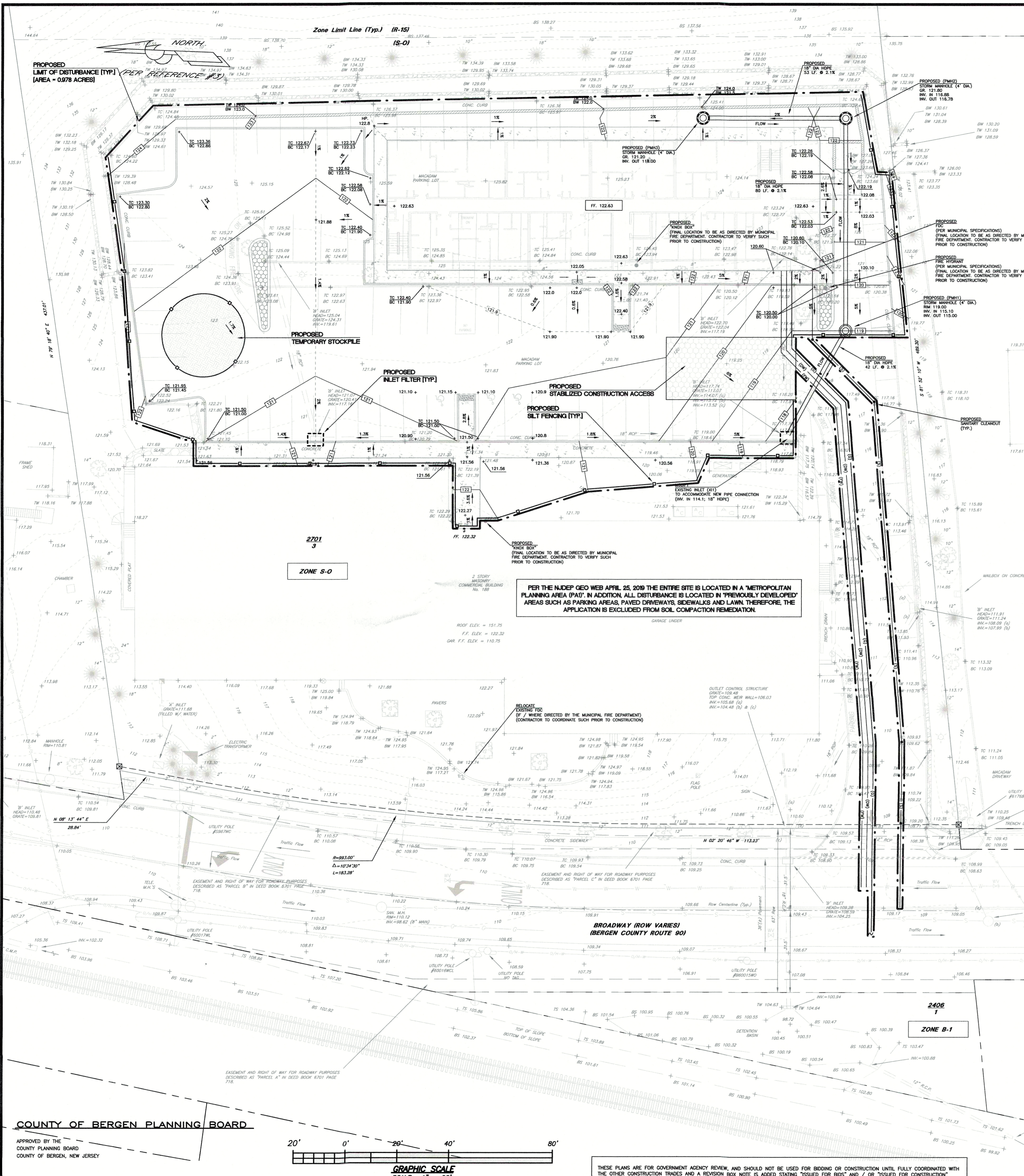


drawn by MC
checked by PMcC
MATTHEW G. CLARK
N.J. PROFESSIONAL ENGINEER LICENSE No. 40394

DATE	REVISIONS
03/02/21	BUILDING #2
04/25/19	COUNTY 04/04/19 LETTER & 01/16/19 "D-1" MAP.

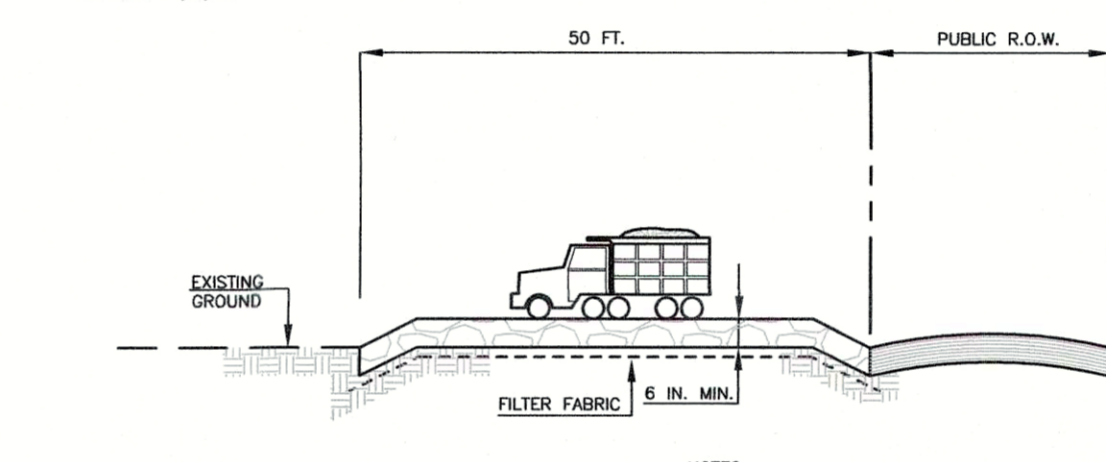
LIGHTING & LANDSCAPING PLAN
188 BROADWAY
BLOCK 2701 - LOT 3
BOROUGH OF WOODCLIFF LAKE
BERGEN COUNTY, NEW JERSEY

scale	date	project no.	sheet no.
AS NOTED	05/02/2018	3949	4 OF 7



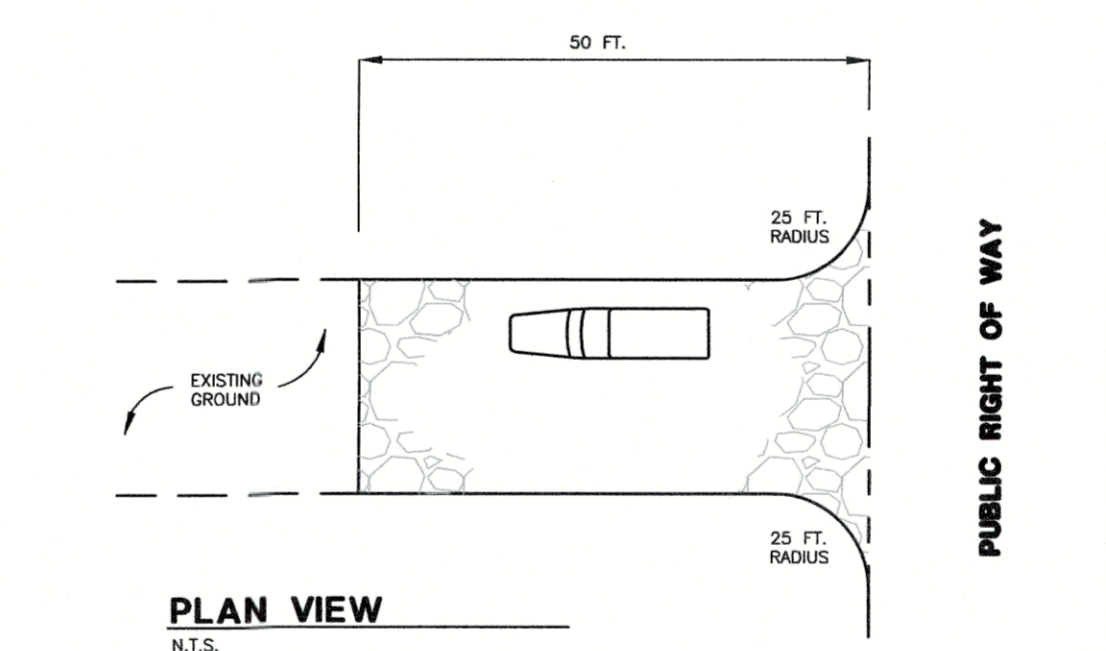
SOIL EROSION AND SEDIMENT CONTROL NOTES

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 (NJ STANDARDS), AND WILL BE INSTALLED IN 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 OF THE SOIL. PROHIBITS TEMPORARY SEEDING. THE DISTURBED AREA WILL 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 AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
4. STABILIZATION SPECIFICATIONS:
 - A. 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 SOLUBLE INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4". SEED - PERMANENT SEEDING 100 LBS./ACRE (2.3 LBS./1,000 SF) OR 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 80 LBS./1,000 SF APPLIED 85% 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 IS REQUIRED. GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH SOLUBLE INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4". SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRES (8 LBS./1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDING REQUIRES IRRIGATION). MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 80 LBS./1,000 SF APPLIED 85% 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 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, INCLUDING AFTER EVERY STORM EVENT.
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 HARVEST SEDIMENT BARRIER OR SILT FENCE.
8. A CRUSHED STONE VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1"-2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERDRAN WITH SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED CLEAN AT ALL TIMES.
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" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
11. 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.
12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28-1 OF THE NJ STANDARDS.
13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
14. DETERMINING 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 APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.
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 BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
18. 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.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST 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 SOIL CONSERVATION DISTRICT, SUITE 106, ORADELL, NJ 07649. TEL: 201-261-4407; FAX 201-261-7573.
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 ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES 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 EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.



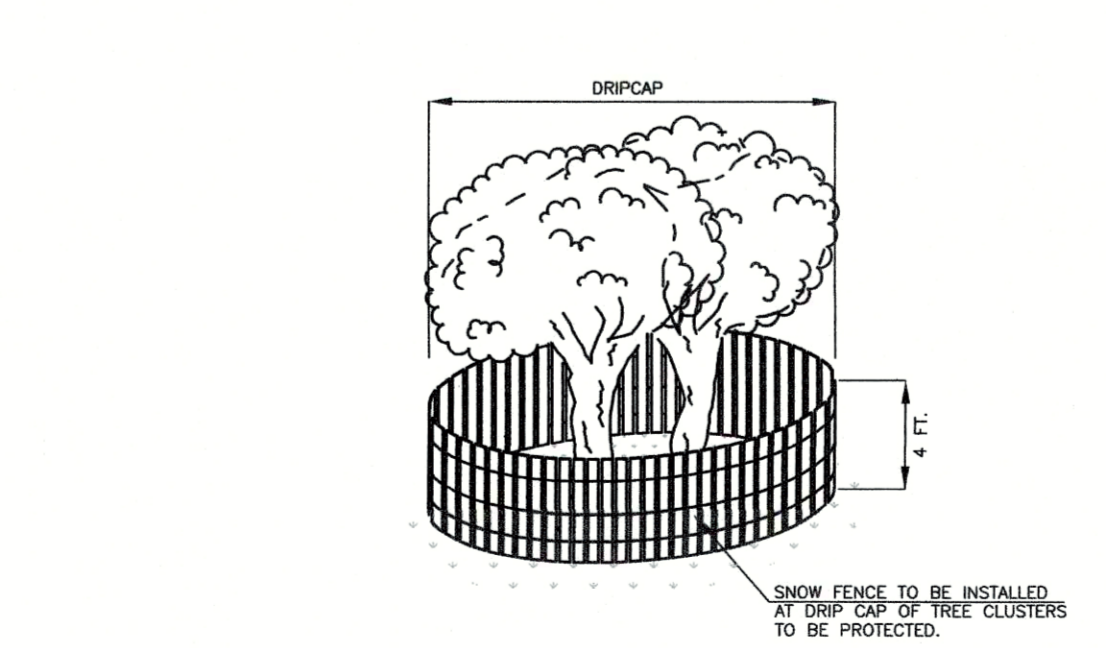
PROFILE
N.T.S.

1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY.
2. STONE SIZE: 1 IN. - 2.5 IN. CRUSHED STONE.
3. STABILIZED CONSTRUCTION ENTRANCE TO BE IN ACCORDANCE WITH SECTION 29, STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.



PLAN VIEW
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE
(N.T.S.)



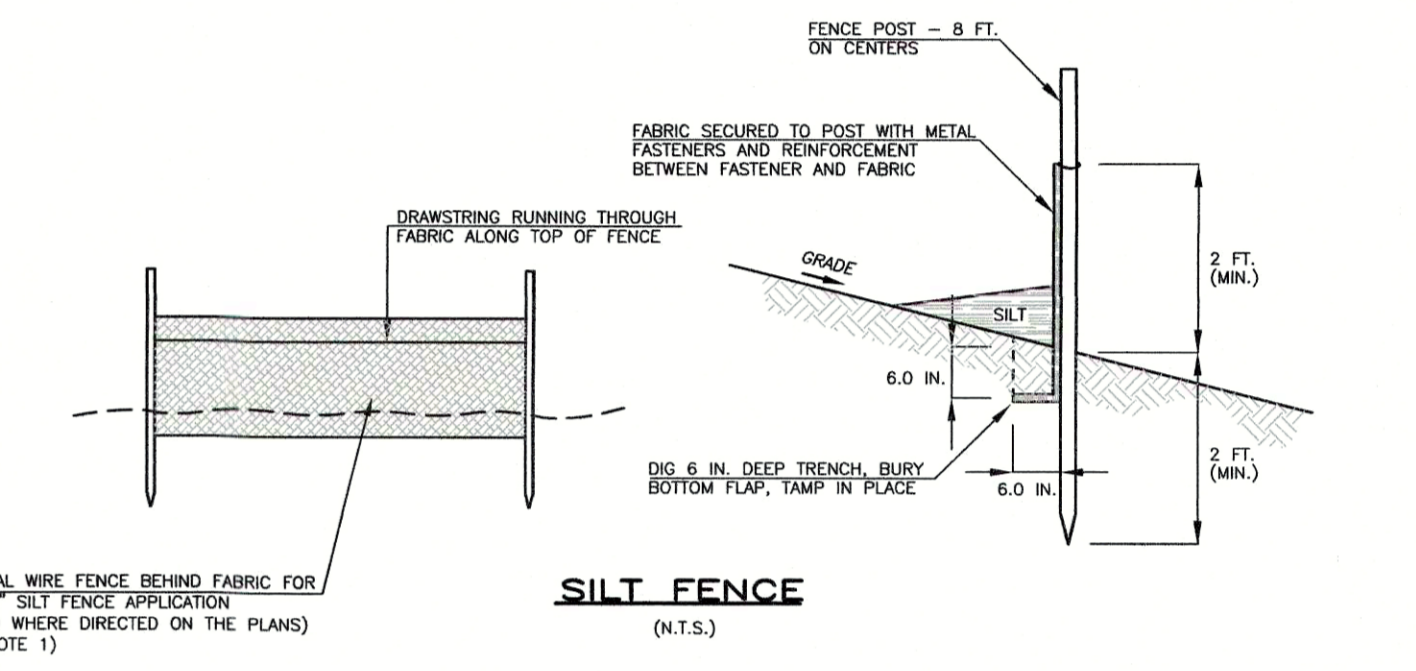
TREE PROTECTION
(N.T.S.)

ADDITIONAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CURRENT RULES AND REGULATIONS OF THE GOVERNING SOIL CONSERVATION DISTRICT AS THEY APPLY TO THE PROPOSED CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE AREAS OUTSIDE THE LIMITS OF CONSTRUCTION, INCLUDING BROADWAY, FREE OF ALL CONSTRUCTION DEBRIS INCLUDING WHEEL TRACKING OF MATERIAL FROM CONSTRUCTION VEHICLES.
3. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES / PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED IMPROVEMENTS.
4. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES / PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND / OR THE AREA IS STABILIZED.
5. WHERE NECESSARY, DISTURBED AREAS SHALL BE TEMPORARILY SEEDING AND / OR MULCHED UNTIL PROPER WEATHER CONDITIONS EXIST FOR ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER.
6. THE BASE OF ALL TEMPORARY STOCKPILES SHALL BE ENCLOSED WITH SILT FENCE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO MARK AND PROTECT ALL TREES TO REMAIN WITHIN THE VICINITY OF THE PROPOSED CONSTRUCTION PRIOR TO ANY LAND DISTURBANCE.
8. ALL TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE MUNICIPAL ENGINEER REGARDING TREE REPLACEMENT.
9. THE SOIL EROSION & SEDIMENT CONTROL PLAN AND ASSOCIATES NOTES & DETAILS ARE INTENDED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES AND CERTIFICATION ONLY.

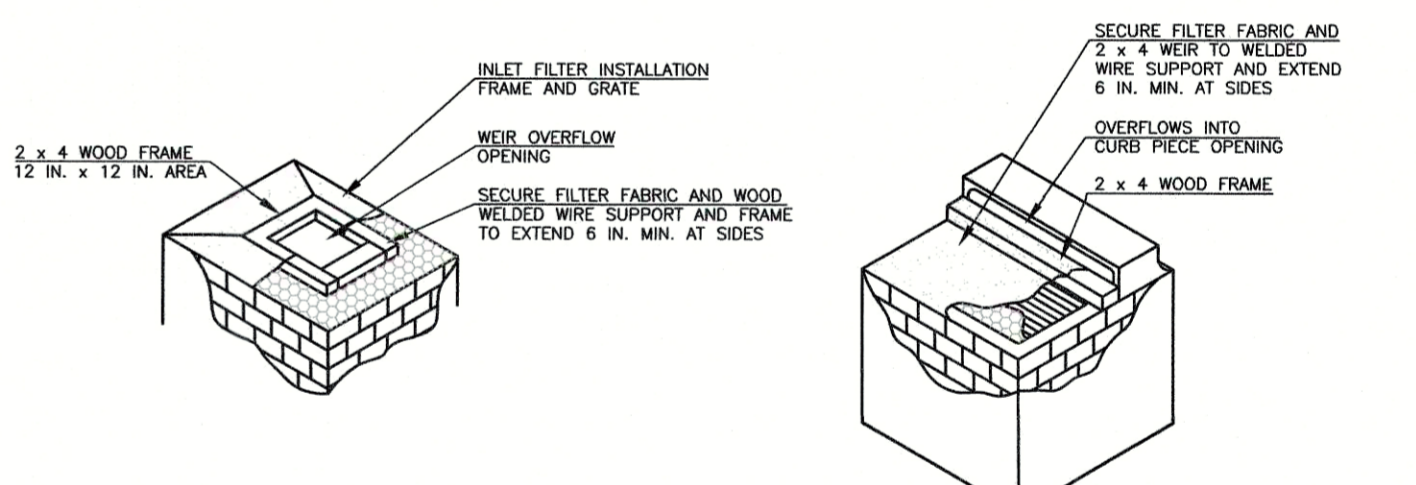
SEQUENCE OF CONSTRUCTION

1. INSTALLATION / APPLICATION OF PROPER MEASURES FOR THE CONTROL OF SOIL EROSION AND SEDIMENT CONTROL INCLUDING THE STAKING OF SILT FENCE BARRIER WHEN SHOWN ON THE PLANS PRIOR TO ANY LAND DISTURBANCE.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT ALL POINTS WHERE CONSTRUCTION VEHICLES ACCESS PAVED ROADWAYS (INCLUDING ALL PAVED SURFACES) FROM UNPAVED AREAS OF THE SITE.
3. CLEARING SITE (INCLUDING THE DEMOLITION OF ALL STRUCTURES AND THE REMOVAL OF BITUMINOUS PAVEMENT, SIDEWALKS, CURBS, WALLS, OVERHEAD WIRING, FENCING AND TREES) AS SHOWN ON THE PROJECT DOCUMENTS PROVIDING AND INSTALLING TEMPORARY STABILIZATION MEASURES AS REQUIRED.
4. INSTALLATION OF BUILDING UTILITY (INSTALL & MAINTAIN INLET FILTERS), STORM WATER MANAGEMENT SYSTEM, CURB, SIDEWALK, LIGHTING AND ASPHALT IMPROVEMENTS AS PER PLAN.
5. MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL.
6. FINAL GRADING OF SITE, INSTALLATION OF LANDSCAPING AND STABILIZATION OF LAWN AND BERM AREAS.
7. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.
8. IF THE PROJECT REQUIRES SOIL COMPACTION TESTING AND / OR REMEDIAL DE-COMPACTION THEN CONDUCT SOIL COMPACTION TESTING AND REMEDIATE SUBSOIL (SCARIFICATION / TILLAGE TO A MINIMUM DEPTH OF 8") IF NECESSARY.
9. REMOVAL OF ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES UPON THE PERMANENT STABILIZATION OF ALL EXPOSED AREAS.



SILT FENCE
(N.T.S.)

1. "SUPER" SILT FENCE - A METAL FENCE WITH 6" OR SMALLER MESH OPENINGS AND AT LEAST 2" HIGH, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. POSTS MAY BE SPACED LESS THAN 8' ON CENTER AND MAY BE CONSTRUCTED OF HEAVIER WOOD OR METAL AS NEEDED TO WITHSTAND HEAVY SEDIMENT LOADING.

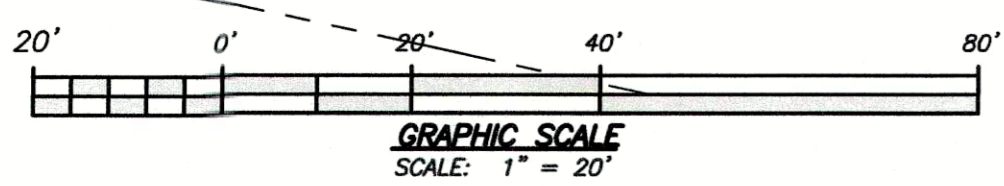


INLET FILTER
(N.T.S.)

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR IS TO REMOVE FABRIC JUST PRIOR TO PAVING.
3. CONTRACTOR SHALL BACKFILL AFTER INSTALLATION OF INLET FILTER.
4. DESIGN OF INLET FILTER WILL SAFELY PASS FLOWS FROM STORM EVENTS GREATER THAN 1 YEAR, 24 HOUR DURATION.

COUNTY OF BERGEN PLANNING BOARD

APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY



ATTESTED TO BY DATE

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BEFORE YOU DIG IN NEW JERSEY, CALL 1-800-272-1000

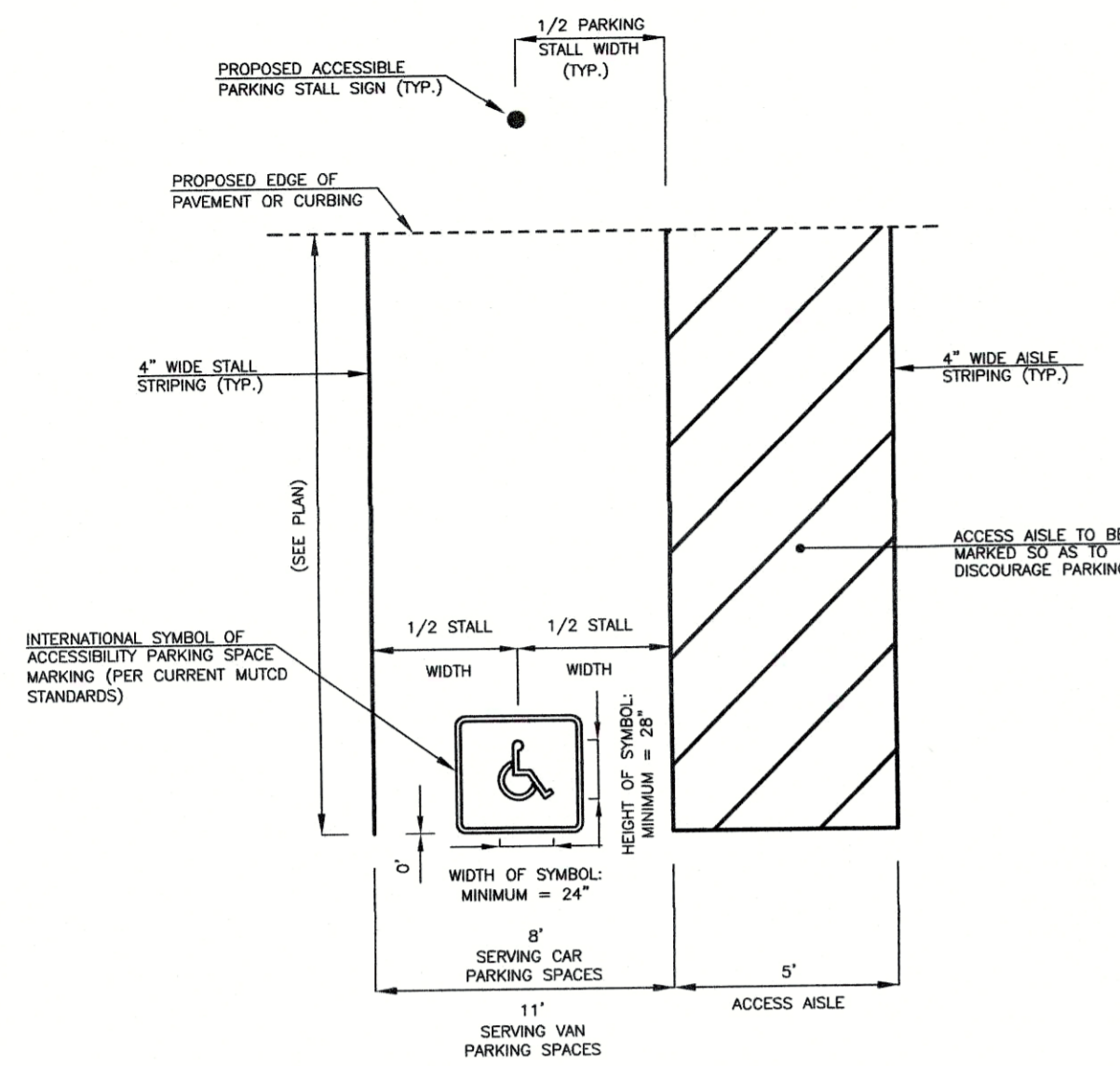
drawn by MC checked by PMcC
MATTHEW G. CLARK
N.J. PROFESSIONAL ENGINEER LICENSE No. 40394

03/02/21	BUILDING #2
04/25/19	COUNTY 04/04/19 LETTER & 01/16/19 "FD-1" MAP.
DATE	REVISIONS

SOIL EROSION & SEDIMENT CONTROL PLAN
188 BROADWAY
BLOCK 2701 - LOT 3
BOROUGH OF WOODCLIFF LAKE
BERGEN COUNTY, NEW JERSEY

MSB MCB ENGINEERING ASSOCIATES, LLC
P.O. BOX 588, 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0588
PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681
Certificate of Authorization No. 24G028108300

1" = 20' 05/02/2018 3949 5 OF 7



HANDICAP PARKING STALL DETAIL
(N.T.S.)

NOTES:
1. THE CONTRACTOR SHALL ENSURE THAT THE MAXIMUM SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2.0%.

72 IN. [ABOVE SIDEWALK WHEN SIGN IS PERPENDICULAR TO THE SIDEWALK]
60 IN. [ABOVE SIDEWALK WHEN SIGN IS PARALLEL TO THE SIDEWALK]
(PER 1106.8.1 (CHAPTER 11) IBC / 2015 - NJ)
[NOTE FOR VAN ACCESSIBLE STALLS THIS DISTANCE SHALL BE ADJUSTED AS REQUIRED]

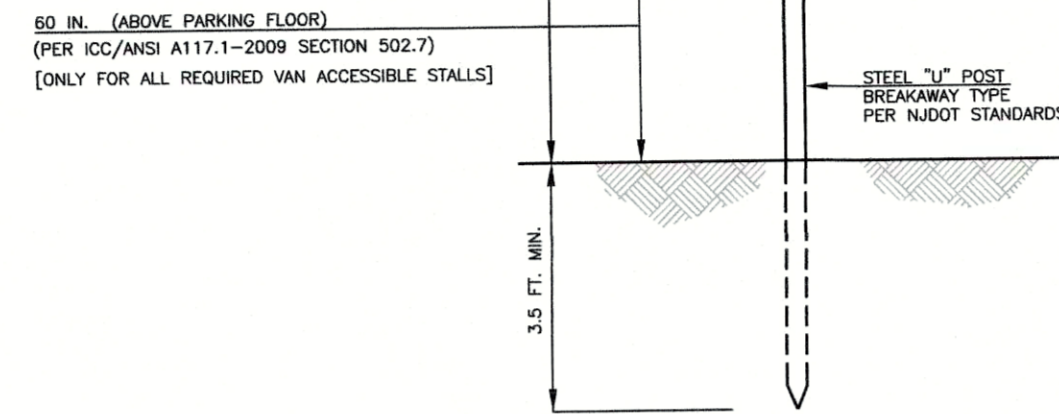
R7-8 (12 x 18) SIGN FROM THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (PER 1106.8 (CHAPTER 11) IBC 2015 - NJ [NAC 5:23 - 3.14])

SIGN PLATE CONTAINING THE FOLLOWING LANGUAGE:

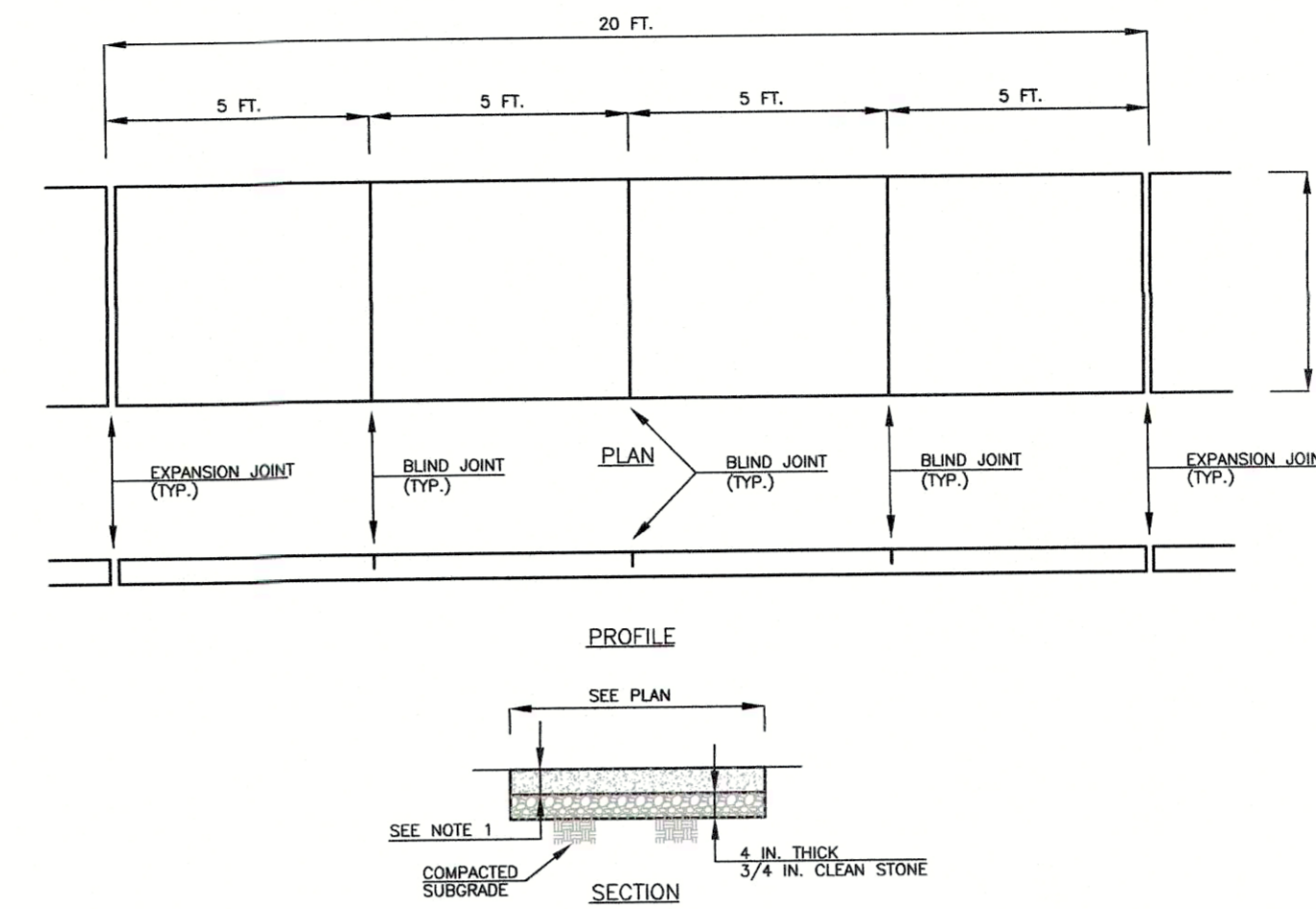
PENALTY
\$250 FIRST OFFENSE
SUBSEQUENT OFFENSES
\$250 MINIMUM AND/OR
UP TO 90 DAYS COMMUNITY SERVICE
TOW AWAY ZONE

R7-8A (12 x 6) SIGN FROM THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES CONTAINING THE FOLLOWING LANGUAGE:

VAN ACCESSIBLE
[ONLY FOR ALL REQUIRED VAN ACCESSIBLE STALLS]

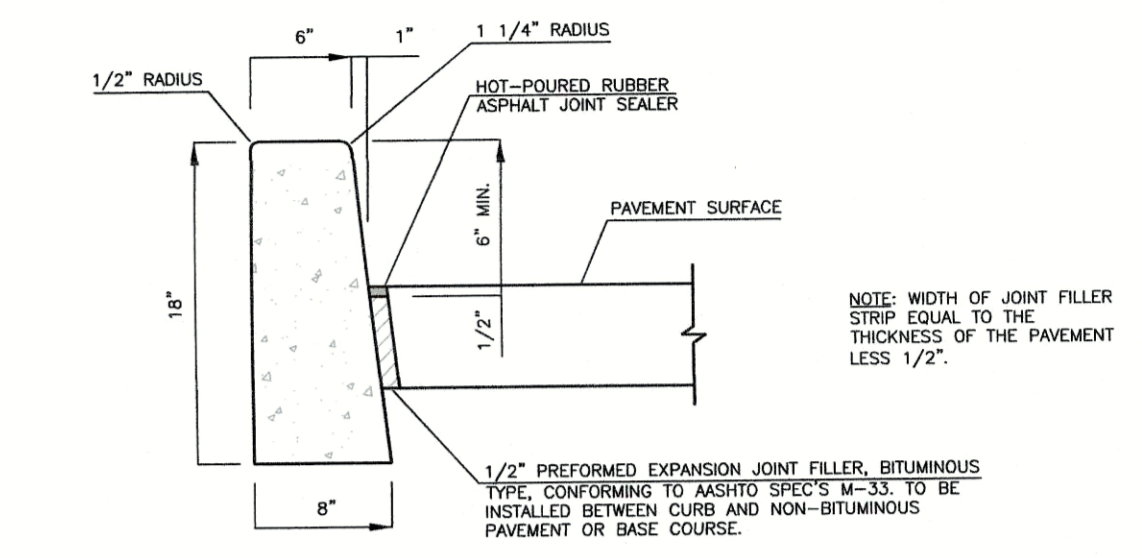


HANDICAP PARKING STALL SIGN DETAIL
(N.T.S.)



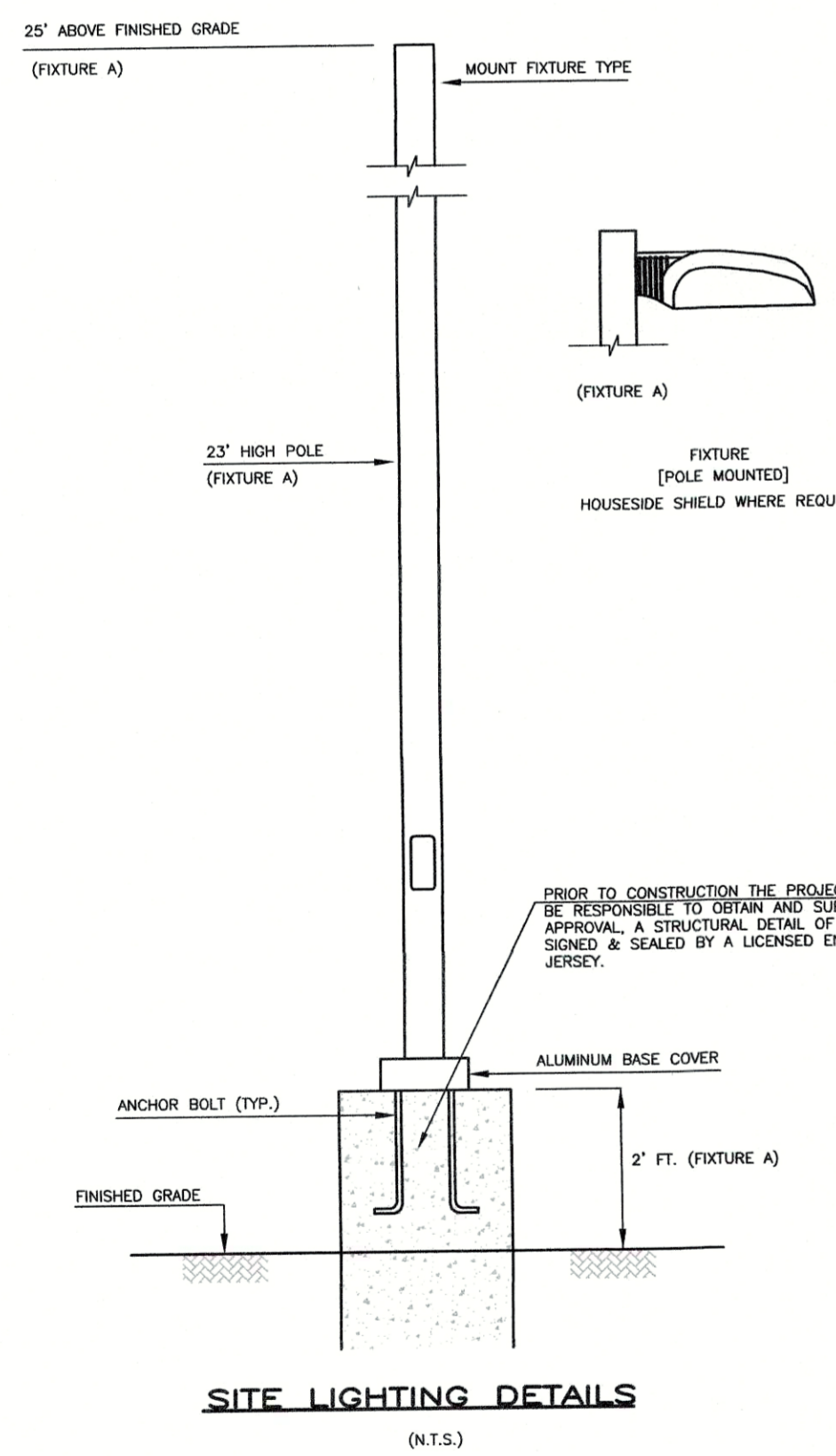
CONCRETE SIDEWALK DETAIL
(N.T.S.)

NOTES:
1. SIDEWALKS OF CONCRETE SHALL BE FOUR (4) INCHES THICK EXCEPT AT POINTS OF VEHICULAR CROSSING, WHERE THEY SHALL BE AT LEAST SIX (6) INCHES THICK. AT VEHICULAR CROSSINGS, CONCRETE SIDEWALKS SHALL BE REINFORCED WITH WELDED WIRE FABRIC MESH OR AN APPROVED EQUAL.
2. CONCRETE TO BE AIR-ENTRAINED, CLASS B CONCRETE, HAVING A 28-DAY VERIFICATION STRENGTH OF 4,500 P.S.I. OTHER MATERIALS MAY BE PERMITTED BUT ARE SUBJECT TO THE APPROVAL OF THE MUNICIPAL ENGINEER.
3. SUBGRADE TO BE COMPACTED IN A MANNER ACCEPTABLE TO THE MUNICIPAL ENGINEER.
4. EXPANSION JOINTS ARE TO BE 1/2 INCHES WIDE AND FILLED WITH PREFORMED BITUMINOUS TYPE JOINT FILLER. THE TOP OF THE FILLER SHALL BE 1/4 INCHES BELOW THE TOP OF THE SIDEWALK SURFACE. EXPANSION JOINTS SHALL BE LOCATED 20 FOOT ON CENTER.
5. BLIND JOINTS ARE TO BE SURFACE GROOVES CUT INTO THE SIDEWALK 1/2 INCH DEEP AND SHALL BE LOCATED 5 FOOT ON CENTER (BETWEEN THE LOCATION OF THE EXPANSION JOINTS AS SHOWN ABOVE).

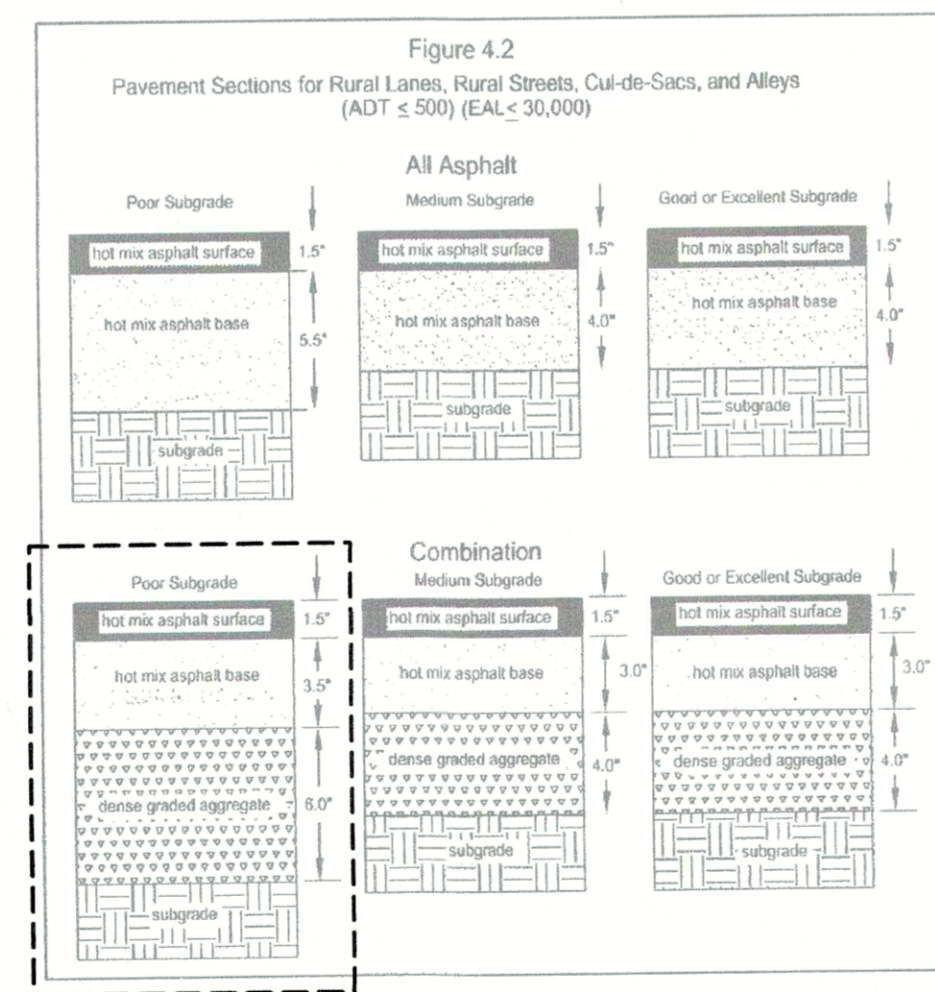


RSIS CONCRETE CURB
(N.T.S.)

NOTES:
1. CONCRETE TO BE CLASS "B" (AIR ENTRAINMENT).
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

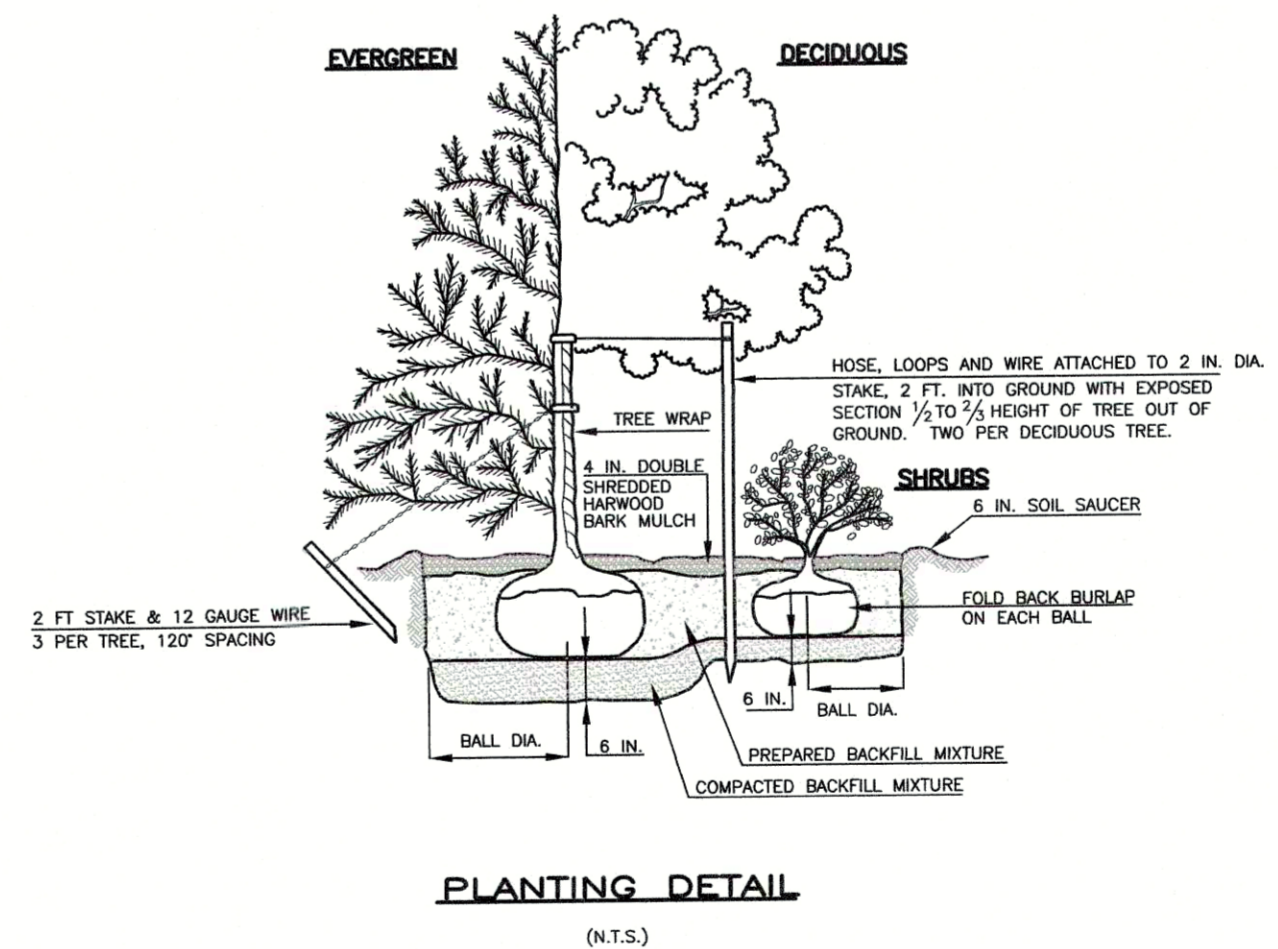


SITE LIGHTING DETAILS
(N.T.S.)

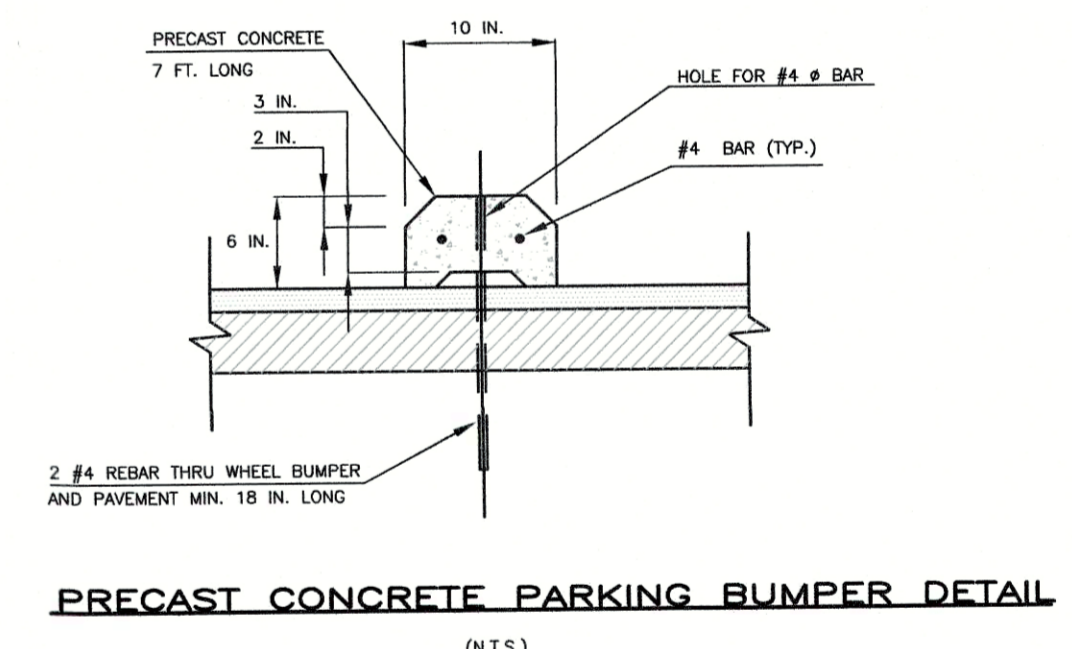


RSIS SITE PAVEMENT SECTION
(N.T.S.)

NOTES:
1. THIS DETAIL IS IN ACCORDANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS NEW JERSEY ADMINISTRATIVE CODE, TITLE 5, CHAPTER 21.
2. MATERIALS FOR THE HOT MIX ASPHALT (HMA) SURFACE COURSE SHALL BE HMA 9.5L64 OR HMA 9.5M64, CONFORMING TO SECTION 401 OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. MATERIALS FOR THE HOT MIX ASPHALT BASE COURSE SHALL BE HMA 19L64 OR HMA 19M64, CONFORMING TO SECTION 401 OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. THICKNESSES MAY HAVE TO BE CONSTRUCTED IN MULTIPLE LIFTS, BASED ON EQUIPMENT CAPABILITIES.
5. THE DENSE GRADED AGGREGATE BASE SHALL CONFORM TO SECTION 302 OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. ALL SUBGRADES SHALL BE CONSIDERED "POOR" UNLESS THE APPLICANT PROVES OTHERWISE THROUGH CBR TESTING OR FIELD EVALUATION OF SOIL CLASSIFICATION. TEST RESULTS SHALL BE REVIEWED BY THE MUNICIPAL ENGINEER.
7. SUBGRADE COMPACTION SHALL BE APPROVED BY THE MUNICIPAL ENGINEER.
8. PAVEMENT THICKNESS DESIGN ASSUME A STAGED CONSTRUCTION PROCESS. THE LIFE OF THE ROAD IS 20 YEARS. THE PAVEMENT BASE COURSE IS DESIGNED TO WITHSTAND CONSTRUCTION TRAFFIC DURING AN ASSUMED THREE - YEAR CONSTRUCTION PERIOD, THROUGHOUT WHICH TIME THE HOT ASPHALT SURFACE COURSE HAS NOT BEEN PLACED. AT THE END OF THE CONSTRUCTION PERIOD, THE BASE COURSE MUST HAVE AN EXPECTED REMAINING LIFE OF 17 YEARS. DURING THE TIME WHEN THE SURFACE COURSE IS NOT IN PLACE, THE BASE COURSE MUST CARRY THE ENTIRE IMPOSED TRAFFIC LOADING.



PLANTING DETAIL
(N.T.S.)



PRECAST CONCRETE PARKING BUMPER DETAIL
(N.T.S.)

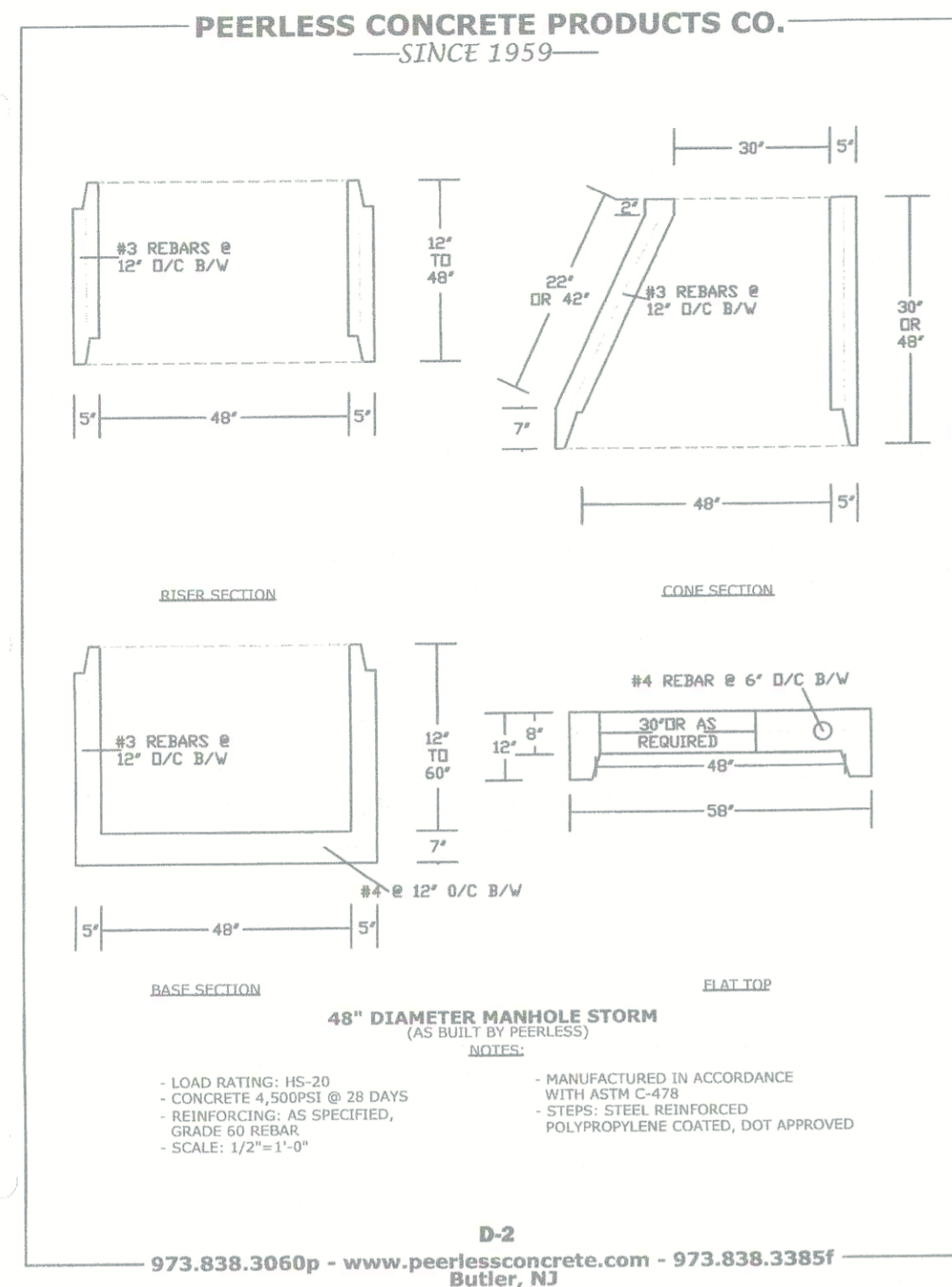
COUNTY OF BERGEN PLANNING BOARD

APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY

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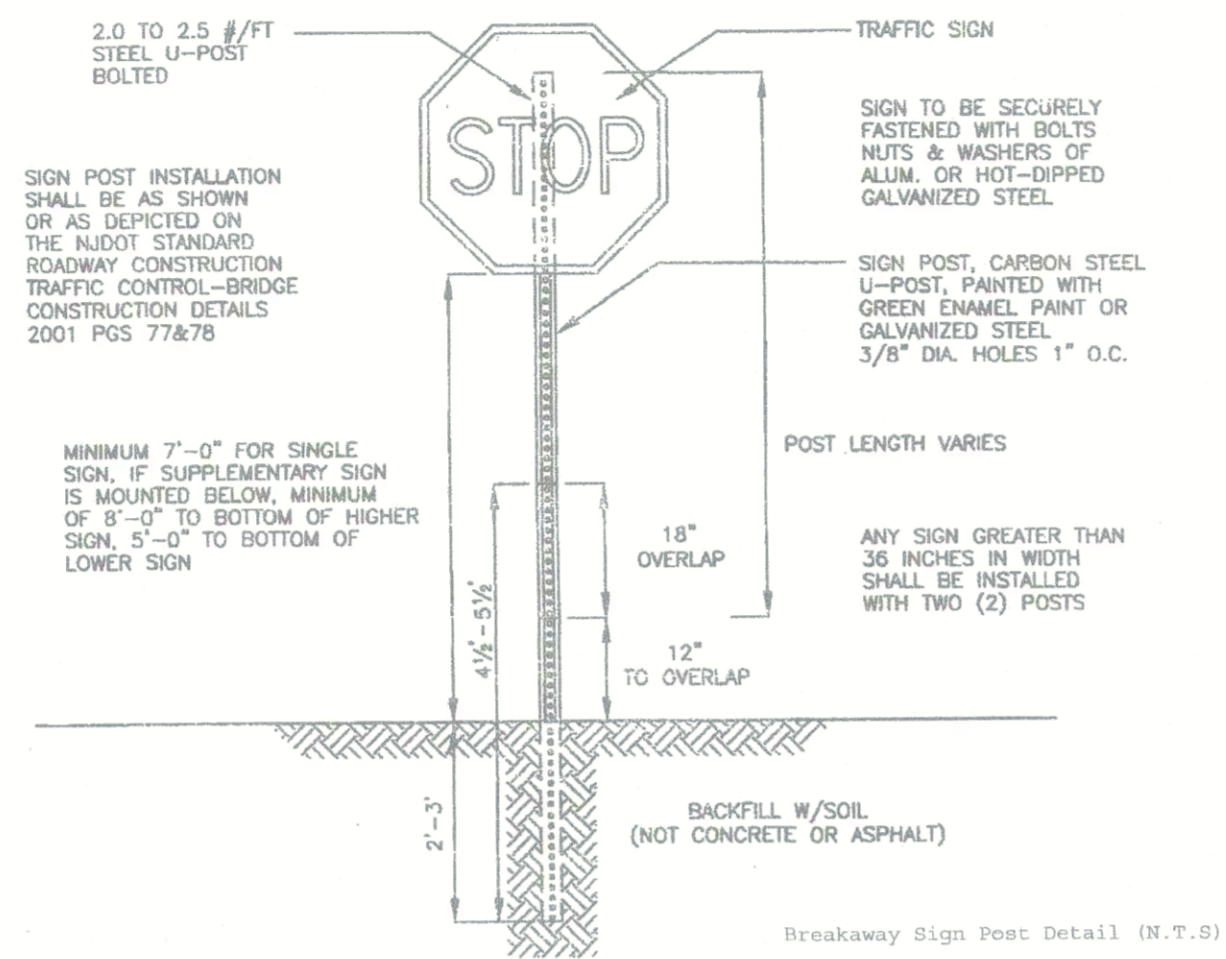
DATE	03/02/21	BUILDING #2
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drawn by	MC	checked by
	PMcC	
MATTHEW G. CLARK		
SITE DETAILS		
188 BROADWAY		
BLOCK 2701 - LOT 3		
BOROUGH OF WOODCLIFF LAKE		
BERGEN COUNTY, NEW JERSEY		
MCB ENGINEERING ASSOCIATES, LLC		
P.O. BOX 588, 11 FURLER STREET		
TOTOWA, NEW JERSEY 07511-0588		
PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681		
Certificate of Authorization No. 24G08108300		
N.J. PROFESSIONAL ENGINEER LICENSE No. 40394	scale	sheet no.
	N.T.S.	6 OF 7
DATE	05/02/2018	PROJECT NO.
	3949	



STORM MANHOLE (4' DIAMETER)

(N.T.S.)

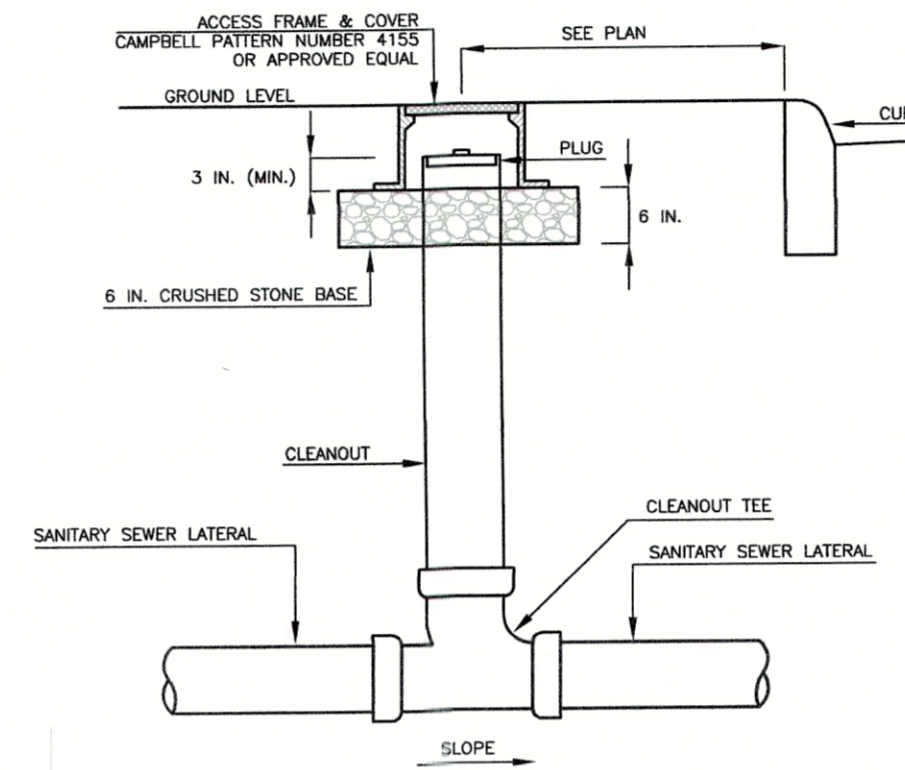
NOTES:
 STORM MANHOLE FRAME & COVER TO BE CAMPBELL FOUNDRY NUMBER 12028 OR APPROVED EQUAL.
 STORM MANHOLE FRAME & GRATE TO BE CAMPBELL FOUNDRY NUMBER 2202 OR APPROVED EQUAL.



COUNTY OF BERGEN DETAIL

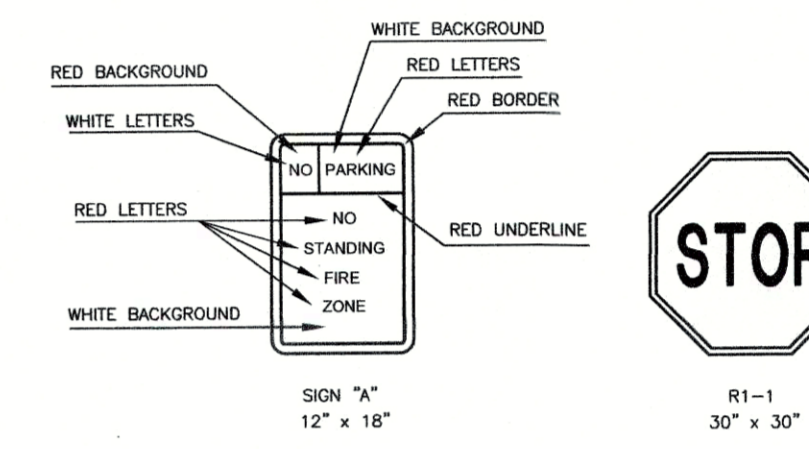
(N.T.S.)

NOTES:
 1. TO BE UTILIZED WITHIN JURISDICTION OF THE COUNTY OF BERGEN AS SHOWN ON THE PLANS.



SANITARY SEWER CLEANOUT DETAIL

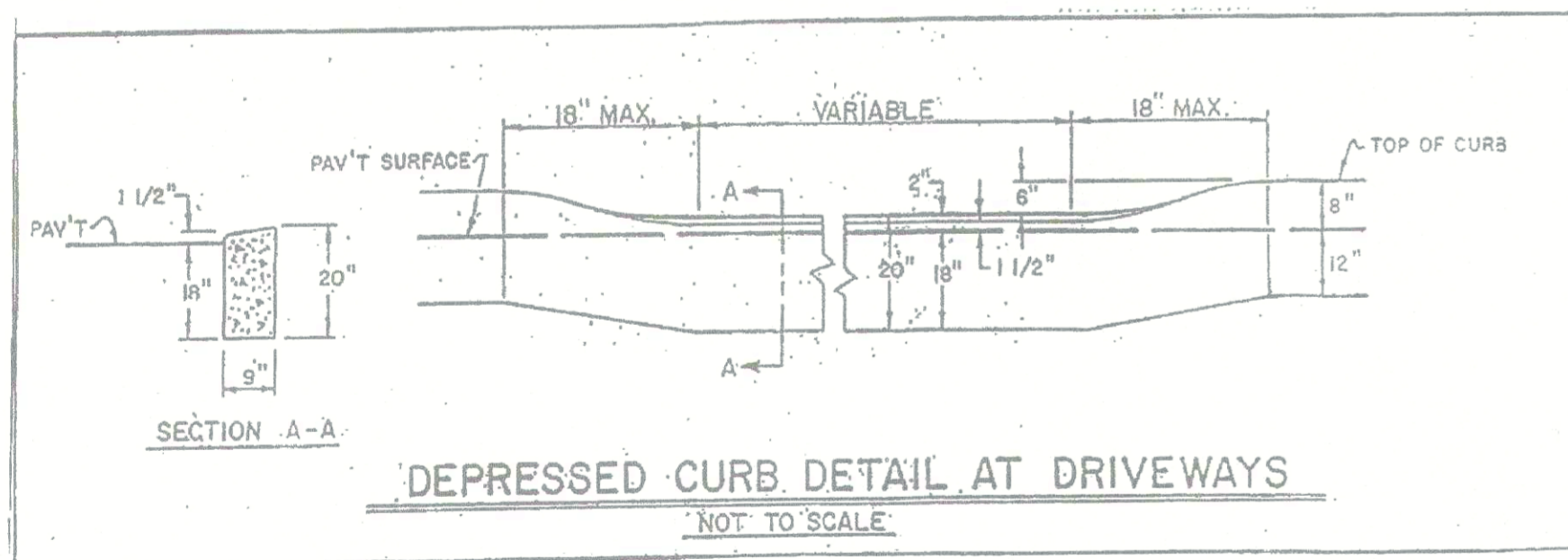
(N.T.S.)



REGULATORY SIGN LEGEND

(N.T.S.)

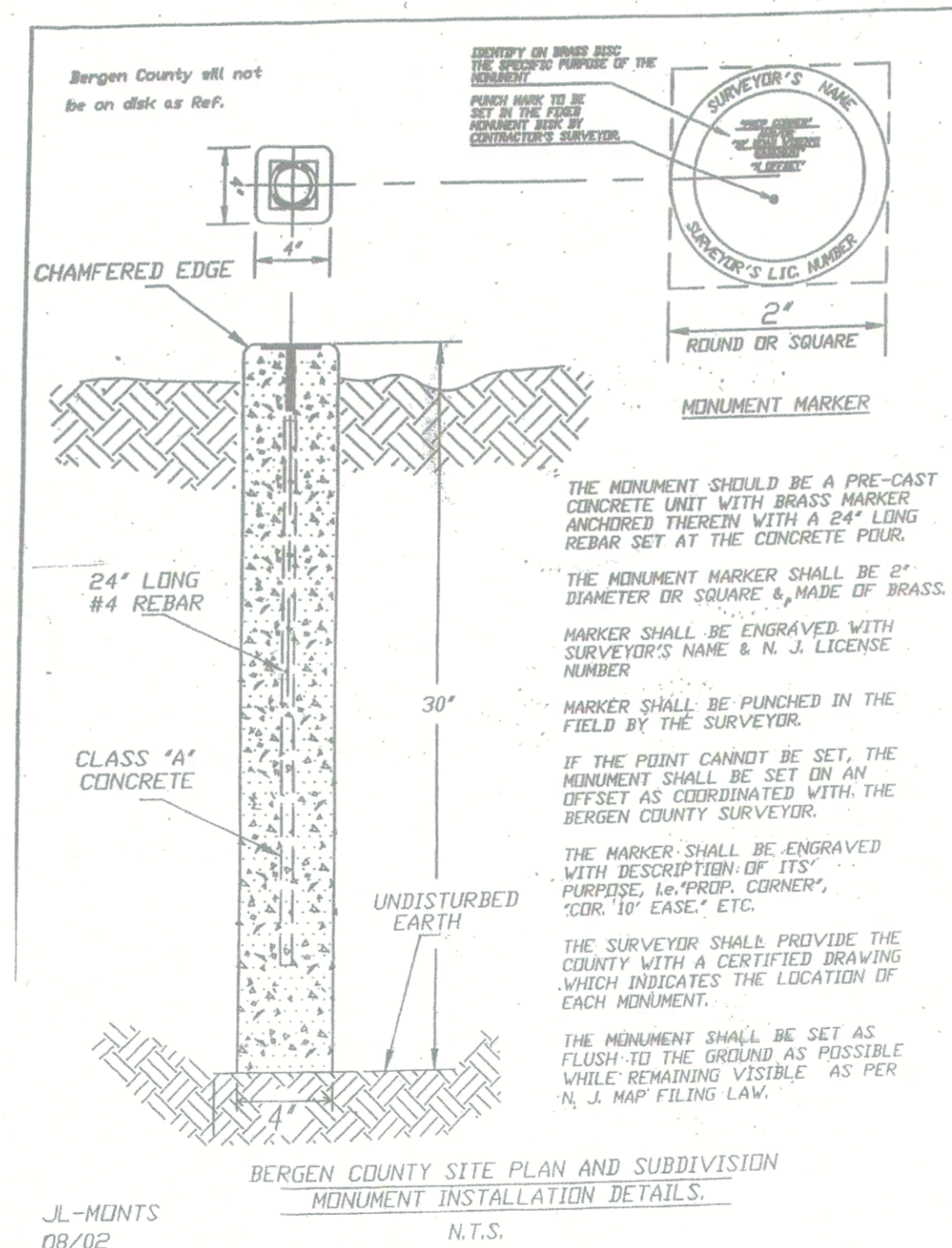
NOTES:
 1. CONTRACTOR TO PROVIDE SHOP DRAWING OF SIGN "A" FOR REVIEW & APPROVAL BEFORE ORDERING.



COUNTY OF BERGEN DETAIL

(N.T.S.)

NOTES:
 1. TO BE UTILIZED WITHIN JURISDICTION OF THE COUNTY OF BERGEN AS SHOWN ON THE PLANS.



COUNTY OF BERGEN DETAIL

(N.T.S.)

THESE PLANS ARE FOR GOVERNMENT AGENCY REVIEW, AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION UNTIL FULLY COORDINATED WITH THE OTHER CONSTRUCTION TRADES AND A REVISION BOX NOTE IS ADDED STATING "ISSUED FOR BIDS" AND / OR "ISSUED FOR CONSTRUCTION"



COUNTY OF BERGEN PLANNING BOARD

APPROVED BY THE
 COUNTY PLANNING BOARD
 COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY _____ DATE _____

03/02/21	BUILDING #2
04/25/19	COUNTY 04/04/19 LETTER & 01/16/19 "FD-1" MAP.
DATE	REVISIONS
SITE DETAILS	
188 BROADWAY	
BLOCK 2701 - LOT 3 BOROUGH OF WOODCLIFF LAKE BERGEN COUNTY, NEW JERSEY	
MCB ENGINEERING ASSOCIATES, LLC	
P.O. BOX 568, 11 FURLER STREET TOTOWA, NEW JERSEY 07511-0588 PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681 Email: mcbca@mcbea.com Certificate of Authorization No: 24GA28108300	
Drawn by MC	Checked by PMcC
MATTHEW G. CLARK	
Scale N.T.S.	Date 05/02/2018
N.J. PROFESSIONAL ENGINEER LICENSE No. 40394	Project No. 3949
	Sheet No. 7 OF 7