

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 UNFORESEEN 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.
- IN AREAS WITHIN 10 FEET OF EXCAVATIONS 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 DIE, IT IS BEING CONSIDERED AN ACT OF NATURE AND NEITHER THE ENGINEER NOR THE CONTRACTOR CAN BE HELD RESPONSIBLE.

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 A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UNWOVED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
- STABILIZATION SPECIFICATIONS:**
 - TEMPORARY SEEDING AND MULCHING:
 - GROUND LIMESTONE - 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 LB./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - MULCH - UNWOVED 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 LIMESTONE - 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 (BEND OF 3 CULTIVARS) SOILS/ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND NOVEMBER 15. (SUMMER SEEDING REQUIRES IRRIGATION)
 - MULCH - UNWOVED 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).

SOIL COMPACTION MITIGATION EXCEPTION:
PER THE NJ STATE PLAN POLICY MAP, LAST REVISED 01/16/18, THE SITE IS LOCATED WITH THE METROPOLITAN PLANNING AREA 1 (PA1) AND CONSIDERED AN URBAN REDEVELOPMENT AREA AS DEFINED BY THE STANDARDS, AND IS THEREFORE EXCEPT FROM SOIL COMPACTION MITIGATION.

STORMWATER MANAGEMENT CALCULATIONS
STORAGE REQUIRED:
A 10 YEAR STORM EVENT OF ONE HOUR DURATION RESULTS IN A RAINFALL OF 1.95 INCHES. 1.95 INCHES OF RUNOFF APPLIED TO THE PROPOSED IMPERVIOUS = 1.95 IN X 4756.80 S.F. / 12" = 772.95 C.F. = 5782.05 GALLONS

GRAPHIC SCALE
1" = 10'

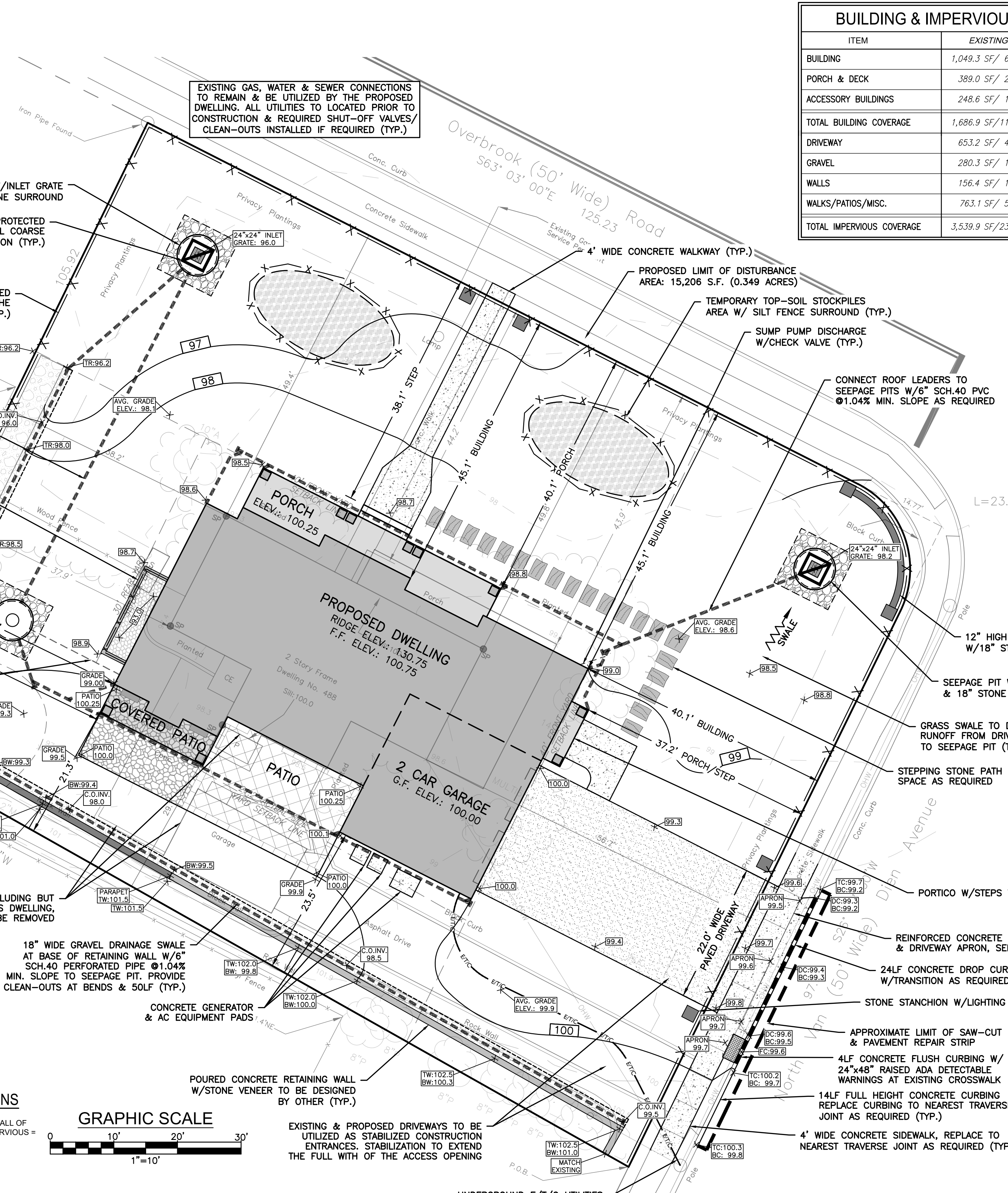
SOIL MOVEMENT:
SOIL MOVEMENT CALCULATIONS ARE BASED ON VOLUMETRIC SURFACE MODELING.

SITE GRADING:	FILL	CUT	NET TOTAL	GROSS TOTAL
285 C.Y.	260 C.Y.	6 C.Y. FILL	525 C.Y. CUT/FILL	525 C.Y. CUT/FILL
38 C.Y.	53 C.Y.	15 C.Y. CUT	91 C.Y. CUT/FILL	91 C.Y. CUT/FILL
TOTAL SOIL MOVED:	326 C.Y.	313 C.Y.	7 C.Y. CUT	619 C.Y. CUT/FILL

INCLUDES BUILDING FOUNDATION EXCAVATION VOLUMES

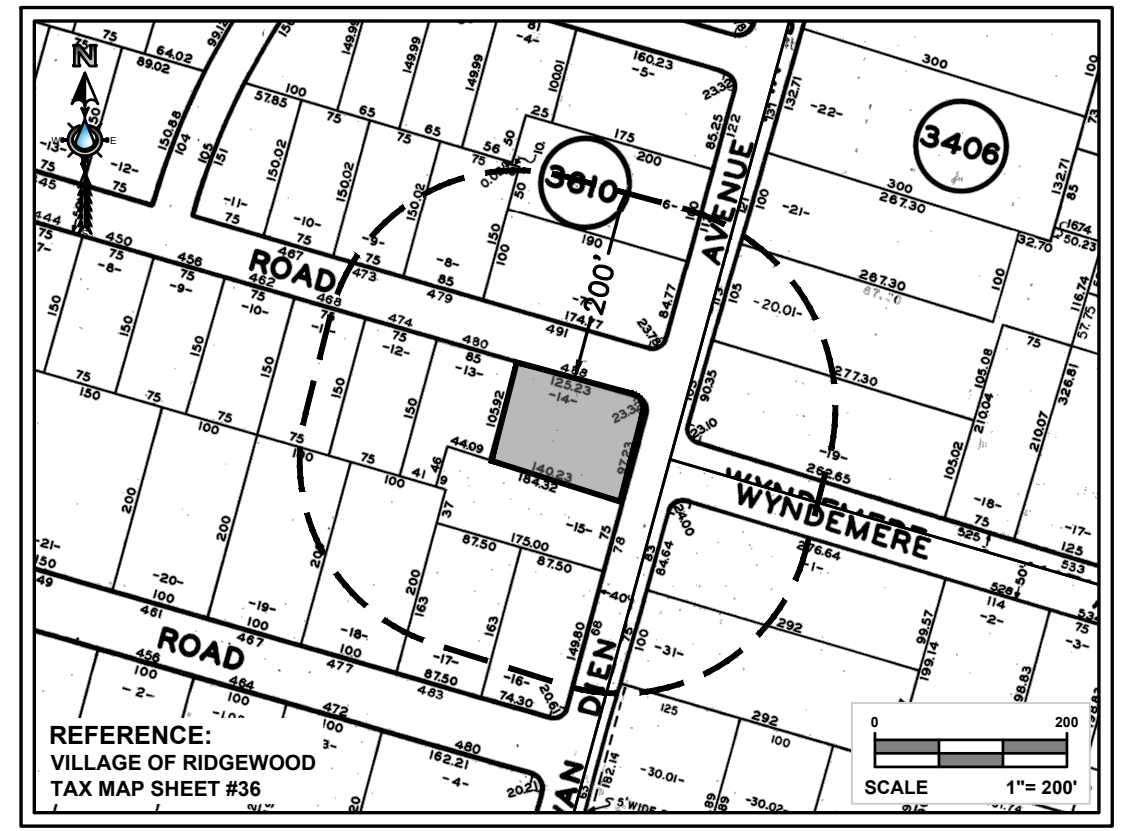
SITE PREPARATION NOTES:

- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND CODES AND OBTAIN ALL REQUIRED PERMITS FOR ANY CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL AT 1-800-272-1000 BEFORE PERFORMING ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL INSTALL ALL ORANGE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- ALL STRUCTURES, UTILITIES, SITE IMPROVEMENTS AND TREES DESIGNATED ON THE DRAWINGS OR DIRECTED BY THE ENGINEER TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION OPERATIONS BY ERECTING BARRIERS, GUARDS AND ENCLOSURES AS SHOWN ON THE DRAWINGS OR OTHER APPROVED MEANS. PROTECTION SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY OF THE WORK BEING PROTECTED HAS BEEN COMPLETED.
- THE CONTRACTOR SHALL COMPLY WITH ALL DEMOLITION AND NEW CONSTRUCTION INSPECTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND BUILDING CODES.



BUILDING & IMPERVIOUS COVER

ITEM	EXISTING	PROPOSED
BUILDING	1,049.3 SF / 6.9%	2,302.8 SF / 15.1%
PORCH & DECK	389.0 SF / 2.6%	374.7 SF / 2.5%
ACCESSORY BUILDINGS	248.6 SF / 1.6%	0.0 SF / 0.0%
TOTAL BUILDING COVERAGE	1,686.9 SF / 11.1%	2,677.5 SF / 17.6%
DRIVEWAY	653.2 SF / 4.3%	891.8 SF / 5.9%
GRAVEL	280.3 SF / 1.8%	49.0 SF / 0.3%
WALLS	156.4 SF / 1.0%	187.8 SF / 1.2%
WALKS/PATIOS/MISC.	763.1 SF / 5.0%	950.5 SF / 6.3%
TOTAL IMPERVIOUS COVERAGE	3,539.9 SF / 23.3%	4,756.6 SF / 31.3%



TAX MAP
SCALE: 1" = 200'

ZONING TABLE

ZONE: R1 SINGLE-FAMILY RESIDENCE DISTRICT
USE: SINGLE-FAMILY RESIDENCE

APPLICANT / OWNER INFORMATION

APPLICANT/OWNER: BETH & JAMES GUSFA
121 DOREMUS AVENUE APT.2
RIDGWOOD, NJ 07450

BULK REQUIREMENTS
CODE REFERENCE: §190-102.E R-1 DISTRICT BULK & LOT REGULATIONS

ITEM	PERMITTED	EXISTING	PROPOSED
LOT AREA ⁽¹⁾	16,800 S.F. 0.386 ACRES	15,206.0 S.F.(X) 0.349 ACRES	15,206.0 S.F.(X) 0.349 ACRES
MINIMUM LOT WIDTH	120'	110.3' (X)	110.3' (X)
FRONT YARD SETBACK ⁽²⁾ WITHIN FIRST 140' ⁽³⁾	120' 100'	110.3' (X) 105.9'	110.3' (X) 105.9'
AVERAGE LOT WIDTH WITHIN FIRST 140' ⁽⁴⁾	120'	109.0' (X)	109.0' (X)
LOT DEPTH	120'	140'	140'
PRINCIPAL BUILDING			
PRINCIPAL BUILDING HEIGHT	35' 2.5 STORIES	AS EXISTING 2.0 STORIES	31.77' ⁽⁵⁾ 2.0 STORIES
FRONT YARD (OVERBROOK)	40'	BLDG: 49.8' PORCH: 43.9' STEP: 44.2'	BLDG: 45.1' PORCH: 40.1' STEP: 38.1' ⁽⁶⁾
FRONT YARD (N.VAN DIEN)	40'	BLDG: 49.8' PORCH: 43.9' STEP: 44.2'	BLDG: 40.1' PORCH: 37.2' ⁽⁶⁾ STEP: 37.2' ⁽⁶⁾
SIDE YARD ⁽⁶⁾	21.2'	BLDG: 29.1'	BLDG: 23.5' C.PATIO: 21.3'
SIDE YARD (BOTH)	40'	N/A	N/A
REAR YARD	30'	BLDG: 37.9'	BLDG: 34.1' C.PATIO: 34.0'
COVERAGE			
MAXIMUM ABOVE GRADE STRUCTURES	20%	6.7%	17.8%
MAXIMUM GROSS BUILDING AREA	29%	15.4%	29.0%
MAXIMUM COVERAGE BY IMPROVEMENTS	40%	23.3%	31.3%
	6,082.4 S.F.	3,539.9 S.F.	4,756.6 S.F.

NOTES:

- PER §190-102.E.6 MINIMUM LOT AREA OF A CORNER LOT SHALL BE 16,800 S.F.
- PER §190-102.E.7 MINIMUM LOT WIDTH OF A CORNER LOT AT FRONT YARD SETBACK SHALL BE 120'.
- PER §190-102.E.7 MINIMUM LOT WIDTH OF A CORNER LOT WITHIN 140' SHALL BE 100'.
- PER §190-102.E.8 AVERAGE LOT WIDTH OF A CORNER LOT WITHIN 140' SHALL BE 100'.
- PER §190-102.A.6 UNENCLOSED STAIRS MAY UP TO 60" INTO ANY FRONT YARD.
- PER §190-102.E.3 SIDE YARD = 15' OR 3' BUILDING HEIGHT WHICHEVER IS GREATER.
- BUILDING HEIGHT = HIGHEST POINT OF BUILDING - AVERAGE FINISHED GRADE WITHIN 15' HIGHEST POINT OF BUILDING = 100.75 (F3) + 30.75 = 131.5
AVERAGE FINISHED GRADE WITHIN 15' = 68.1' + 98.8' + 99.9' + 99.3' / 4 = 98.08
- PER ARCHITECTURAL REFERENCE.

REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY BARMSTATTER, INC., MICHAEL H. DARMSTATTER PLS NJ LIC. NO. 242604340900 DATED OCTOBER 26, 2022.
- PROPOSED SINGLE FAMILY DWELLING, PREPARED BY JMA ARCHITECTS, LLC, JOHN F. MUSHINSKI AIA NJ LIC. NO. A112504.

OWNER / APPLICANT

BETH & JAMES GUSFA
121 DOREMUS AVENUE APT.2
RIDGWOOD, NJ 07450
(860) 707-9874

LAYOUT, GRADING, AND SOIL EROSION & SEDIMENT CONTROL PLAN

PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
488 OVERBROOK ROAD
VILLAGE OF RIDGWOOD
BLOCK 3512, LOT 14

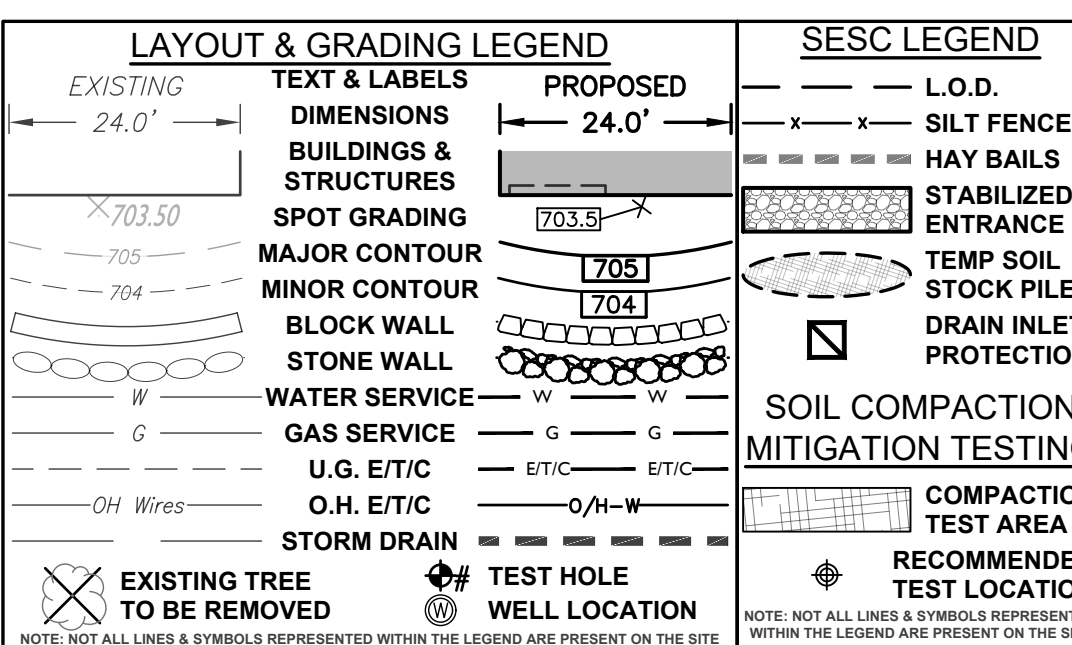
APPLICANT: GUSFA

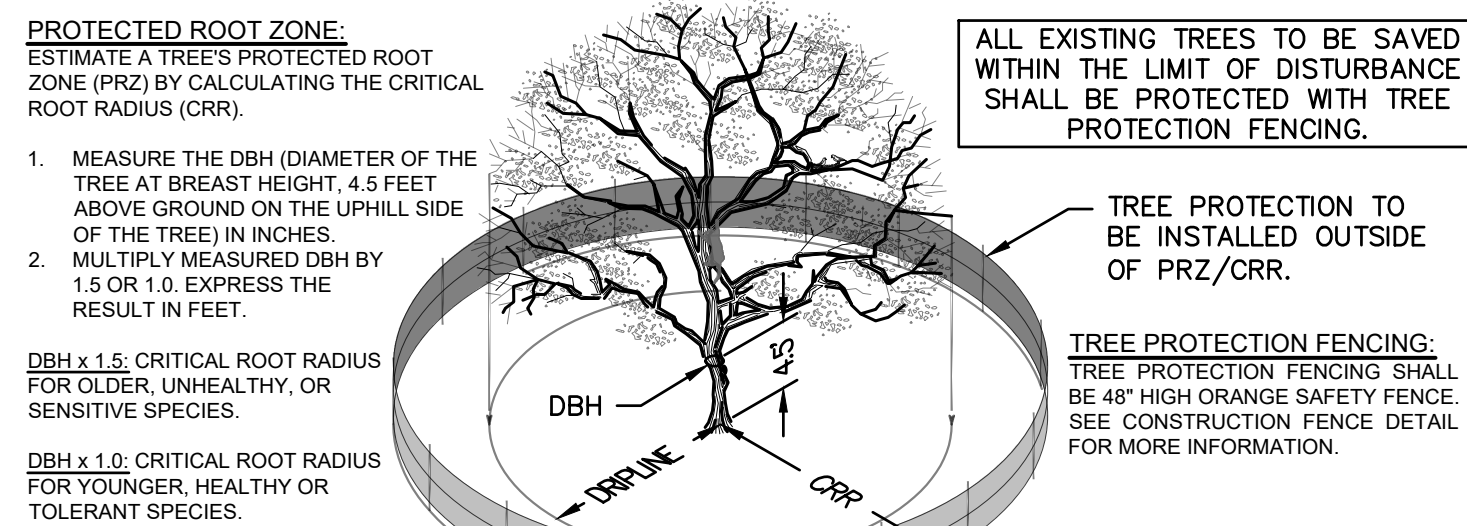
PROFESSIONAL ENGINEER: J.R. HOUSER
NEW JERSEY LICENSE NO. 246E04747700
PENNSYLVANIA LICENSE NO. PE079324

PROFESSIONAL ENGINEER: T.C. VANDERVALK
NEW JERSEY LICENSE NO. 24GE05165800

DATE: 03/06/2023

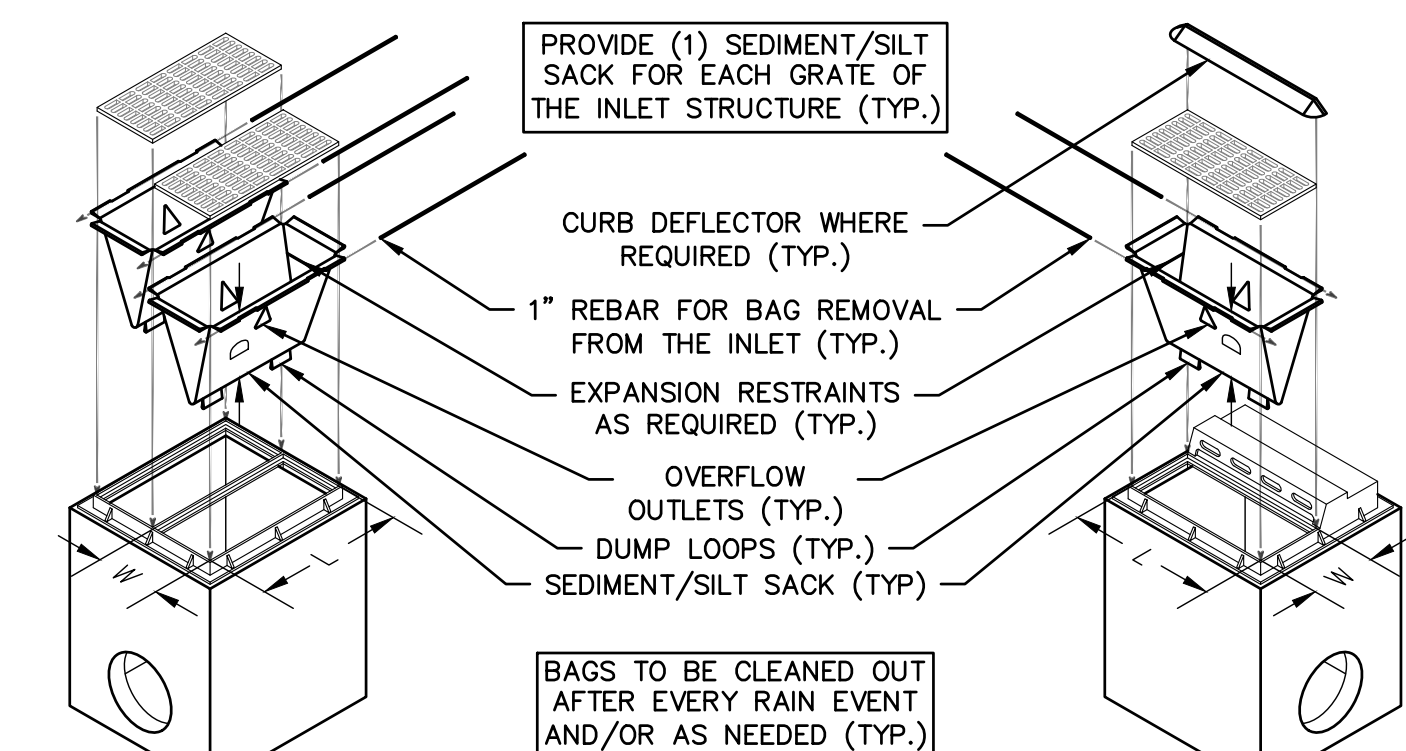
DRAWN BY: BEEB
SCALE: SEE SCALE
DATE: 2/8/2023
PROJECT NO.: 4278.22
SHEET NO.: 1 OF 2





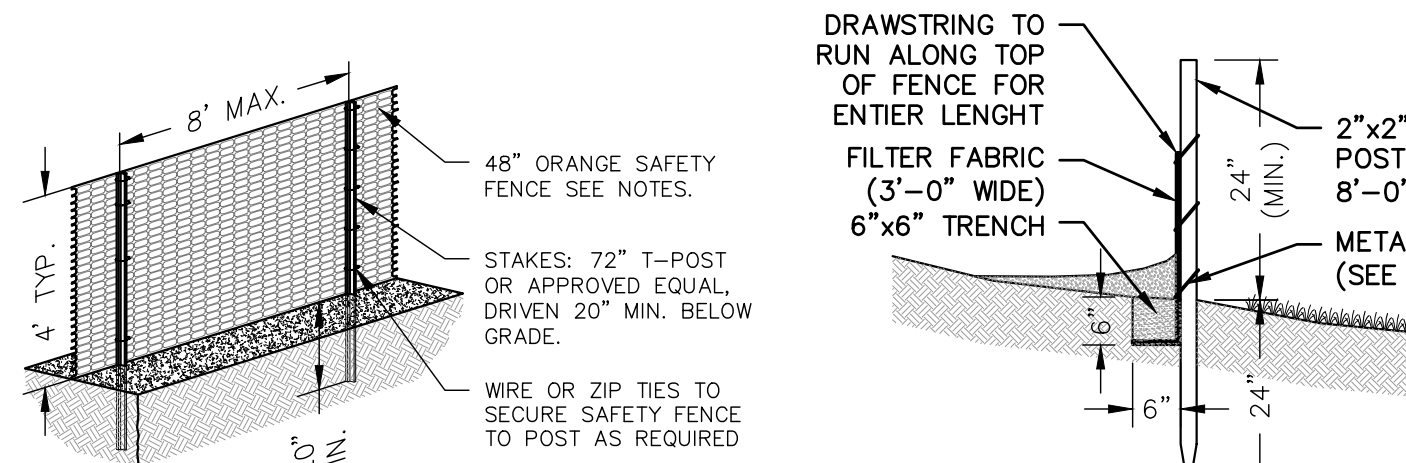
- TREE PROTECTION NOTES:**
- GENERAL MECHANICAL DAMAGE - SEE ABOVE FOR CORRECT ROOT ZONE CALCULATION AND PLACEMENT OF TREE PROTECTION.
 - BOX TREES WITHIN 25 FEET (25') OF A BUILDING SITE TO PREVENT MECHANICAL INJURY. FENCING OR OTHER BARRIER SHOULD BE INSTALLED BEYOND THE CRITICAL ROOT RADIUS (CRR). THREE ROOT SYSTEMS COMMONLY EXTEND WELL BEYOND THE DRIP LINE.
 - BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
 - FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE PROTECTED ROOT ZONE (PRZ).
 - DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHALL BE PRUNED TO GIVE A CLEAN, SHARP SURFACE AMENABLE TO HEALING. ROOTS EXPOSED DURING HOT WEATHER SHOULD BE IRRIGATED TO PREVENT PERMANENT INJURY. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR LICENSED TREE EXPERT.
 - TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE AS NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH AS CLOSE AS POSSIBLE TO THE BRANCH COLLAR. THERE SHOULD BE NO FLUSH CUTS. FLUSH CUTS DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHALL BE MADE AT THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TO FAR BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS SPROUTING, CRACKS, AND ROOT REMOVAL OF A "V" GROUCH SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO AVOID FUTURE SPLITTING DAMAGE.
 - FOR MORE SPECIFIC DATA ON CERTAIN TREE CHARACTERISTICS BY SPECIES, SEE TABLE 9.1, TREE CHARACTERISTICS OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, JANUARY 2014, OR CONSULT WITH A LICENSED PROFESSIONAL TREE EXPERT, SOIL CONSERVATION DISTRICT OR Rutgers COOPERATIVE EXTENSION.

TREE PROTECTION DETAIL
SCALE: N.T.S.



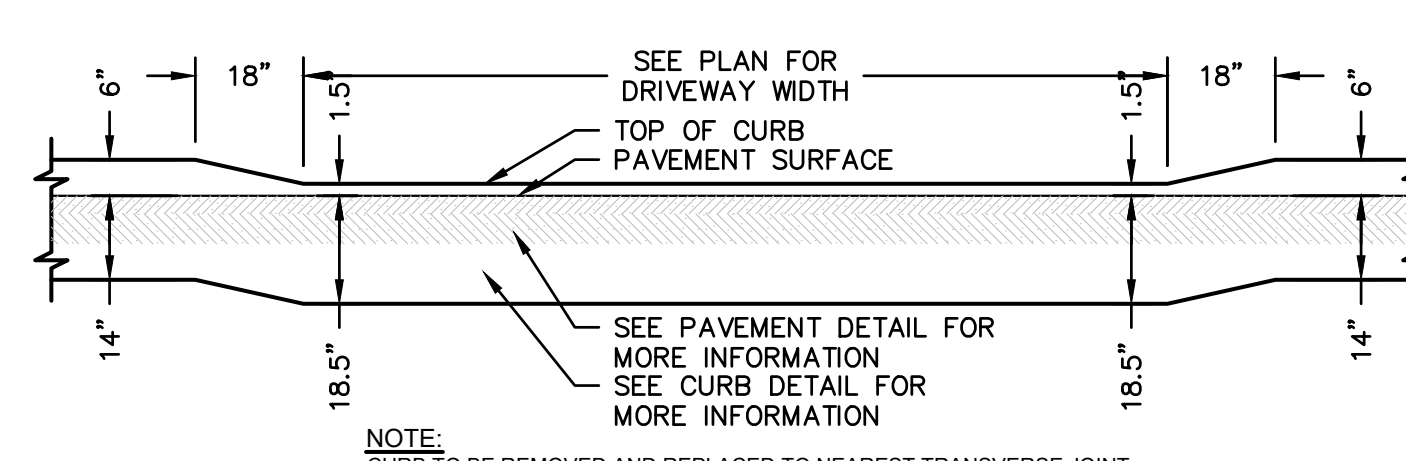
- NOTES:**
- INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO AN ACTIVE SEDIMENT BASIN OR TRAP.
 - L = LENGTH, W = WIDTH, D = DEPTH, DEPTH NOT TO EXCEED DEPTH OF BASIN TO TOP OF HIGHEST PIPE.
 - INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RAIN EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BY PASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION.
 - OVERFLOW OUTLETS TO BE SIZED TO SAFELY PASS STORMS GREATER THAN THE 1 YEAR, 24 HOUR STORM EVENT.
 - EXPANSION RESTRAINTS TO CONSIST OF 2" NYLON ROPE WITH 2" FLAT WASHERS, TO BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER.

STORM SEWER INLET PROTECTION DETAIL
SCALE: N.T.S.

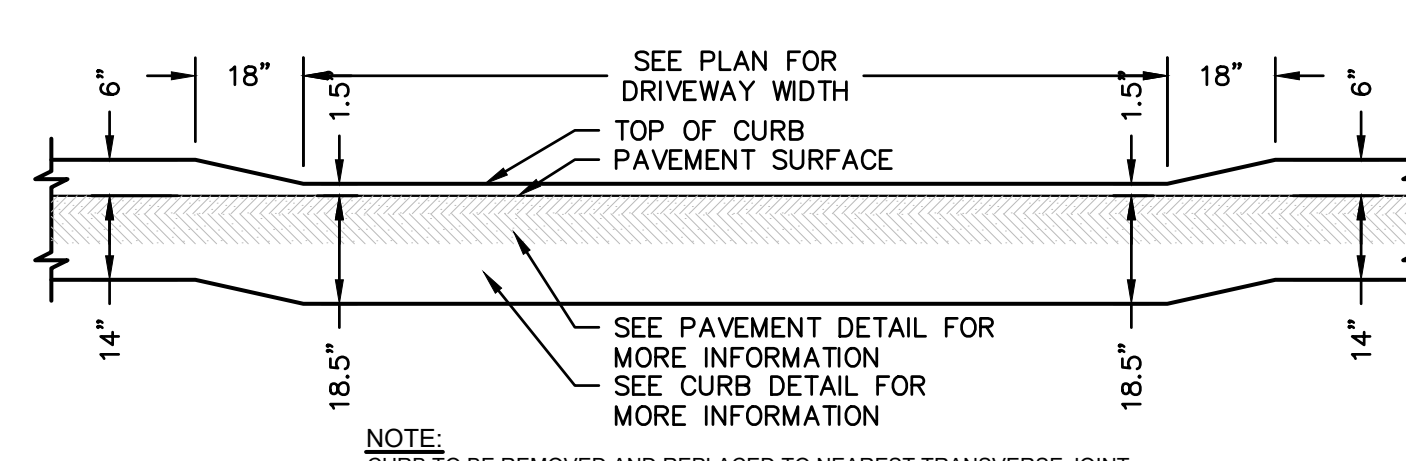


- NOTES:**
1. FILTER FABRIC TO BE MIRAFI 100X OR APPROVED EQUAL.
 2. BURY BOTTOM 12" OF FILTER FABRIC IN 6"x6" TRENCH AND STAMP IN PLACE.
 3. SECURE FILTER FABRIC TO POSTS WITH METAL FASTENERS AND REINFORCEMENT BETWEEN FABRIC AND FASTENER.
 4. ENDS OF INDIVIDUAL ROLLS OF FILTER FABRIC TO BE WRAPPED AROUND A COMMON POST TWICE AND SECURELY FASTENED.
 5. FOR HEAVY DUTY SILT FENCE, INSTALL WIRE MESH (14 GA W/ 4" OPENINGS) BEHIND FILTER FABRIC. SECURE WITH WIRE TIES OR STAPLES.

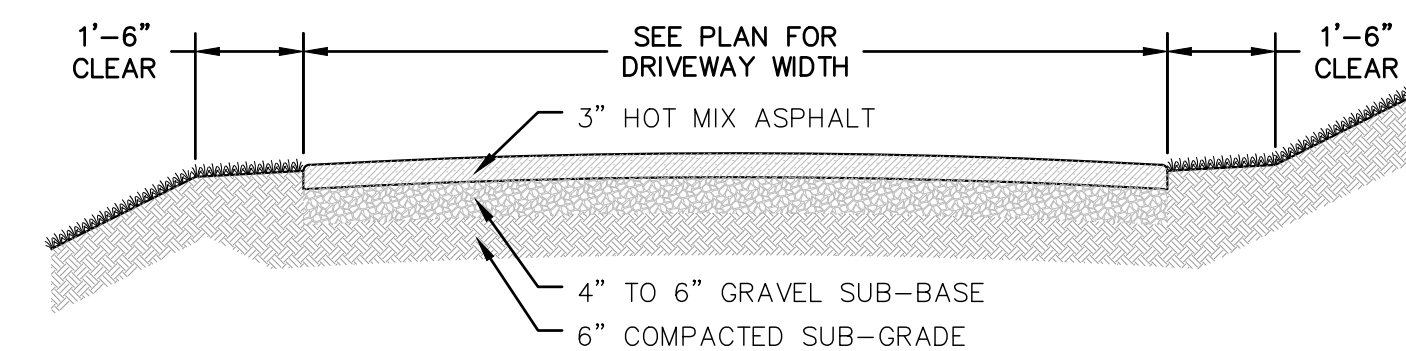
CONSTRUCTION FENCE
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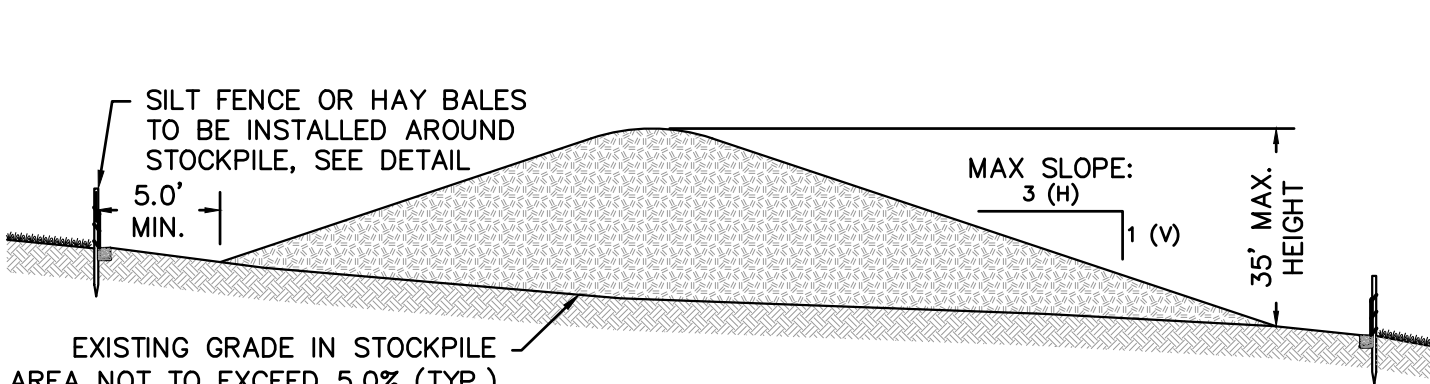
SILT FENCE DETAIL
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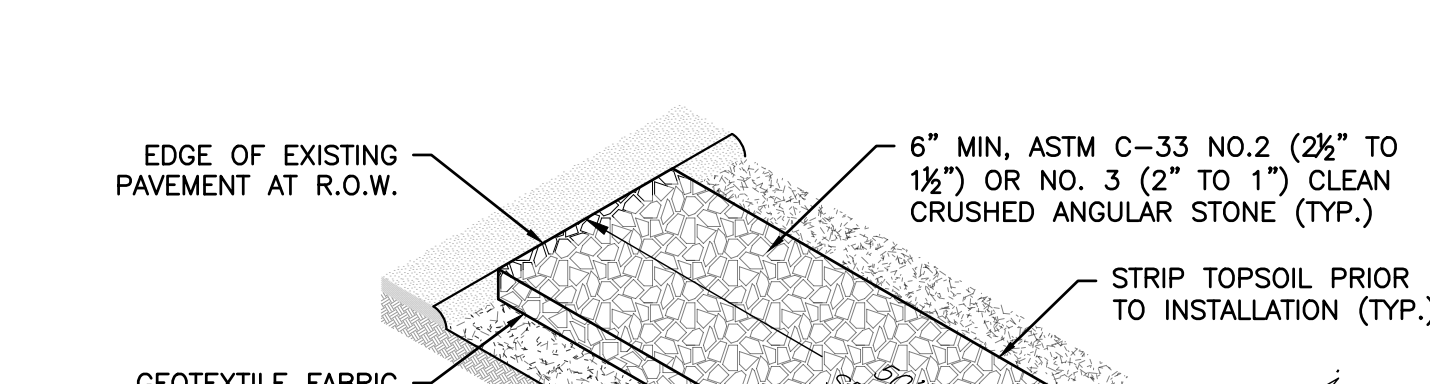
DEPRESSED CURB DETAIL
SCALE: N.T.S.



PAVED DRIVEWAY DETAIL
SCALE: N.T.S.

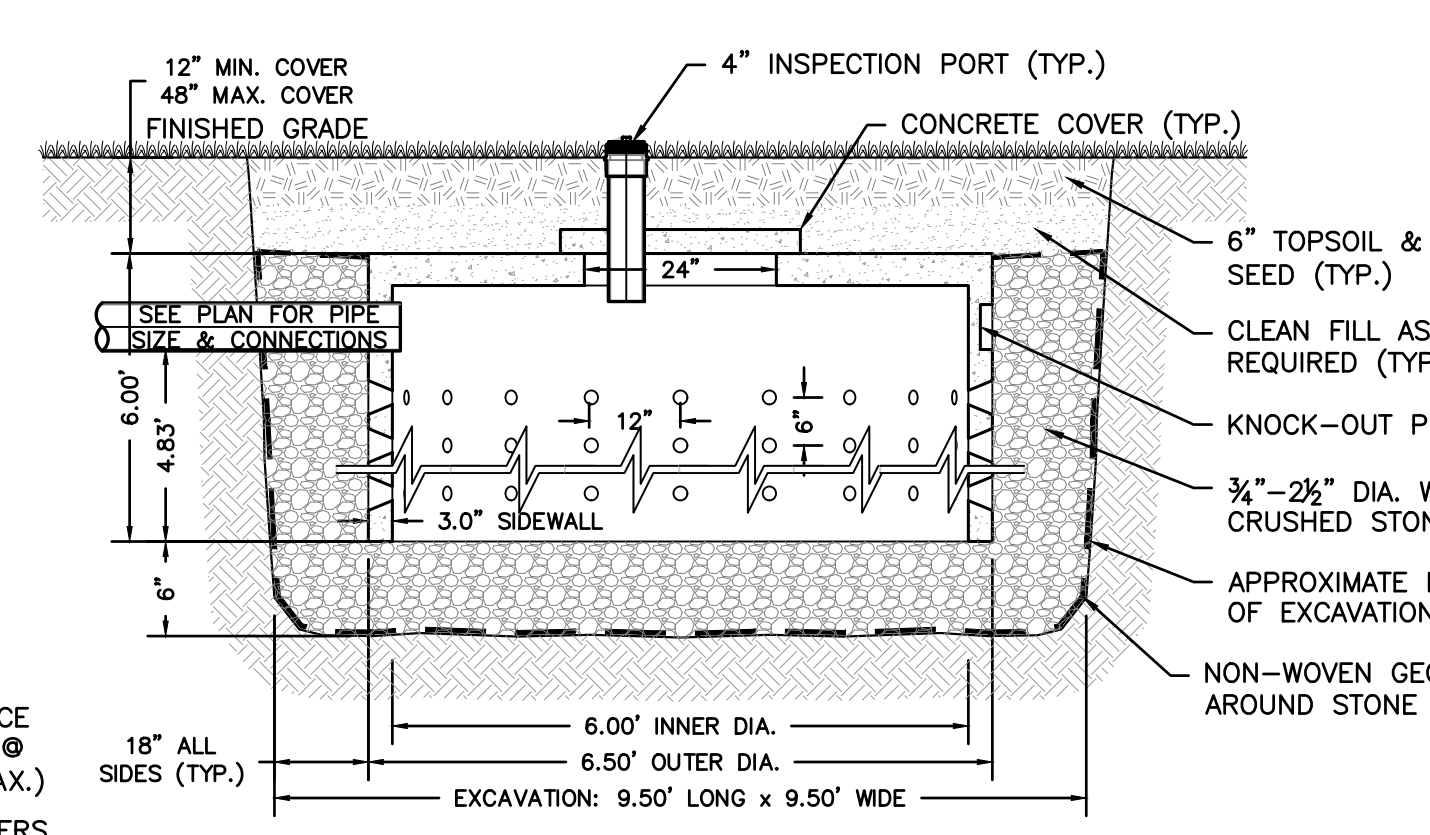


SOIL STOCKPILE DETAIL
SCALE: N.T.S.



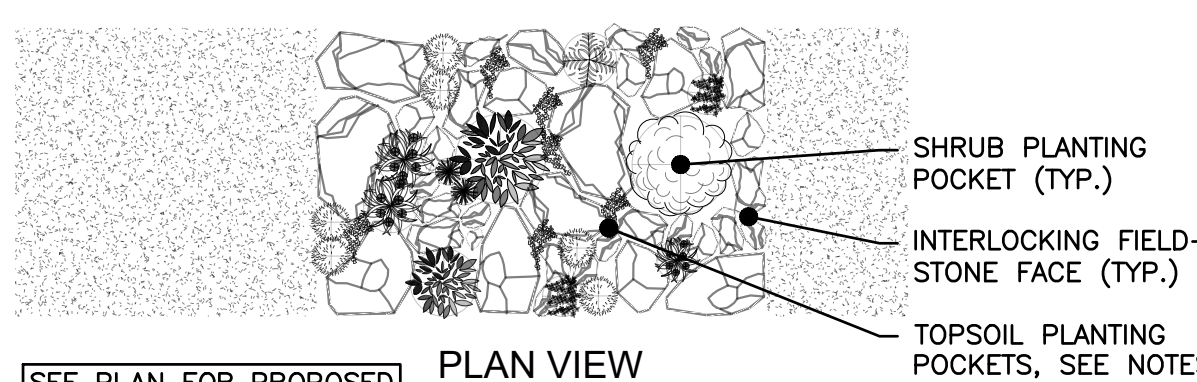
- NOTES:**
1. 50' MINIMUM LENGTH WHERE SOILS ARE SAND AND GRAVEL, 100' MIN. WHERE SOILS ARE CLAY OR SILTS. THESE LENGTHS MAY BE INCREASED WHERE FIELD CONDITIONS DICTATE.
 2. WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
 3. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
 4. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED PAD OF HOT MIXED ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
 5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ENTRANCE AND THE PUBLIC ROAD. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W. WHEN REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
 6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R.O.W. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SHELLED, DROPPED, WASHED, OR TRAPPED ONTO PUBLIC R.O.W. MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.



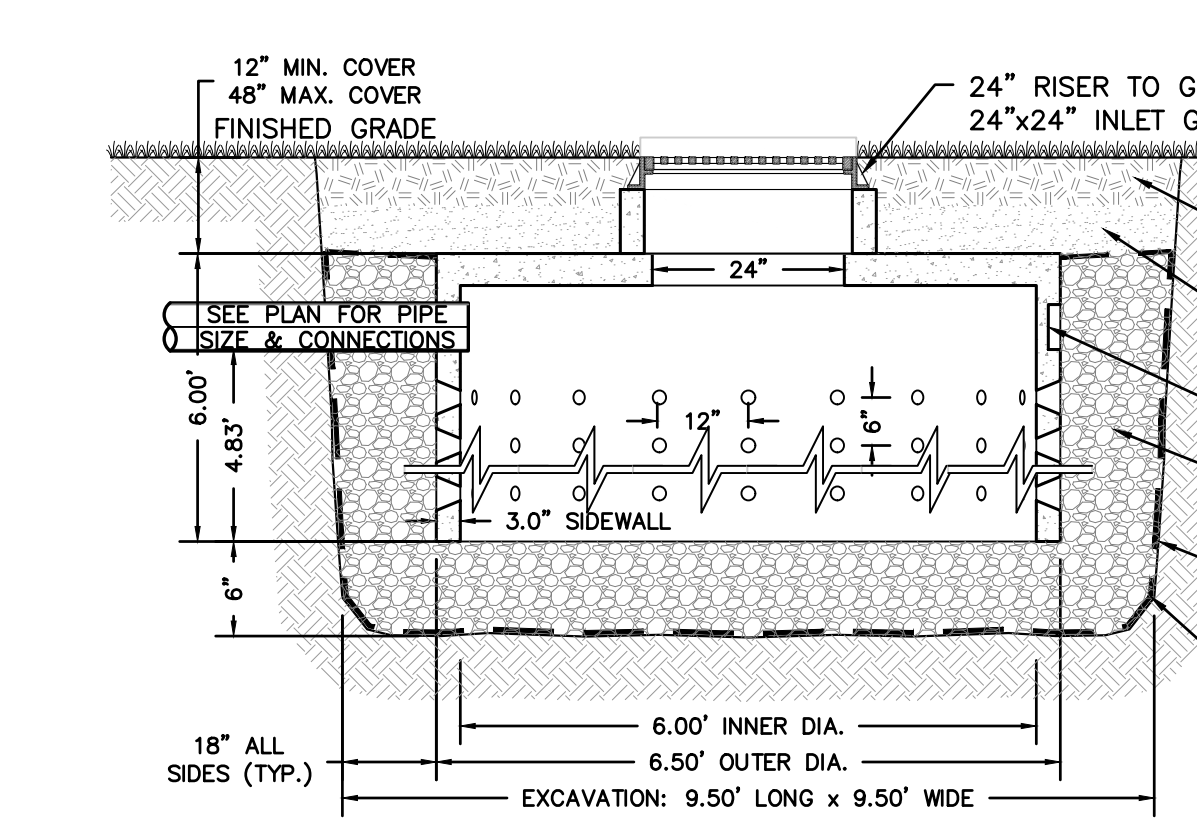
- NOTES:**
1. ADEQUATE MEASURES SHALL BE USED TO INSURE THAT THE EXCAVATION BE CARRIED OUT IN A MANNER THAT WILL AVOID UNNECESSARY COMPACTION OF THE AREA, AND THAT THE BOTTOM OF THE EXCAVATION IS LEVEL.
 2. ALL JOINTS ABOVE THE INLET SHALL BE MADE WATER TIGHT.

STORMWATER 6.50' DIA. SEEPAGE PIT
SCALE: N.T.S.



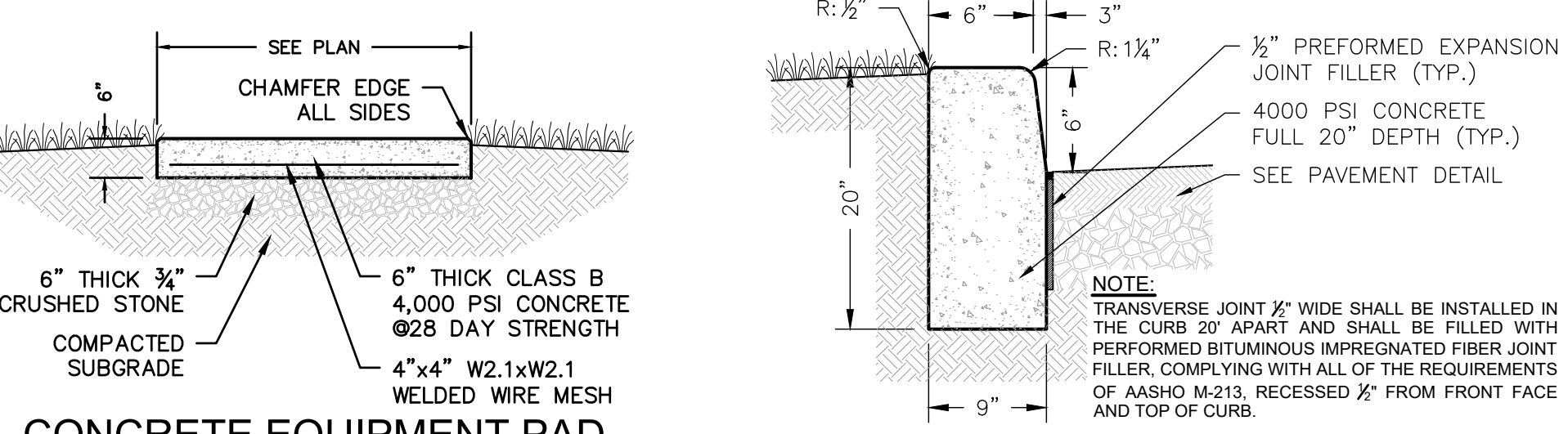
- NOTES:**
1. 4'-0" MAXIMUM ROCKERY HEIGHT ABOVE EMBEDMENT. SEE PLAN FOR ACTUAL HEIGHT.
 2. ALL EXISTING TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED PRIOR TO CONSTRUCTION. SUB-GRADE TO BE FREE FROM OVERSIZED COBBLES, RUBBISH, TOP SOIL, SOIL, GRASS, ROOTS OR OTHER UNSTABLE MATERIALS.
 3. FOUNDATION TO BE LEVEL FROM FRONT TO BACK.
 4. FIELDSTONES TO BE A MINIMUM OF 18" DIAMETER, AND SHALL BE CHISELED TO FIT AND/OR MATCHED TO BE INTERLOCKING AND CHINKED AS NECESSARY WHERE REQUIRED. GAPS BETWEEN STONES, TO ALLOW DRAINAGE OF PLANTING POCKETS, TO BE FILLED WITH FILTER MATERIAL AS REQUIRED.
 5. FILTER MATERIAL TO BE NJDOT STANDARD NUMBER 4 WASHED GRAVEL OR CRUSHED STONE, FREE OF FINES SUCH AS DUST, ASH OR CLAY, IN ACCORDANCE TO NJDOT 901.03.02.
 6. SMALL TOPSOIL PLANTING POCKETS TO BE SCATTERED ACROSS ROCKERY FACE, FOR GRASSES, FLOWERS, AND GROUND COVER. POCKETS TO BE 6" MINIMUM DEPTH, AND BE SURROUNDED AND SUPPORTED BY FIELDSTONES. LARGER POCKETS FOR SHRUBS SHALL BE A MINIMUM OF 24" POT OR ROOT BALL DIAMETER. DEPTH SHALL BE IN ACCORDANCE TO THE PLANTING SPECIFICATIONS AND DETAILS.
 7. GEOTEXTILE FILTER FABRIC TO BE INSTALLED ON ALL SIDES OF FILTER MATERIAL TO PREVENT THE MIGRATION OF FINE PARTICLES FROM THE SURROUNDING SOIL. FILTER FABRIC TO MEET US ARMY CORPS OF ENGINEERS GUIDE SPECIFICATIONS, CWO2215-86 FOR STRENGTH.

FIELD STONE ROCKERY DETAIL
SCALE: N.T.S.

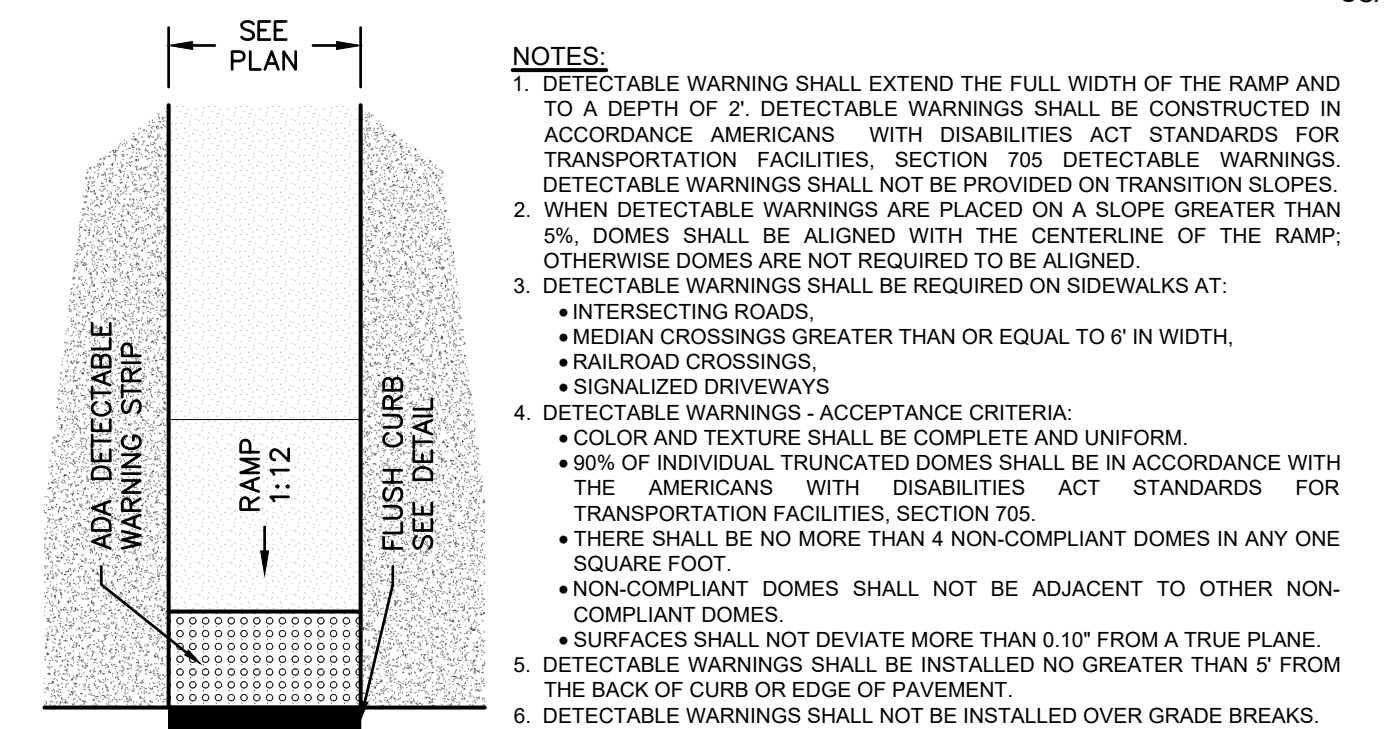


- NOTES:**
1. ADEQUATE MEASURES SHALL BE USED TO INSURE THAT THE EXCAVATION BE CARRIED OUT IN A MANNER THAT WILL AVOID UNNECESSARY COMPACTION OF THE AREA, AND THAT THE BOTTOM OF THE EXCAVATION IS LEVEL.
 2. ALL JOINTS ABOVE THE INLET SHALL BE MADE WATER TIGHT.

STORMWATER 6.50' DIA. SEEPAGE PIT
SCALE: N.T.S.

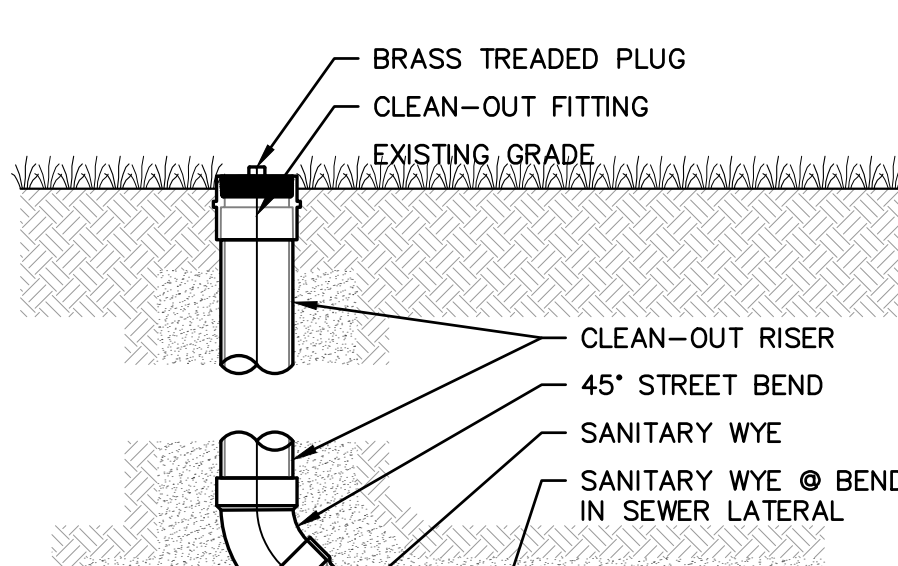


CONCRETE EQUIPMENT PAD
SCALE: N.T.S.



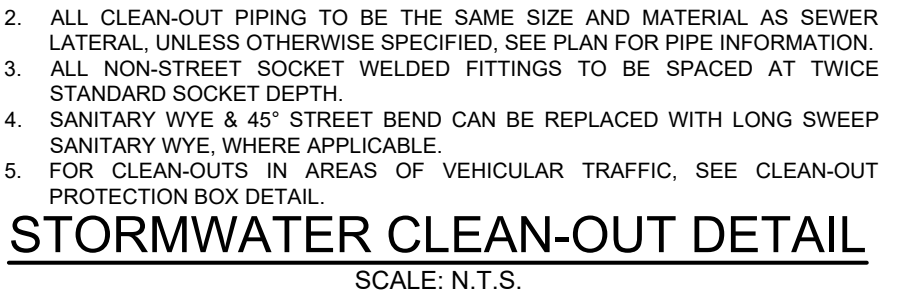
ADA DETECTABLE WARNINGS DETAIL
SCALE: N.T.S.

- NOTES:**
1. DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE RAMP AND TO A DEPTH OF 2". DETECTABLE WARNINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT STANDARDS FOR TRANSPORTATION FACILITIES, SECTION 705 DETECTABLE WARNINGS.
 2. WHEN DETECTABLE WARNINGS ARE PLACED ON A SLOPE GREATER THAN 5%, DOMES SHALL BE ALIGNED WITH THE CENTERLINE OF THE RAMP; OTHERWISE DOMES ARE NOT REQUIRED TO BE ALIGNED.
 3. DETECTABLE WARNINGS SHALL BE REQUIRED ON SIDEWALKS AT:
 - INTERSECTING ROADS.
 - MEDIAN CROSSINGS GREATER THAN OR EQUAL TO 6' IN WIDTH.
 - RAILROAD CROSSINGS.
 - SIGNALIZED DRIVEWAYS.
 4. DETECTABLE WARNINGS - ACCEPTANCE CRITERIA:
 - COLOR AND TEXTURE SHALL BE COMPLETE AND UNIFORM.
 - 90% OF INDIVIDUAL TRUNCATED DOMES SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR TRANSPORTATION FACILITIES, SECTION 705.
 - THERE SHALL BE NO MORE THAN 4 NON-COMPLIANT DOMES IN ANY ONE SQUARE FOOT.
 - NON-COMPLIANT DOMES SHALL NOT BE ADJACENT TO OTHER NON-COMPLIANT DOMES.
 - SURFACES SHALL NOT DEVIATE MORE THAN 0.10" FROM A TRUE PLANE.
 5. DETECTABLE WARNINGS SHALL BE INSTALLED NO GREATER THAN 5' FROM THE BACK OF CURB OR EDGE OF PAVEMENT.
 6. DETECTABLE WARNINGS SHALL NOT BE INSTALLED OVER GRADE BREAKS.



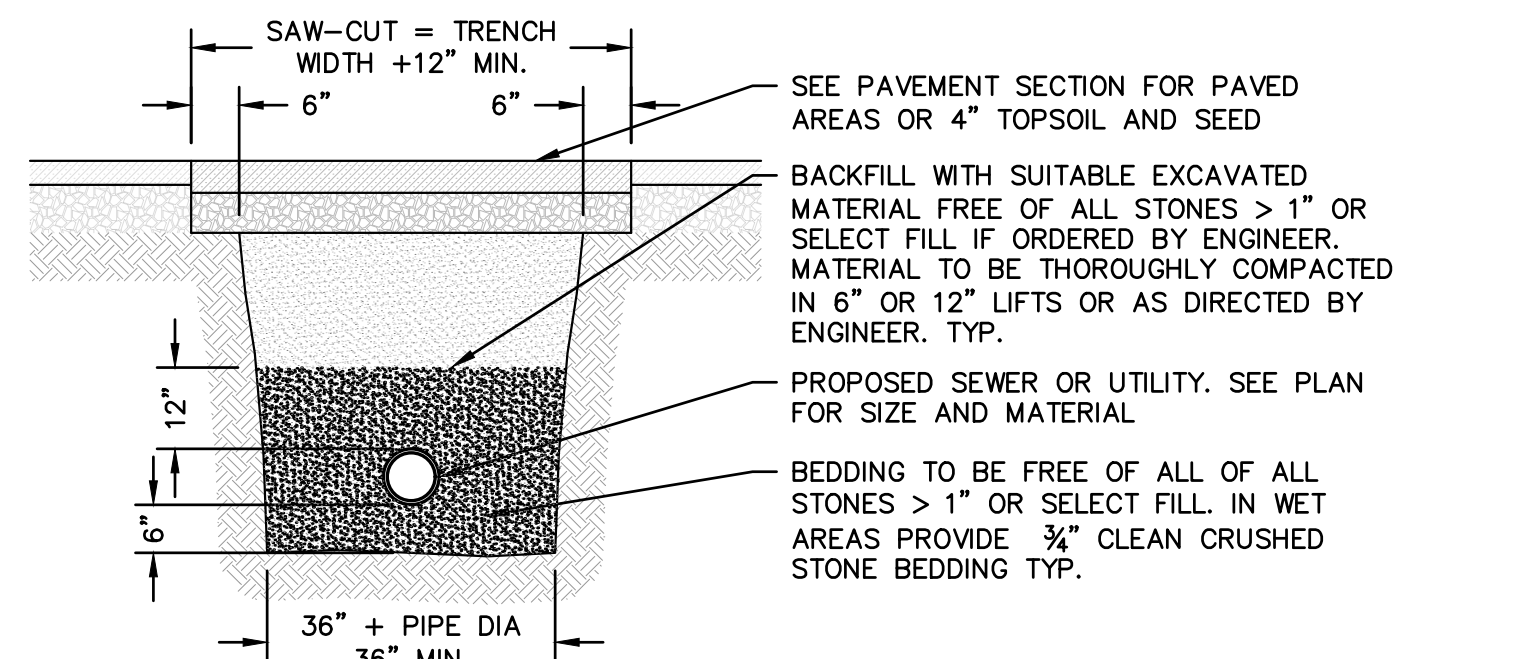
- NOTES:**
1. CLEAN-OUTS TO BE INSTALLED AT ALL LOCATIONS MARKED IN THE PLANS AND EVERY 75 FEET ALONG SEWER LATERAL UNLESS OTHERWISE SPECIFIED. DO NOT INSTALL CLEAN-OUTS IN INACCESSIBLE AREAS.
 2. ALL CLEAN-OUT PIPING TO BE THE SAME SIZE AND MATERIAL AS SEWER LATERAL UNLESS OTHERWISE SPECIFIED. SEE PLAN FOR PIPE INFORMATION.
 3. ALL NON-STREET SOCKET WELDED FITTINGS TO BE SPACED AT TWICE STANDARD SOCKET DEPTH.
 4. SANITARY WYE & 45' STREET BEND CAN BE REPLACED WITH LONG SWEEP SANITARY WYE WHERE APPLICABLE.
 5. FOR CLEAN-OUTS IN AREAS OF VEHICULAR TRAFFIC, SEE CLEAN-OUT PROTECTION BOX DETAIL.

STORMWATER CLEAN-OUT DETAIL
SCALE: N.T.S.

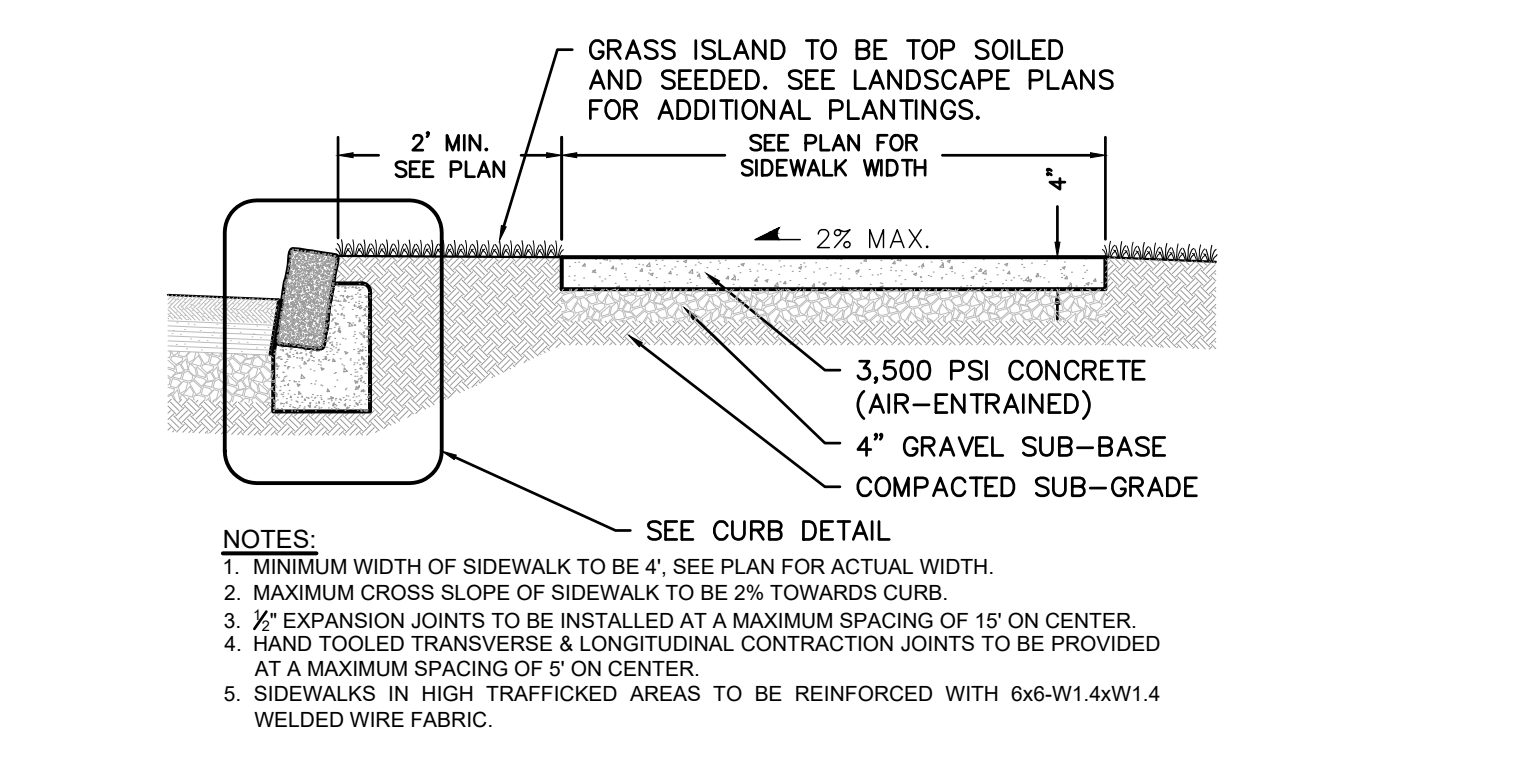


ROOF LEADER STORMWATER DISCHARGE DETAIL
SCALE: N.T.S.

- NOTES:**
1. ALL PIPING TO BE THE SAME SIZE AND MATERIAL AS SPECIFIED IN THE PLANS.
 2. CLEAN-OUT TO BE INSTALLED AT ALL LOCATIONS MARKED ON THE PLANS AND EVERY 50 FEET ALONG ROUTING TO RECHARGE AREA UNLESS OTHERWISE SPECIFIED.



UTILITY PIPE TRENCH DETAIL
SCALE: N.T.S.



CONCRETE SIDEWALK W/ GRASS ISLAND
SCALE: N.T.S.

REV	COMMENT	DATE
1	ADDED SOIL MOVEMENT CALCULATIONS	03/06/2023

CONSTRUCTION DETAILS

PROJECT: **PROPOSED SINGLE FAMILY RESIDENCE**

488 OVERBROOK ROAD
VILLAGE OF RIDGEWOOD
BLOCK 3512, LOT 14

BERGEN COUNTY NEW JERSEY

APPLICANT: **GUSFA**

SCALE: **BEB**

DATE: **2/8/2023**

PROJECT NO.: **4278.22**

SHEET NO.: **2 OF 2**

J.R. HOUSER PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE0474700
PENNSYLVANIA LICENSE NO. PE079324

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NJ CERT. OF AUTH. NO.: 24GA28163600

T.C. VANDERVALK PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05165800

VILLAGE OF RIDGEWOOD PAVEMENT SECTION & REPAIR STRIP DETAIL
SCALE: N.T.S.