



SOIL MAP
SCALE: 1" = 200'

PROJECT CONSTRUCTION SEQUENCE	
INSTALL TEMPORARY SEDIMENT CONTROL MEASURE, CONSTRUCTION ENTRANCE, SILT FENCE, TREE PROTECTION, ETC..	1 DAY
CONSTRUCT PROPOSED STORMWATER FACILITIES	5 DAYS
CONSTRUCT PROPOSED BUILDING	75 DAYS
CONSTRUCT SITE IMPROVEMENTS: DRIVEWAY, WALK WAYS, RETAINING WALLS PATIO, ETC..	15 DAYS
PERMANENT STABILIZATION OF SITE	3 DAYS
REMOVE TEMPORARY STABILIZATION	1 DAY
TOTAL	100 DAYS

GENERAL NOTES:

- THIS DESIGN WAS PREPARED IN ACCORDANCE WITH EXISTING STATE AND LOCAL REGULATIONS.
- THIS DESIGN IS BASED ON CONDITIONS WHICH WERE PRESENT AT THE TIME OF SITE EVALUATION. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIFFERING OR UNFORSEEN SITE CONDITIONS. THESE CONDITIONS MAY NECESSITATE REVISIONS TO THE DESIGN ANY SUCH CHANGES REQUIRED BY THE ENGINEER OR REGULATORS MAY BE SUBJECT TO ADDITIONAL COSTS AT THE OWNER'S EXPENSE.
- NO CHANGES SHALL BE MADE TO THIS DESIGN WITHOUT THE WRITTEN PERMISSION FROM A LICENSED PROFESSIONAL ENGINEER AND THE REGULATORY AUTHORITIES.
- ALL TRENCHES TO BE EXCAVATED ARE RECOMMENDED FOR REMOVAL. EXCAVATION MAY DISTURB THE ROOT STRUCTURE OF THE TREES OR EFFECT THE GROUND WATER CONDITIONS OF SURROUNDING TREES CAUSING THEM TO DIE. IF ANY TREES ARE TO BE REMOVED, THE ENGINEER AND THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL.

GENERAL GRADING & UTILITY NOTES:

- DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE WITHIN PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS, IF APPLICABLE TO THE PROJECT.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR RETAINING WALLS, FOUNDATIONS SLABS AND UTILITY INSTALLATION SHALL BE COORDINATED WITH THE APPLICABLE COMPANY SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO OWNER PRIOR TO INITIATING WORK.
- PROPOSED BUILDING IS TO BE SERVICED BY THE EXISTING PUBLIC SEWER, WATER, GAS, AND ELECTRIC UTILITY CONNECTIONS.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IS TO BE PROVIDED AWAY FROM BUILDING AT ALL POINTS AROUND ITS PERIMETER.
- ALL PROPOSED RETAINING WALLS AND BUILDING FOUNDATIONS ARE TO BE INSPECTED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPROPRIATE BUILDING CODES AND THE SPECIFICATIONS DETERMINED BY ENGINEER TO BE APPROPRIATE.
- HOUSER ENGINEERING RECOMMENDS ALL PROPOSED STRUCTURES BE STAKE-OUT BY A PROFESSIONAL LAND SURVEYOR PRIOR TO THE START OF CONSTRUCTION.

BERGEN COUNTY SOIL CONSERVATION DISTRICT NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UNWEED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
- STABILIZATION SPECIFICATIONS:
 - TEMPORARY SEEDING AND MULCHING:
 - GROUND LIME/STONE - APPLY UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS
 - FERTILIZER - APPLY 11 LBS./1,000 SF. OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4"
 - SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - MULCH - UNWEED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF. TO BE APPLIED TO ACHIEVE 95% SOIL COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - PERMANENT SEEDING AND MULCHING:
 - TOPSOIL - UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5"; MINIMUM OF 4" FIRMED IN PLACE IS REQUIRED.
 - GROUND LIME/STONE - APPLY UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS
 - FERTILIZER - 11 LBS./1,000 SF. 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4"
 - TURF TYPE TALL FESCUE (BLENDED OF CULTIVARS) SOILS/ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND NOVEMBER 15. (SUMMER SEEDING REQUIRES IRRIGATION)
 - MULCH - UNWEED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF. TO BE 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).

PROPERTY OWNERS WITHIN 200'		
PROPERTY OWNER & ADDRESS	BLOCK	LOT
THURSTON, THOMAS A & SARAH T 477 BEVERLY RD, RIDGEWOOD NJ, 07450	3612	18
VALDICH, LUIS A & CAROLINA M 483 BEVERLY RD, RIDGEWOOD NJ, 07450	3612	17
BLAIR, J KENT & ELIZABETH B 75 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3612	15
DALY, MICHAEL & DEBORAH E 468 OVERBROOK RD, RIDGEWOOD NJ, 07450	3612	11
GLASSMAN, ADAM & TANYA 112 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3406	20.01
D'ALESSANDRO, KURT & LISA 113 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3501	31
COLLINS, EDWARD (V) & JUDITH H 75 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3501	30.01
GILSEMAN, WILLIAM F, JR & SHARON F 65 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3612	13
VALTERI, HUYMET 473 OVERBROOK RD, RIDGEWOOD NJ, 07450	3610	7
TRENT, NICHOLAS M & LISA M 491 OVERBROOK RD, RIDGEWOOD NJ, 07450	3610	9
DEVOE, DAVID & STINEY 473 OVERBROOK RD, RIDGEWOOD NJ, 07450	3612	16
BENDER, ELIZABETH L 68 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3406	19
HOIGS, MICHAEL & PATRICIA GONZALEZ 105 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3612	12
MILLER, RICHARD A JR & DORINE J 474 OVERBROOK RD, RIDGEWOOD NJ, 07450	3501	1
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BENDER, ELIZABETH L 68 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3406	19
HOIGS, MICHAEL & PATRICIA GONZALEZ 105 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3612	12
MILLER, RICHARD A JR & DORINE J 474 OVERBROOK RD, RIDGEWOOD NJ, 07450	3501	1
LANSDALE, TREVOR & LORI 121 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3610	8

