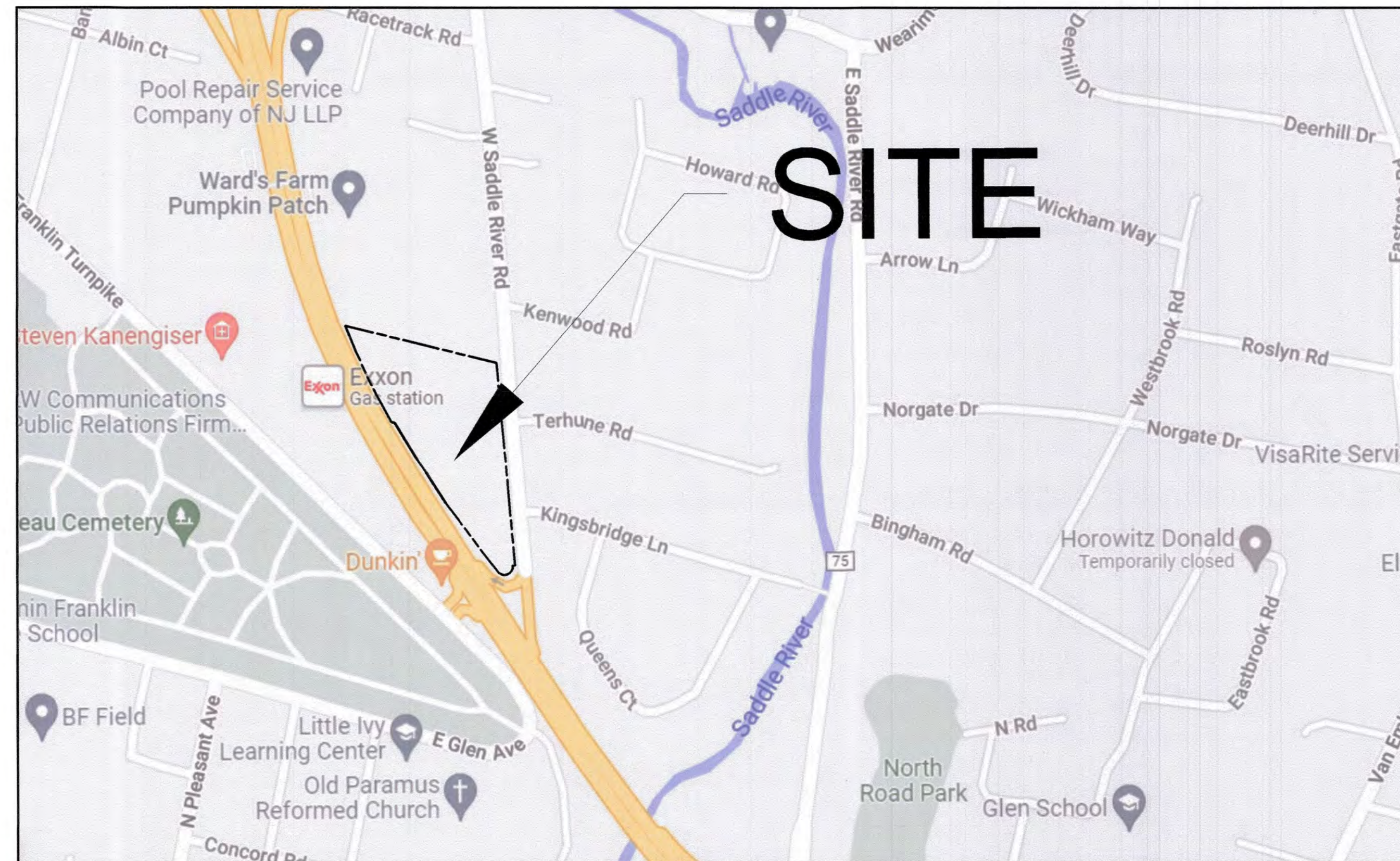




# VILLAGE OF RIDGEWOOD BERGEN COUNTY, NEW JERSEY

## Zabriskie-Schedler Property Park Development HPO Project #20-0608-10 VOR PROJECT NO. 22030



**PROJECT LOCATION KEYMAP**  
APPROX. SCALE: 1"=300'

**INDEX OF DRAWINGS**

SHEET	DRAWING TITLE
1	Cover Page
2	Soil Erosion Plan
3	Site Clearing
4	Site Plan
5	Site Grading Plan
6	Driveway Grading Plan
7	Utility Plan
8	Landscape Plan
9	Details

MAYOR  
SUSAN KNUDSEN

VILLAGE COUNCIL  
PAMELA PERRON, DEPUTY MAYOR  
LORRAINE REYNOLDS, COUNCILWOMAN  
PAUL VAGIANOS, COUNCILMAN

CLERK/VILLAGE MANAGER  
HEATHER A. MAILANDER

DIRECTOR OF PUBLIC WORKS/VILLAGE ENGINEER  
CHRISTOPHER J. RUTISHAUSER, PE, CPWM

Christopher J. Rutishauser  
Professional Engineer  
New Jersey License No. 36373  
Date: 11/29/22

VILLAGE OF RIDGEWOOD  
Department of Public Works  
Division of Engineering  
131 North Maple Avenue  
Ridgewood, New Jersey 07450-3287  
201-670-5500 x.2238



Issue Date:	10/27/22
Scale:	1" = 30'
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7/29/22	JM
5/22/22	JM
3/10/22	JM
2/28/22	JM
	By
	Revision

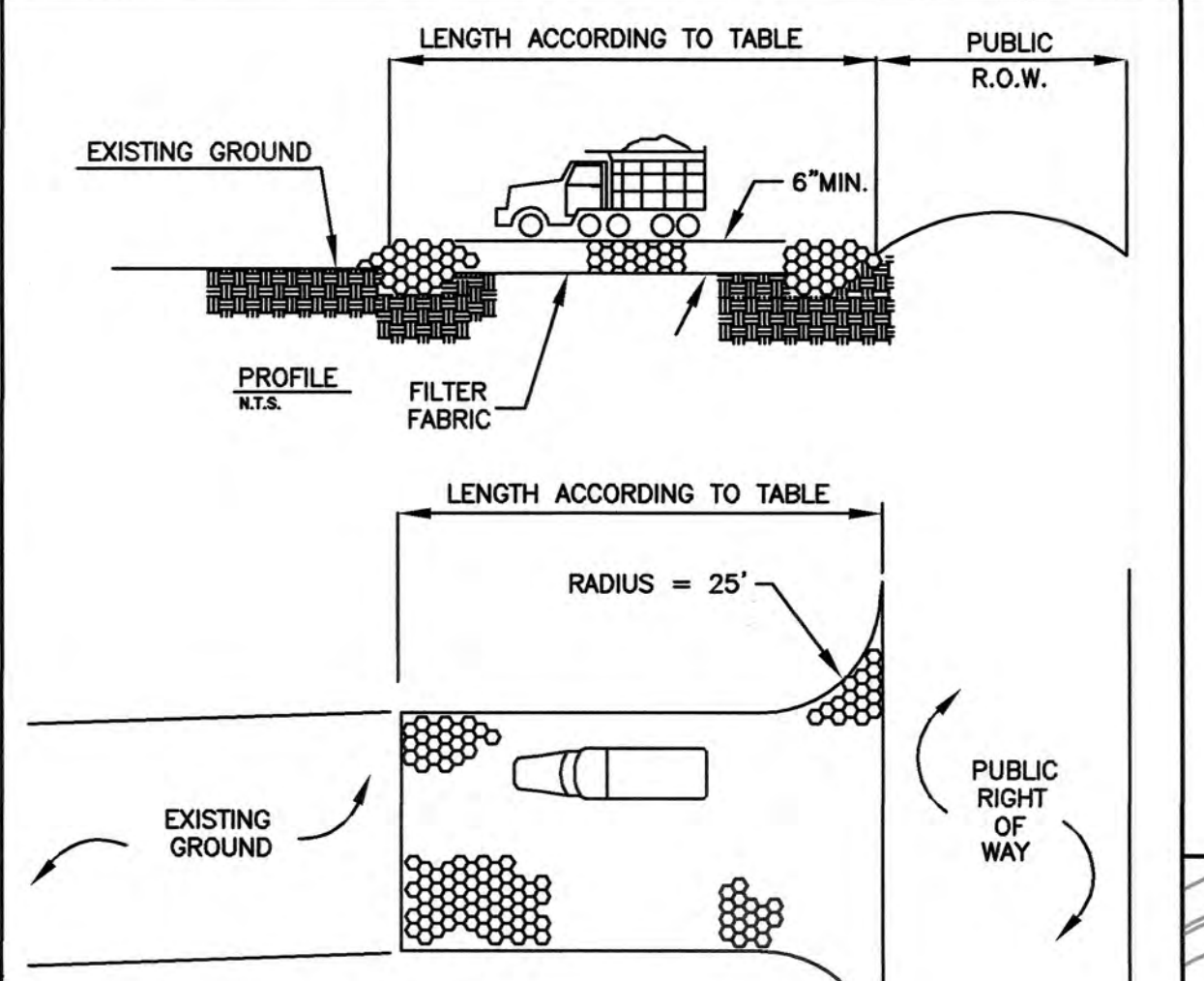
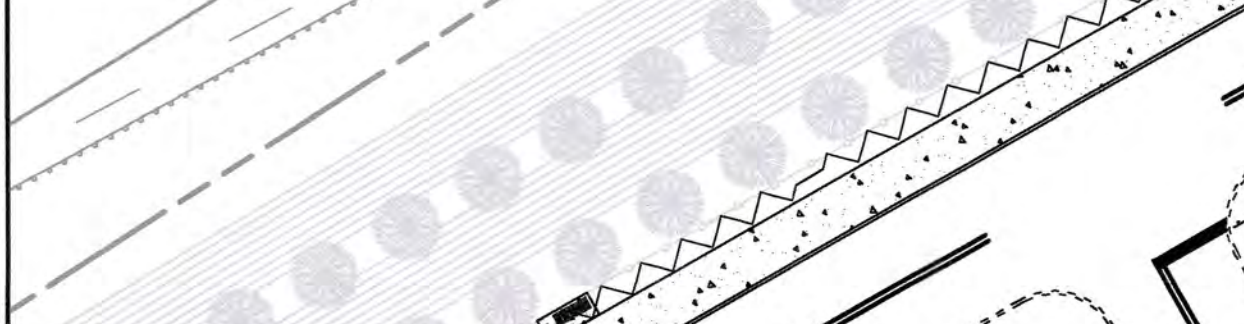
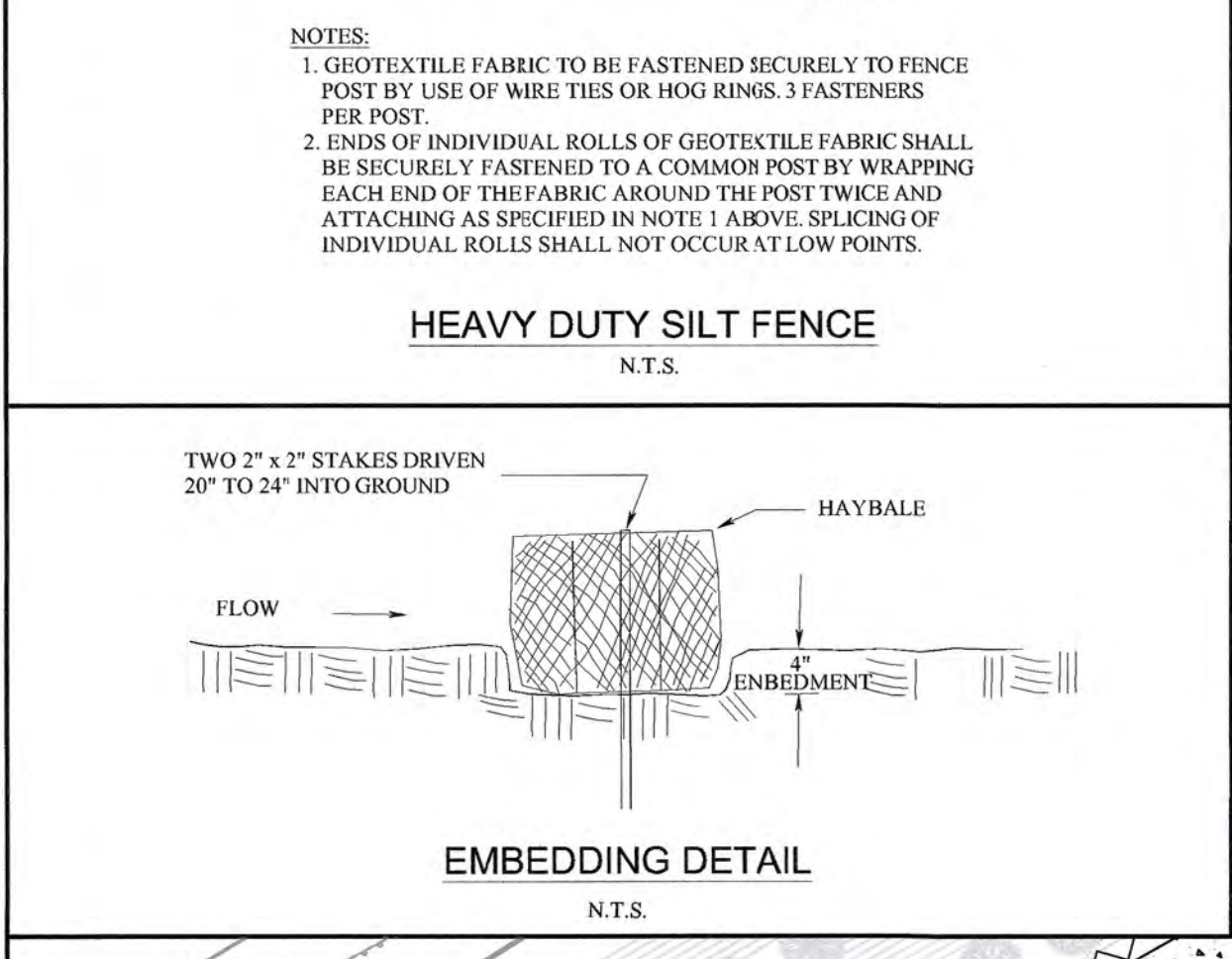
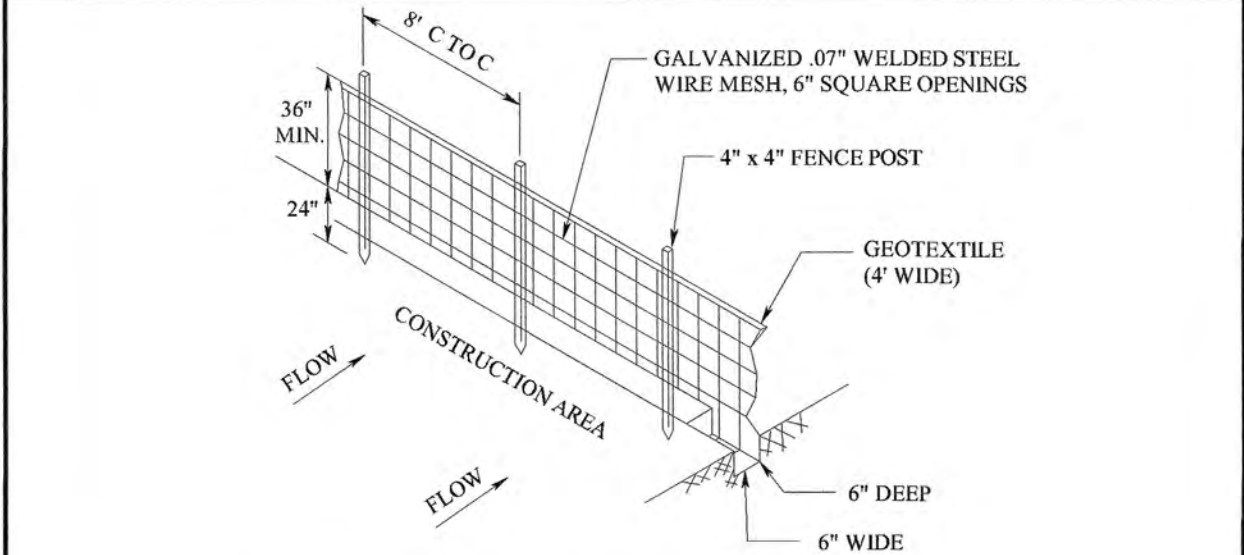
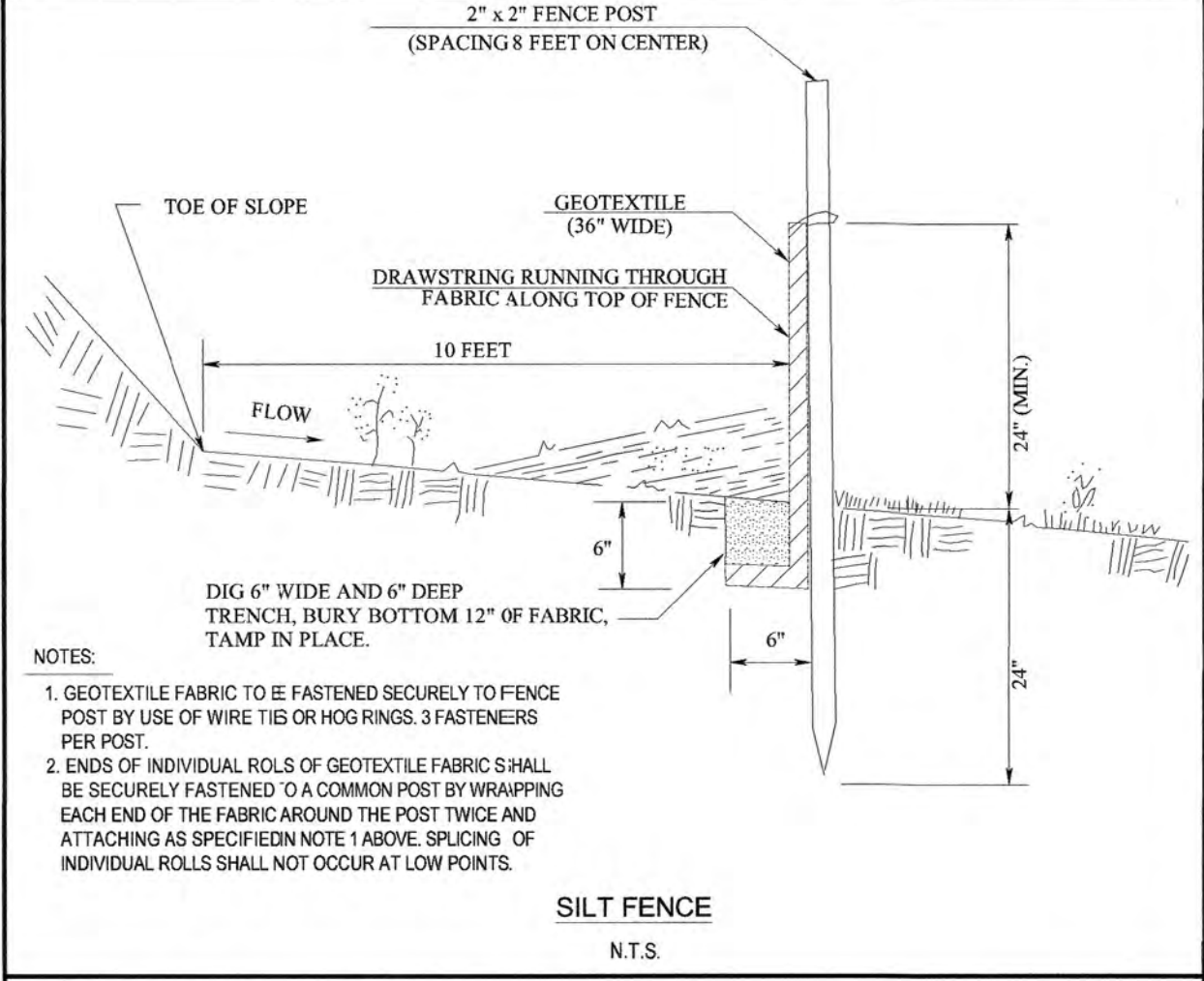
ZABRISKIE-SCHEDLER  
PROPERTY  
PARK DEVELOPMENT PLAN  
~COVER PAGE~

File No.: 22030  
Sheet No.: 1 OF 9

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- BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL 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 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).
  - 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 - Applied uniformly according to soil test recommendations.
      - Fertilizer - Apply 11 lbs. /1,000 sq ft 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 sq ft) 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 sq ft 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).
    - 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 sq ft of 10-10-10 or equivalent with 50% water 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./acre (8 lbs./1,000 sq ft) 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 90 lbs./1,000 sq ft 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).
  - The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
  - Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
  - 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.
  - A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road 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 underlain with a suitable synthetic sediment filter fabric and maintained.
  - Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
  - Driveways must be stabilized with 1" - 2 1/2" crushed stone or subbase prior to individual lot construction.
  - 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.
  - Catch basin inlets will be protected with an inlet filter designed in accordance with Section 28 -1 of the NJ Standards.
  - Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
  - Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14-1 of the NJ Standards.
  - Dust shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 16-1 of the NJ Standards.
  - 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.
  - 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.
  - 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.
  - A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
  - The Bergen County Soil Conservation District must be notified, in writing, at least 48 hours prior to any kind disturbance: Bergen County SCD, 700 Kinderkamack Road, Suite 106, Oradell, NJ 07649. Tel: 201-261-4407; Fax: 201-261-5772.
  - The Bergen County Soil Conservation District may request additional measures to minimize on- or off-site erosion problems during construction.
  - 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.
- Revised 12/7/17



**PLAN VIEW**

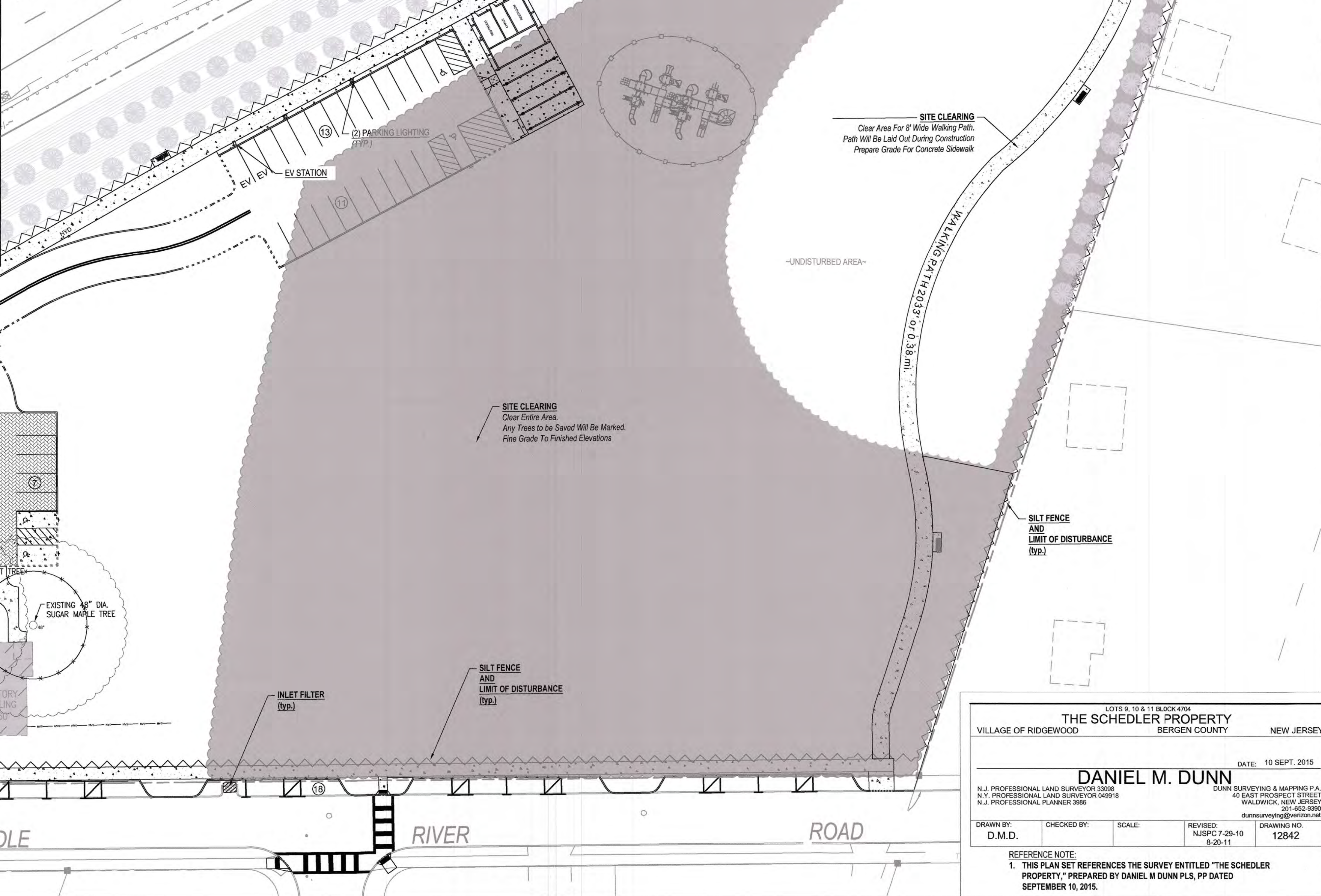
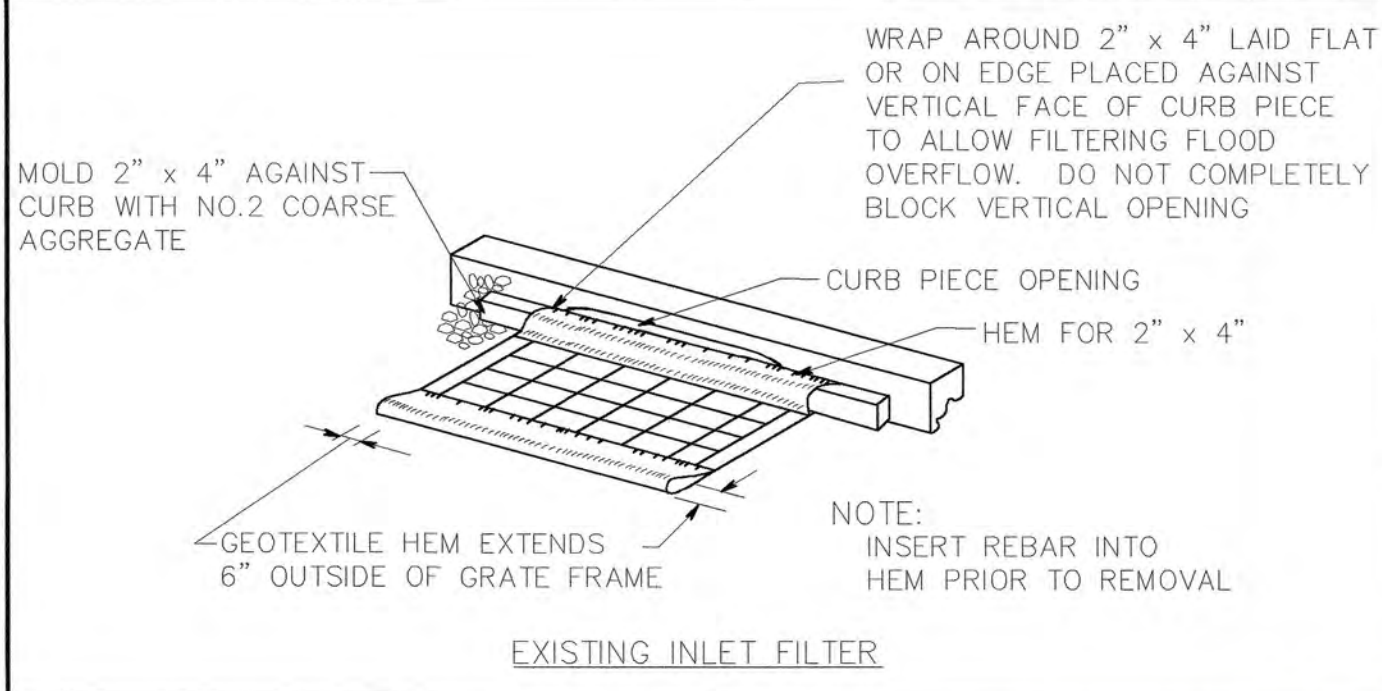
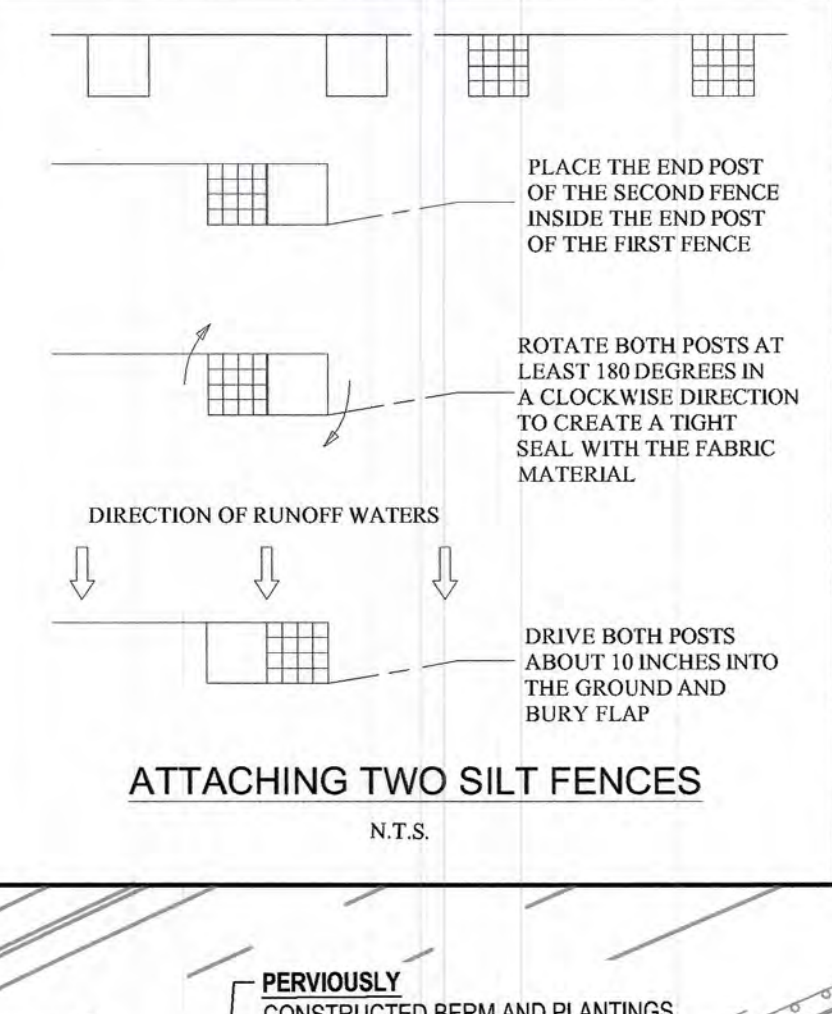
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE*	

\* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY

**NOTES:**

- PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.
- INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION
- THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP)

**STABILIZED CONSTRUCTION ENTRANCE**



LOTS 9, 10 & 11 BLOCK 4704  
**THE SCHEDLER PROPERTY**  
 VILLAGE OF RIDGEWOOD BERGEN COUNTY NEW JERSEY

DATE: 10 SEPT. 2015

**DANIEL M. DUNN**  
 N.J. PROFESSIONAL LAND SURVEYOR 33308  
 N.Y. PROFESSIONAL LAND SURVEYOR 049918  
 N.J. PROFESSIONAL PLANNER 3686

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DRAWN BY: D.M.D. CHECKED BY: SCALE: REVISED: NJSPEC 7-29-10 8-20-11 DRAWING NO. 12842

REFERENCE NOTE:  
 1. THIS PLAN SET REFERENCES THE SURVEY ENTITLED "THE SCHEDLER PROPERTY," PREPARED BY DANIEL M DUNN PLS, PP DATED SEPTEMBER 10, 2015.

**ZABRISKIE-SCHEDLER PROPERTY**  
**PARK DEVELOPMENT PLAN**  
**~SOIL EROSION PLAN~**

**Christopher J. Rutishauser**  
 Professional Engineer  
 New Jersey License No. 36373  
 Date: 11/29/22

**VILLAGE OF RIDGEWOOD**  
 Department of Public Works  
 Division of Engineering  
 131 North Maple Avenue  
 Ridgewood, New Jersey 07450-3287  
 201-670-5500 x.2238

Issue Date: 10/27/22  
 Scale: 1" = 30'

Per: Village Council Comments  
 Date

File No.: 22030  
 Sheet No.: 2 OF 9

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LOTS 9, 10 & 11 BLOCK 4704  
**THE SCHEDLER PROPERTY**  
 VILLAGE OF RIDGEWOOD BERGEN COUNTY NEW JERSEY

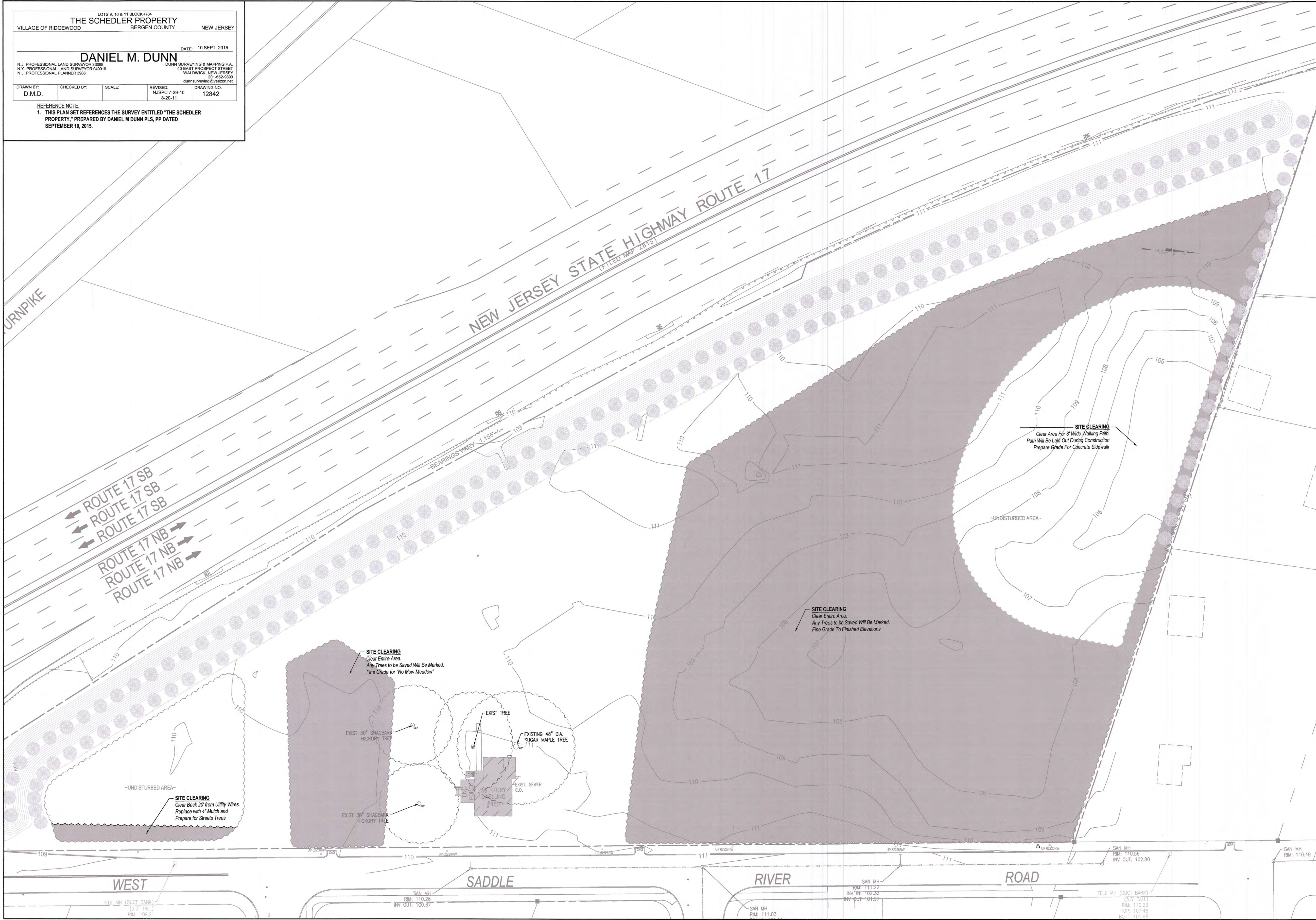
DATE: 10 SEPT. 2015

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*Christopher J. Rutishauser*  
 Date 11/29/22

**VILLAGE OF RIDGEWOOD**  
 Department of Public Works  
 Division of Engineering  
 131 North Maple Avenue  
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 201-670-5500 x 2238



Issue Date:	10/27/22
Scales:	1" = 30'
10/27/22	JM
2/28/22	JM
3/9/22	JM
3/10/22	JM
2/28/22	JM

**ZABRISKIE-SCHEDLER PROPERTY**  
**PARK DEVELOPMENT PLAN**  
 ~SITE CLEARING~

File No.: 22030  
 Sheet No.: 3 OF 9

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**SAMPLE DECORATIVE PERVIOUS PAVER**



**SAMPLE BENCH**

**THE SCHEDLER PROPERTY**  
 VILLAGE OF RIDGEWOOD BERGEN COUNTY NEW JERSEY

DATE: 10 SEPT. 2015

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DRAWN BY: D.M.D. CHECKED BY: SCALE: REVISED: NJSPEC 7-29-10 8-20-11 DRAWING NO. 12842

REFERENCE NOTE:  
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**SAMPLE LIGHTING**

**CHROMIX P Admixtures**  
 for Color-Conditioned Concrete

Add beauty to both vertical and horizontal projects with CHROMIX P Admixtures. The vibrant, colorfast admixtures for cast-in-place and precast concrete have been proven to stand the test of time.

Available in three convenient forms:

- CHROMIX G (granular)
- CHROMIX L (liquid)
- CHROMIX P (powdered)

LFTHOCHROMIX Colorweave™ is available in matching colors. Review Tech Data Bulletin and SDS before use.

Visit [www.scotfield.com](http://www.scotfield.com) for the most current color chart.

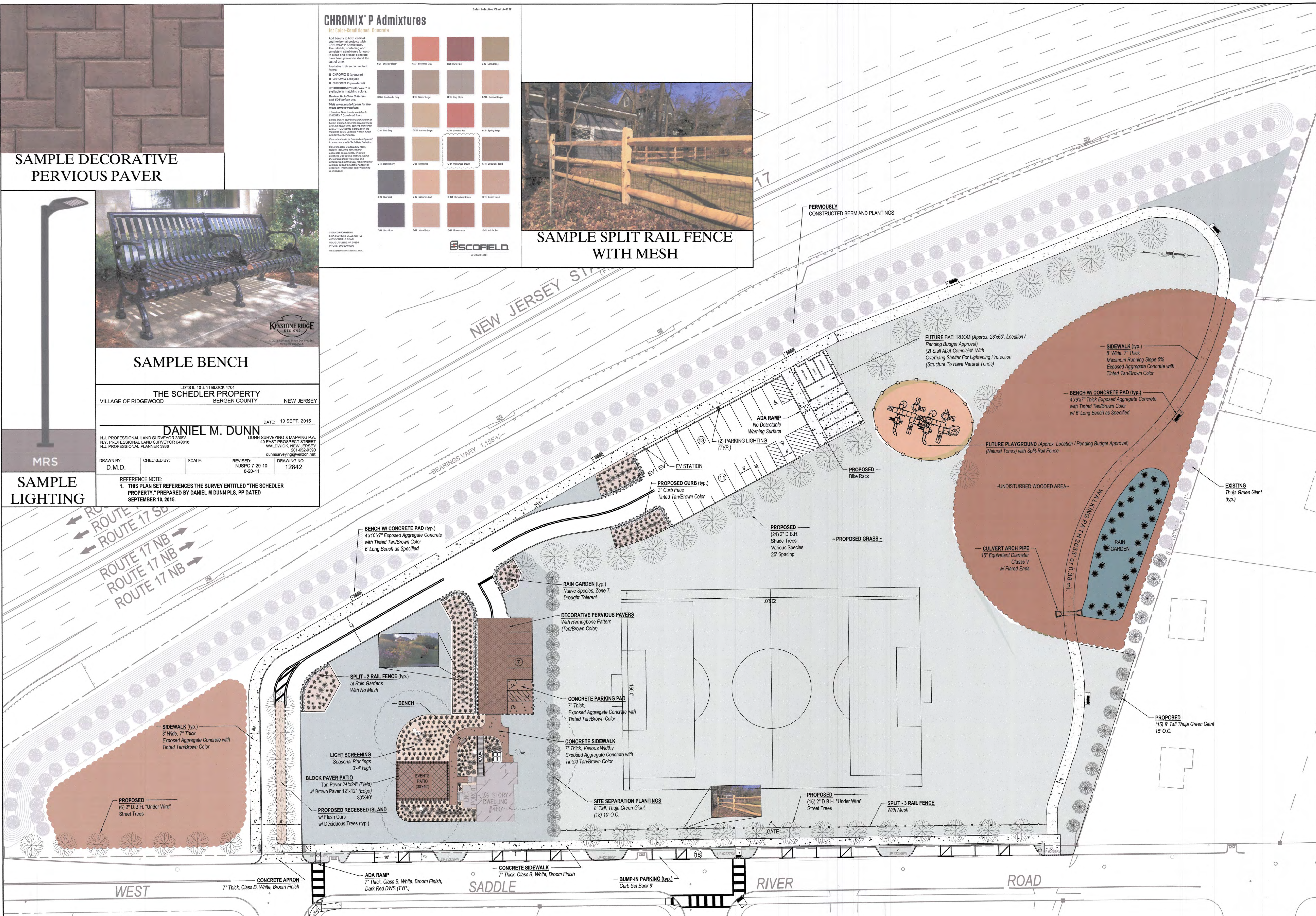
\*Shades shown to only approximate the color of concrete. Actual color may vary slightly with a medium grey cement and sand with LFTHOCHROMIX Colorweave in the matching color. Concrete not set under wet conditions.

Concrete should be batched and placed in accordance with Best-Practice Guidelines. Concrete color is affected by many factors, including cement and aggregate quality, curing method, curing conditions, and curing method. Using the color-matched admixtures and admixtures techniques, representative samples should be used for ordering, and other color matching is important.

SCOTFIELD  
 A SIKKA BRAND



**SAMPLE SPLIT RAIL FENCE WITH MESH**



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 Christopher J. Rutishauser  
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**VILLAGE OF RIDGEWOOD**  
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 131 North Maple Avenue  
 Ridgewood, New Jersey 07450-3287  
 201-670-5500 x 2238

**ZABRISKIE-SCHEDLER PROPERTY**  
 PARK DEVELOPMENT PLAN  
 ~ SITE PLAN ~

Issue Date: 10/27/22  
 Scales: 1" = 30'

Date	By	Revision
10/27/22	JM	Bid Set Plus
7/29/22	JM	Response to SIFPO Comments
5/9/22	JM	SIFPO Email Comments 5/5/2022
3/10/22	JM	Address Photo
2/28/22	JM	Per Village Council Comments

File No.: 22030  
 Sheet No.: 4 OF 9



LOTS 9, 10 & 11 BLOCK 4704  
**THE SCHEDLER PROPERTY**  
 VILLAGE OF RIDGEWOOD BERGEN COUNTY NEW JERSEY

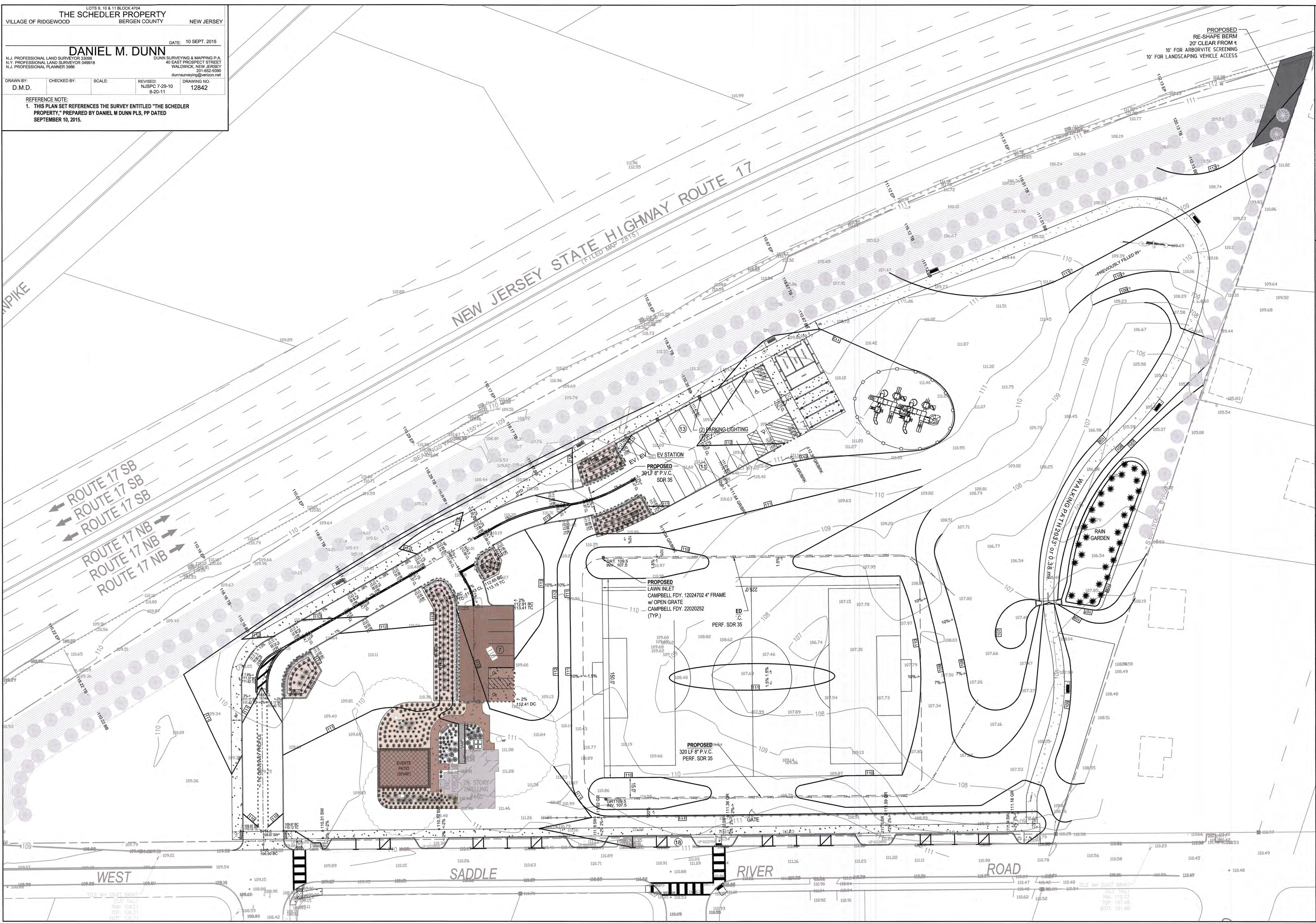
DATE: 10 SEPT. 2015

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 1. THIS PLAN SET REFERENCES THE SURVEY ENTITLED "THE SCHEDLER PROPERTY," PREPARED BY DANIEL M DUNN PLS, PP DATED SEPTEMBER 10, 2015.



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 New Jersey License No. 36373

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 Date: 11/30/22

**VILLAGE OF RIDGEWOOD**  
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 131 North Maple Avenue  
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 201-670-5500 x 2238



Issue Date:	10/27/22
Scales:	1" = 30'
Revision	Date
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100	11/03/22

**ZABRISKIE-SCHEDLER PROPERTY**  
**PARK DEVELOPMENT PLAN**  
 ~SITE GRADING PLAN~



THE SCHEDLER PROPERTY  
VILLAGE OF RIDGEWOOD BERGEN COUNTY NEW JERSEY

DATE: 10 SEPT. 2015

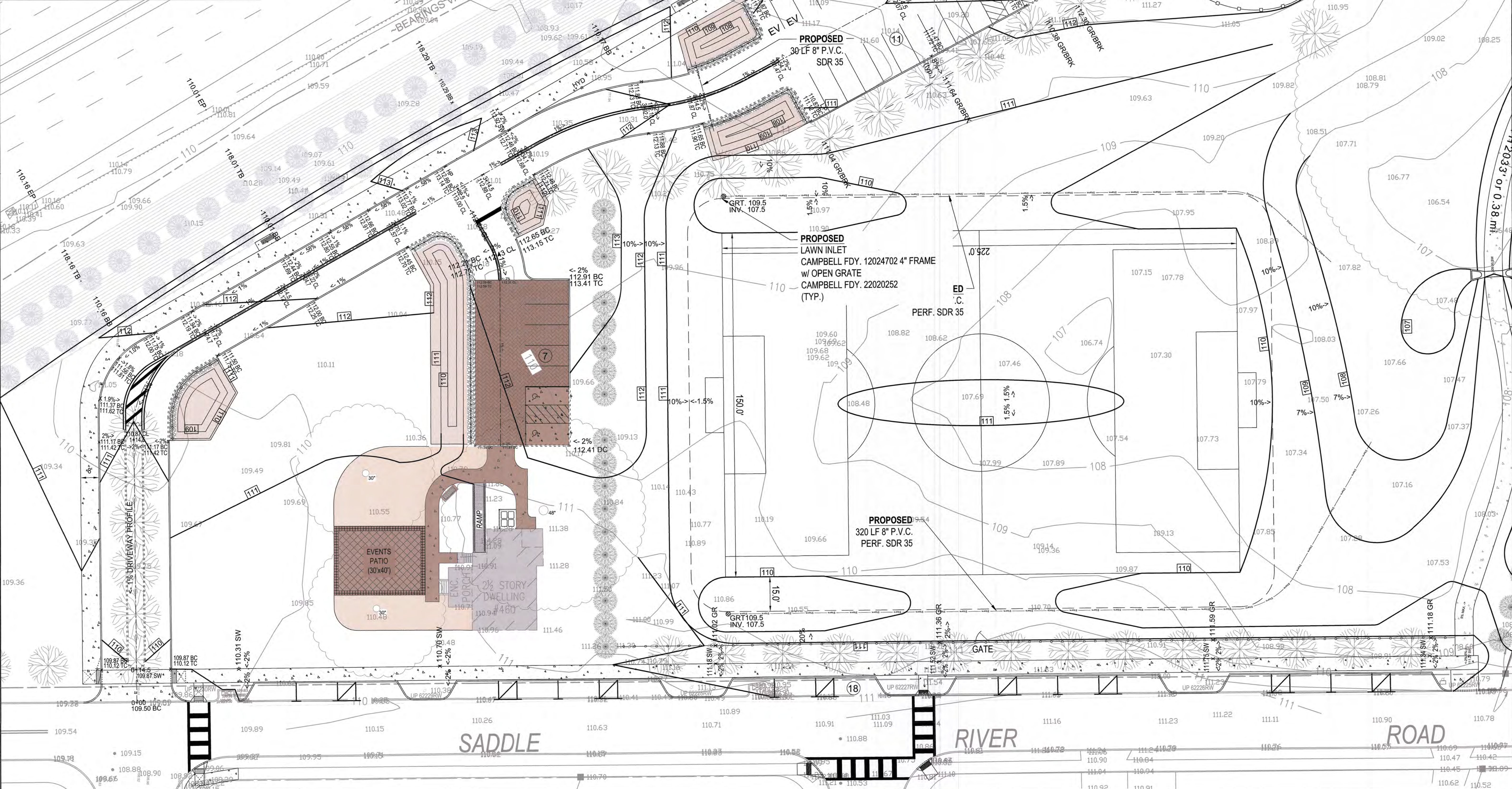
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DRAWN BY: D.M.D. CHECKED BY: SCALE: REVISED: N.J.S.P.C. 7-29-10 8-20-11 DRAWING NO. 12842

REFERENCE NOTE:  
1. THIS PLAN SET REFERENCES THE SURVEY ENTITLED "THE SCHEDLER PROPERTY," PREPARED BY DANIEL M DUNN PLS, PP DATED SEPTEMBER 10, 2015.

NOTES:  
• All Concrete Curbing To Have 3" Reveal.  
• All Concrete Curbing To Be Tinted XXXXX  
• Topography May Vary In Disturbed Areas Compared To What Is Shown On The Plans.  
• All Sub-Grade Areas Beneath The Road Way Need To Be Compacted By A 12 Ton Dirt Vibrator Roller With Sheepfoot Drum.



**Christopher J. Rutishauser**  
Professional Engineer  
New Jersey License No. 36373

*Christopher J. Rutishauser*  
Date 11/30/22

**VILLAGE OF RIDGEWOOD**  
Department of Public Works  
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131 North Maple Avenue  
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201-670-5500 x 2238

Date	Revision	By
10/27/22	10/27/22	JM
7/29/22	Response to SHPO Comments	JM
5/9/22	SHPO Email Comments 5/5/2022	JM
3/10/22	Added Ratio	JM
2/28/22	Per Village Council Comments	JM

Issue Date: 10/27/22  
Scale: 1" = 20'

**ZABRISKIE-SCHEDLER PROPERTY**  
PARK DEVELOPMENT PLAN  
~ DRIVEWAY GRADING PLAN ~

File No.: 22030  
Sheet No.: 6 OF 9

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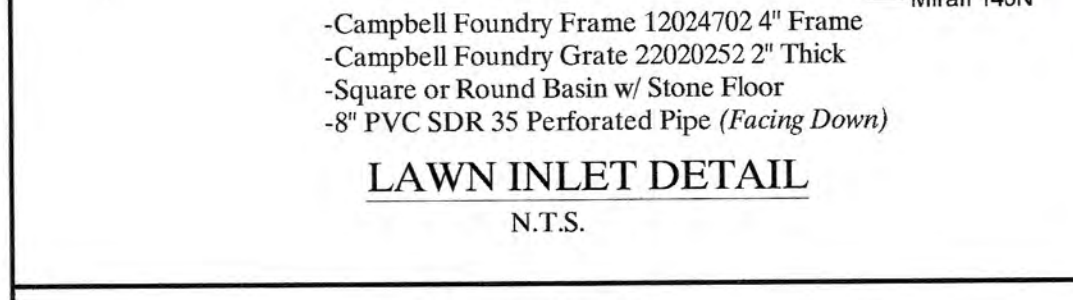
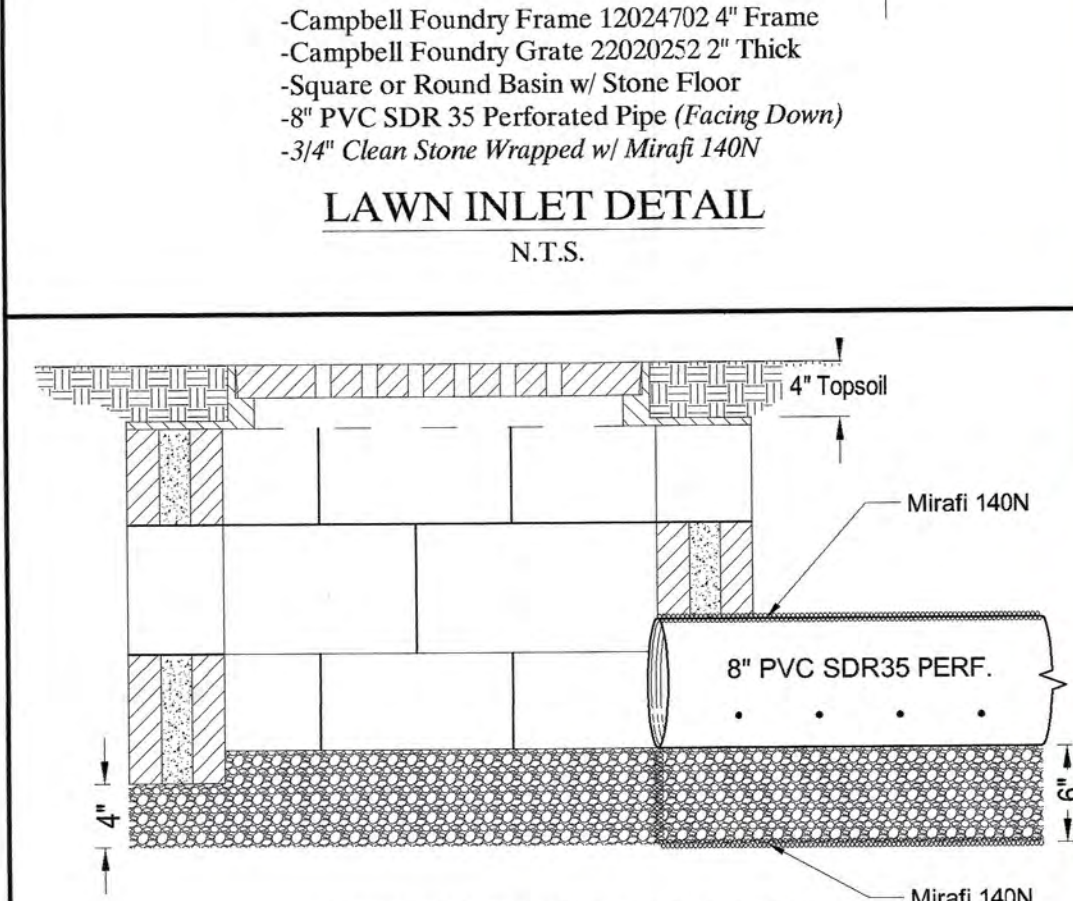
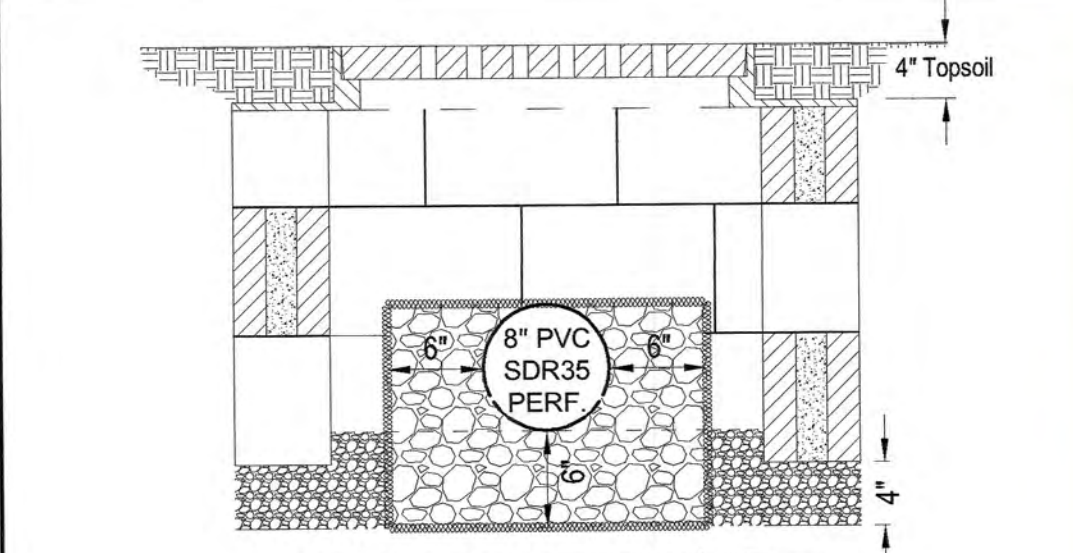
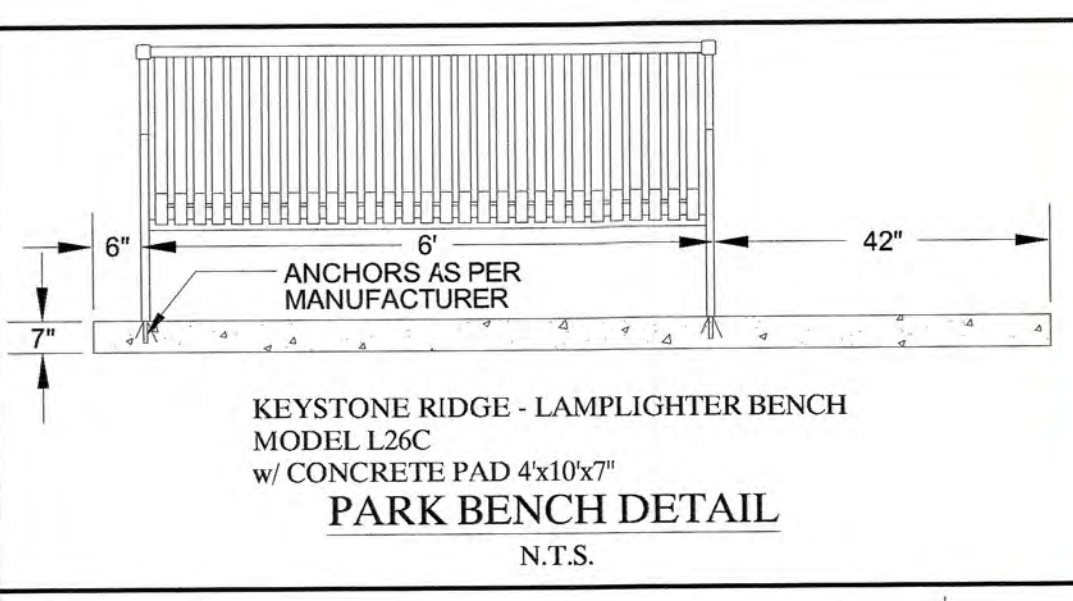








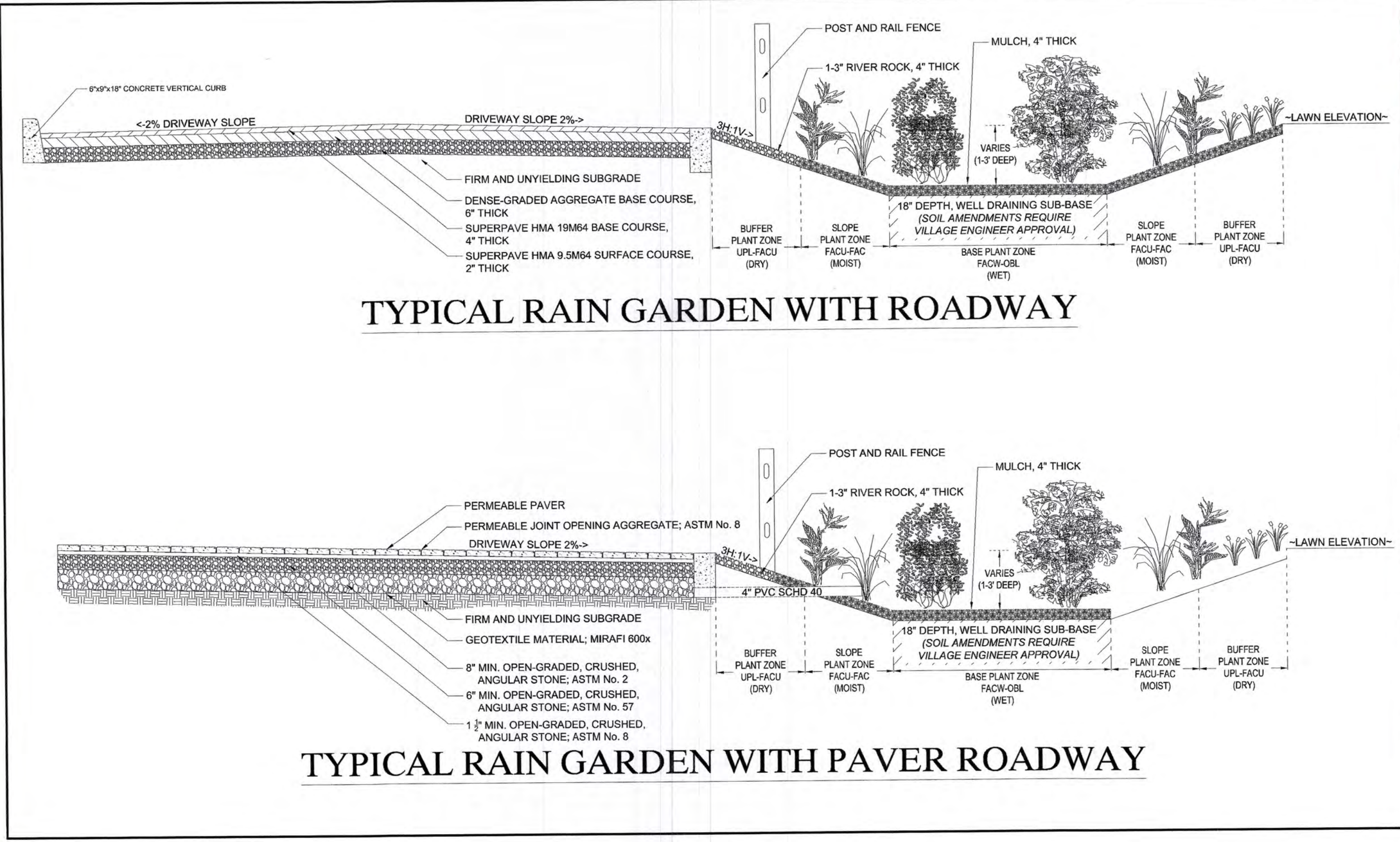




Round Equivalent (inches)	Inside Dimension (inches)	Wall Thickness (inches)	C (inches)	D (inches)	Full Flow Water Area (Sq. Ft.)	Approx. Weight (Ba./L.)
15	11	18	3	1.14	2.14	1.1
18	14	21	3	1.41	2.81	1.4
21	17	24	3	1.68	3.48	1.7
24	20	27	3	1.95	4.15	2.0
27	23	30	3	2.22	4.82	2.3
30	26	33	3	2.49	5.49	2.6
33	29	36	3	2.76	6.16	2.9
36	32	39	3	3.03	6.83	3.2
39	35	42	3	3.30	7.50	3.5
42	38	45	3	3.57	8.17	3.8
45	41	48	3	3.84	8.84	4.1
48	44	51	3	4.11	9.51	4.4
51	47	54	3	4.38	10.18	4.7
54	50	57	3	4.65	10.85	5.0
57	53	60	3	4.92	11.52	5.3
60	56	63	3	5.19	12.19	5.6
63	59	66	3	5.46	12.86	5.9
66	62	69	3	5.73	13.53	6.2
69	65	72	3	6.00	14.20	6.5



**CUSTOM DESIGNED PLAYGROUND**  
Color and Finishes To Have Neutral Tones



**Mirada Small Area Light (MRS)**  
Outdoor LED Area Light

**FEATURES & SPECIFICATIONS**

- High performance driver features over-voltage, over-current, short-circuit and over-temperature protection.
- UV resistant housing (IP65) - 100% stainless steel housing.
- Includes tamper resistant lock-out for safety.
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**ACCESSORIES**

- 7 Pin Photometric Control
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- 7 Pin Photometric Control

**Mirada Small Area Light (MRS)**

**PRODUCT DIMENSIONS**

Size	Height	Width	Depth
15"	11"	18"	3"
18"	14"	21"	3"
21"	17"	24"	3"
24"	20"	27"	3"
27"	23"	30"	3"
30"	26"	33"	3"
33"	29"	36"	3"
36"	32"	39"	3"
39"	35"	42"	3"
42"	38"	45"	3"
45"	41"	48"	3"
48"	44"	51"	3"
51"	47"	54"	3"
54"	50"	57"	3"
57"	53"	60"	3"
60"	56"	63"	3"
63"	59"	66"	3"
66"	62"	69"	3"
69"	65"	72"	3"

**CONTROLS**

**AirLink Wireless Lighting Controller**

**Integral Photoacoustic Motion and Photocell Sensor (MRSB)**

**AirLink Bus**

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**VILLAGE OF RIDGEWOOD**  
Department of Public Works  
Division of Engineering  
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**ZABRISKIE-SCHEDLER**  
PROPERTY  
PARK DEVELOPMENT PLAN  
~DETAILS~

Issue Date: 10/27/22  
Scale: N.T.S.

Rev	By	Date	Description
1	JM	10/27/22	Big Set Plans
2	JM	10/27/22	Response to SHPO Comments
3	JM	5/9/22	SHPO Email Comments 5/5/2022
4	JM	3/10/22	Added Photo
5	JM	2/28/22	Per Village Council Comments
6	JM		Revision

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