NOTES : CONT'D.

TEMPORARY STABILIZATION:

SHALL BE SALT HAY OR SMALL GRAIN STRAW MULCHING APPLIED AT A RATE OF 70 TO 90 LBS. PER 1000 SF. WITH EMULSIFIED ASPHALT BINDER (SS-1 OR EQUAL) APPLIED AT A RATE OF 194 GALLONS PER ACRE ON FLAT SLOPES AND 363 GALLONS PER ACRE ON SLOPES 25% OR GREATER.

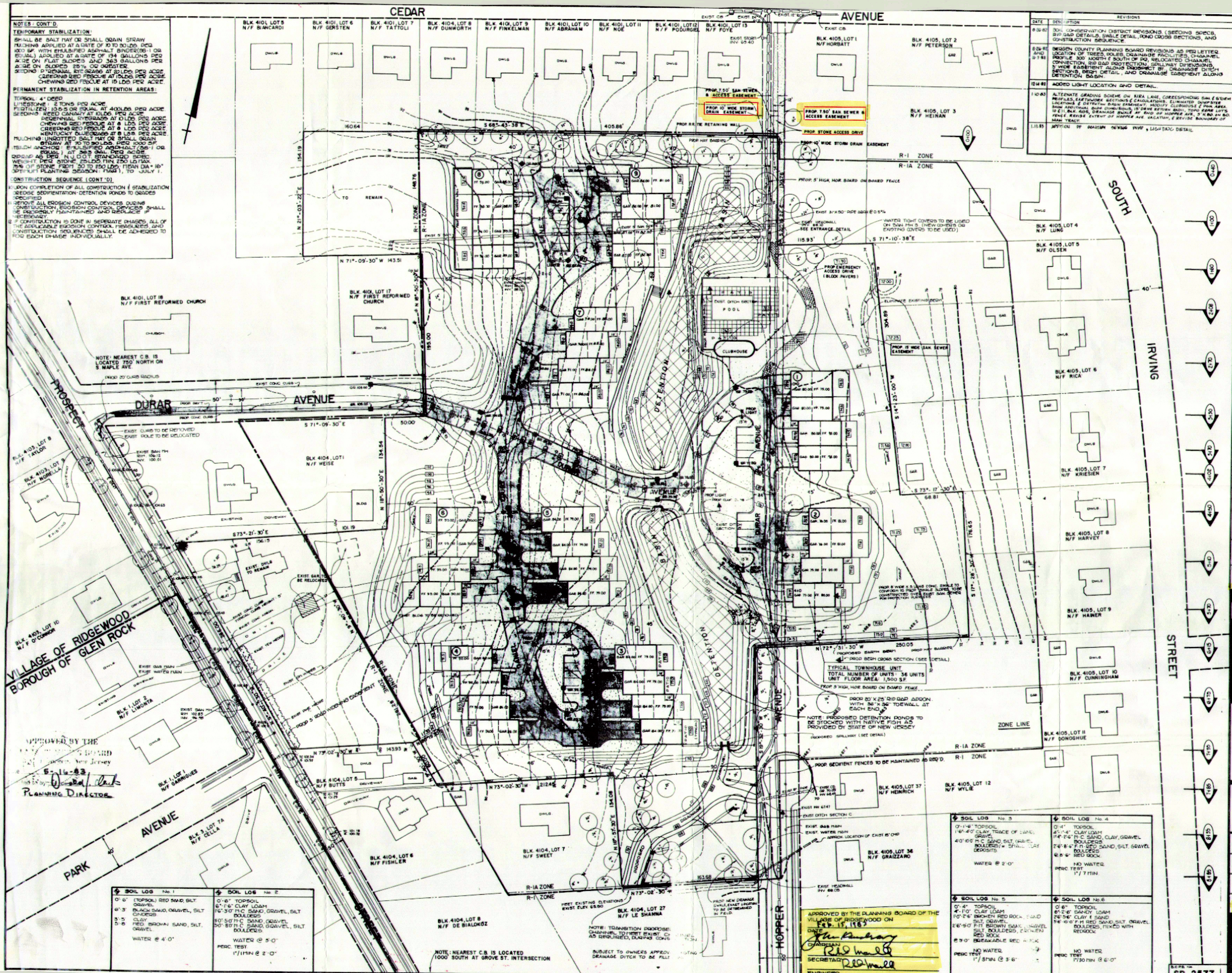
SEEDING: PERENNIAL RYE GRASS AT 20 LBS. PER ACRE.
CREEPING RED FESCUE AT 15 LBS. PER ACRE.
CHEWING RED FESCUE AT 15 LBS. PER ACRE.

PERMANENT STABILIZATION IN RETENTION AREAS:

TOPSOIL: 4" DEEP.
LIMESTONE: 2 TONS PER ACRE.
FERTILIZER: 10-6-5 OR EQUAL AT 400 LBS. PER ACRE.
SEEDING: REED CANARY AT 10 LBS. PER ACRE.
PERENNIAL RYEGRASS AT 10 LBS. PER ACRE.
CHEWING RED FESCUE AT 8 LBS. PER ACRE.
CREEPING RED FESCUE AT 8 LBS. PER ACRE.
KENTUCKY BLUEGRASS AT 8 LBS. PER ACRE.
MULCHING: UNROTTED SALT HAY OR SMALL GRAIN STRAW AT 70 TO 90 LBS. PER 1000 SF.
MULCH ANCHOR: EMULSIFIED ASPHALT (SS-1 OR EQUAL) AT 363 GAL. PER ACRE.
RIPRAP AS PER N.J.D.O.T. STANDARD SPEC. WEIGHT PER STONE, 25 LBS. MIN, 250 LB MAX. 75% OF STONE FROM 50 TO 250 LBS; MEAN DIA = 16"
OPTIMUM PLANTING SEASON: MAR 1, TO JULY 1.

CONSTRUCTION SEQUENCE (CONT'D)

10. UPON COMPLETION OF ALL CONSTRUCTION & STABILIZATION DREDGE SEDIMENTATION-DETENTION PONDS TO GRADES SPECIFIED
11. REMOVE ALL EROSION CONTROL DEVICES. DURING CONSTRUCTION, EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND REPLACE IF NECESSARY.
12. IF CONSTRUCTION IS DONE IN SEPERATE PHASES, ALL OF THE APPLICABLE EROSION CONTROL MEASURES, AND CONSTRUCTION SEQUENCES SHALL BE ADHERED TO FOR EACH PHASE INDIVIDUALLY.


CEDAR AVENUE
PROSPECT STREET
DURAR AVENUE
HOPPER AVENUE
SOUTH IRVING STREET
PARK AVENUE
VILLAGE OF RIDGEWOOD
BOROUGH OF GLEN ROCK
BLK. 4101, LOT 5 N/F BIANCARDI
BLK. 4101, LOT 6 N/F GERSTEN
BLK. 4101, LOT 7 N/F TATTOLI
BLK. 4104, LOT 8 N/F DUNWORTH
BLK. 4101, LOT 9 N/F FINKELMAN
BLK. 4101, LOT 10 N/F ABRAHAM
BLK. 4101, LOT 11 N/F NOE
BLK. 4101, LOT 12 N/F PODURGIEL
BLK. 4101, LOT 13 N/F FOYE
BLK. 4105, LOT 1 N/F HORBATT
BLK. 4105, LOT 2 N/F PETERSON
BLK. 4105, LOT 3 N/F HEINAN
BLK. 4105, LOT 4 N/F LUNG
BLK. 4105, LOT 5 N/F OLSEN
BLK. 4105, LOT 6 N/F RICA
BLK. 4105, LOT 7 N/F KRIESIEN
BLK. 4105, LOT 8 N/F HARVEY
BLK. 4105, LOT 9 N/F HAINER
BLK. 4105, LOT 10 N/F CUNNINGHAM
BLK. 4105, LOT 11 N/F DONOGHUE
BLK. 4105, LOT 12 N/F WYLIE
BLK. 4105, LOT 36 N/F GRAIZZARO
BLK. 4105, LOT 37 N/F HEINRICH
BLK. 4101, LOT 18 N/F FIRST REFORMED CHURCH
BLK. 4101, LOT 17 N/F FIRST REFORMED CHURCH
BLK. 4104, LOT 1 N/F WEISE
BLK. 4104, LOT 5 N/F BUTTS
BLK. 4104, LOT 6 N/F FISHLER
BLK. 4104, LOT 7 N/F SWEET
BLK. 4104, LOT 8 N/F DE BIALOKOZ
BLK. 4104, LOT 27 N/F LE SHANNA
BLK. 4103, LOT 8 N/F TAYLOR
BLK. 4103, LOT 9 N/F NORELLA
BLK. 4103, LOT 10 N/F O'CONNOR
BLK. 1, LOT 2 N/F LIMONTA
BLK. 1, LOT 1 N/F GARRIGUES
BLK. 3, LOT 7A N/F CELLA
R-1 ZONE
R-1A ZONE
ZONE LINE
DETENTION BASIN
POOL
CLUBHOUSE
PROP. 7.50' SAN. SEWER & ACCESS EASEMENT
PROP. 10' WIDE STORM DRAIN EASEMENT
PROP. STONE ACCESS DRIVE
PROP. 10' WIDE STORM DRAIN EASEMENT
PROP. 15' WIDE SAN. SEWER EASEMENT
PROP. EMERGENCY ACCESS DRIVE (BLOCK PAVERS)
PROP. 5' HIGH, HOR. BOARD ON BOARD FENCE
PROP. SEDIMENT FENCES TO BE MAINTAINED AS REQ'D.
PROP. 5' ROAD WIDENING EASEMENT
TYPICAL TOWNHOUSE UNIT
TOTAL NUMBER OF UNITS: 36 UNITS
UNIT FLOOR AREA: 1,500 S.F.
NOTE: PROPOSED DETENTION PONDS TO BE STOCKED WITH NATIVE FISH AS PROVIDED BY STATE OF NEW JERSEY
PROP. 20' X 25' RIP RAP APRON WITH 36" X 36" TOEWALL AT EACH END
NOTE: NEAREST C.B. IS LOCATED 750' NORTH ON S. MAPLE AVE.
NOTE: NEAREST C.B. IS LOCATED 1000' SOUTH AT GROVE ST. INTERSECTION
NOTE: TRANSITION PROPOSED CHANNEL TO MEET EXIST. CHANNEL AS REQUIRED, DURING CONSTRUCTION
SUBJECT TO OWNERS APPROVAL EXISTING DRAINAGE DITCH TO BE FILLED
WATER TIGHT COVERS TO BE USED ON SAN. MH. S. (NEW COVERS OR EXISTING COVERS TO BE USED)
S 68°-43'-38" E
405.86'
N 21°-03'-22" E
154.19
N 71°-09'-30" W 143.51
N 18°-50'-30" E
148.76
195.00
S 71°-09'-30" E
134.54
S 73°-21'-30" E
N 9°-40'-30" W
N 73°-02'-30" W
N 18°-57'-30" E 134.08
S 19°-32'-30" W 276.46
N 72°-31'-30" W 250.05
S 17°-28'-30" W 176.65
S 73°-17'-30" E 68.81
S 14°-23'-00" W 304.89
S 71°-10'-38" E 115.93'
0+00
0+40
1+00
1+60
2+08
2+70
3+30
3+70
4+02
4+50
5+10
5+70
6+15
6+75
7+35
7+85
8+35
8+85
KEY MAP
PROSPECT ST.
CEDAR AVE.
HOPPER AVE.
SOUTH IRVING ST.
DURAR
P.Q.

Revisions

DATE	DESCRIPTION
8-26-82	SOIL CONSERVATION DISTRICT REVISIONS. (SEEDING SPECS, RIP RAP DETAILS, SWALE DETAIL, POND CROSS SECTIONS, AND CONSTRUCTION SEQUENCE.
8-26-82 AND 9-7-82	BERGEN COUNTY PLANNING BOARD REVISIONS AS PER LETTER. LOCATION OF TREES, POLES, DRAINAGE FACILITIES, CHANNEL PROFILE 300' NORTH & SOUTH OF PQ, RELOCATED CHANNEL CONNECTION, RIP RAP PROTECTION, SPILLWAY DIMENSIONS, 5' WIDE EASEMENT ALONG PROSPECT ST., DRAINAGE DITCH SECTIONS, BERM DETAIL, AND DRAINAGE EASEMENT ALONG DETENTION BASIN.
12-14-82	ADDED LIGHT LOCATION AND DETAIL.
1-10-83	ALTERNATE GRADING SCHEME ON KIRA LANE, CORRESPONDING SAN. & STORM PROFILES, EARTHWORK SECTIONS & CALCULATIONS. ELIMINATED DUMPSTER LOCATIONS & DETENTION BASIN EASEMENT. MODIFY CLUBHOUSE & POOL AREA. SHOW ADDITIONAL BLDG DIMENSIONS, 15' DRIVE RETURN RADII, TOPO REAR LOTS 10 & 11, BLK. 4105, DRAINAGE SWALE AT END OF HOPPER AVE., 5' H. BD. ON BD. FENCE. REVISE EXTENT OF HOPPER AVE. VACATION, & REVISE BOUNDARY OF MAIN TRACT.
1.11.83	ADDITION OF [illegible] PUMP, LIGHTING DETAIL

NOTES:

1. PROPERTY KNOWN AS BLK 4105, LOTS 8, 9, 38, 39, BLK 4104, LOTS 2, 3, 4, 28, 29, 30, 31, 32, BLK 4101 LOTS 14, 15, 16 AS SHOWN ON VILLAGE OF RIDGEWOOD TAX MAP SHEET 41
2. PROPERTY LOCATED IN R-1 (SINGLE FAMILY) & R-1A (SINGLE FAMILY ATTACHED)
3. AREA DATA:
   a) AREA OF P.Q. IN R-1 ZONE: 21,998 SF 0.50 AC
   AREA OF P.Q. IN R-1A ZONE: 447,682 SF 10.28 AC

   TOTAL AREA OF P.Q.: 469,680 SF 10.78 AC
4. ALL CONSTRUCTION TO CONFORM TO VILLAGE OF RIDGEWOOD CONSTRUCTION SPECS
5. SEE MINOR SUBDIVISION FOR ADDITIONAL INFORMATION CONCERNING SUBDIVISION
6. LIGHTING TO BE INSTALLED BY P.S.E.& G. AND BE SHIELD FROM ADJACENT PROPERTIES.
7. EARTHWORK CALCULATIONS:

CUT:	625,615 CU.FT	23,171	CU.YDS
FILL:	833,416 CU.FT	30,867	CU.YDS
FILL REQ'D:	207,833 CU.FT	7,696	CU.YDS

CONSTRUCTION SEQUENCE:

1. CONSTRUCT BALED HAY BARRIER AS SHOWN ON PLAN. CONSTRUCT STONE ACCESS DRIVE AT END OF DURAR AVE (100' X 6" THICK X ROAD WIDTH).
2. CONST. SOUTHERLY DETENTION POND, OUTLET STRUCTURE WITH SEDIMENTATION TRAP, & OUTLET DRAINAGE CHANNEL. INSTALL SEDIMENT FENCE AS SHOWN ON PLAN
3. ROUGH GRADE ROADWAY & CONSTRUCT DIVERSION DIKES. STOCKPILE ALL TOPSOIL ON SITE AT LOCATIONS A MIN. OF 50' TO DETENTION PONDS OR OPEN CHANNELS.
4. CONSTR. SAN. SEWER. CONST. REMAINDER OF DRAINAGE SYSTEM & NORTH POND. PROTECT WITH HAY BALES, STABILIZE.
5. CONSTRUCT UNDERGROUND UTILITIES.
6. CONSTRUCT ROADWAYS. SURFACE COURSE MAY BE INSTALLED AT FUTURE TIME TO PREVENT DAMAGE, DURING TOWNHOUSE CONSTRUCTION.
7. CONST. TOWNHOUSES & RETAINING WALLS.
8. CONST. CONCRETE WALKS.
9. APPLY TOPSOIL TO ALL AREAS NOT STABILIZED AND STABILIZE AS SPECIFIED

SEE LEFT CORNER OF SHEET FOR NOTES 10-12

8. IMPERVIOUS AREAS

PROP. IMPERVIOUS AREA = 145,000 S.F. OR 32% OF P.Q.

9. KEY: EXISTING CONTOURS - - - - 90 - - - -
PROPOSED CONTOURS ——90——

EROSION CONTROL SPECIFICATIONS:

1. READPLY TOPSOIL TO ALL DISTURBED AREAS TO BE LANDSCAPED TO A DEPTH OF 4"
2. APPLY LIMESTONE AT A RATE OF 90 LBS/1000 SF.
3. APPLY 10-20-10 FERTILIZER AT A RATE OF 14 LBS/1000 SF
4. APPLY SEED MIXTURE OF KENTUCKY BLUEGRASS @ 60 LBS/ACRE (MIXTURE OF RED FESCUE, PERENNIAL RYEGRASS & KENTUCKY BLUEGRASS)
5. MULCHINGS SHALL BE OF UNROTTED HAY OR SMALL GRAIN STRAW, APPLIED AT A RATE OF 90 LBS/1000 SF.

SOIL LOG No. 1

0'-6"	(TOPSOIL) RED SAND, SILT GRAVEL
6"-3'	BLACK SAND, GRAVEL, SILT CINDERS
3'-5'	CLAY
5'-6'	RED BROWN SAND, SILT, GRAVEL

WATER @ 4'-0"

SOIL LOG No. 2

0'-6"	TOPSOIL
6"-1'6"	CLAY LOAM
1'6"-3'0"	M-C SAND, GRAVEL, SILT BOULDERS
3'0"-5'0"	M-C SAND, GRAVEL
5'0"-8'0"	M-C SAND, GRAVEL, SILT BOULDERS

WATER @ 5'-0"
PERC. TEST 1"/1 MIN @ 2'-0"

SOIL LOG No. 3

0'-1'-6"	TOPSOIL
1'6"-4'0"	CLAY, TRACE OF SAND, GRAVEL
4'0"-10'0"	M-C SAND, SILT, GRAVEL BOULDERS/w SMALL CLAY DEPOSITS

WATER @ 2'-0"

SOIL LOG No. 4

0'-4"	TOPSOIL
4"-1'-4"	CLAY LOAM
1'4"-2'-6"	M-C SAND, CLAY, GRAVEL BOULDERS
2'6"-8'-6"	F-M-RED SAND, SILT, GRAVEL BOULDERS
@ 8'-6"	RED ROCK

NO WATER
PERC. TEST 1"/7 MIN.

SOIL LOG No. 5

0'-4"	TOPSOIL
4"-1'0"	CLAY LOAM
1'0"-2'6"	BROKEN RED ROCK, SAND SILT, GRAVEL
2'6"-9'0"	F-M BROWN SAND, GRAVEL SILT, BOULDERS, BROKEN RED ROCK
@ 9'0"	BREAKABLE RED ROCK

NO WATER
PERC TEST 1"/8 MIN @ 3'-6"

SOIL LOG No. 6

0'-6"	TOPSOIL
6"-2'-6"	SANDY LOAM
2'6"-5'6"	CLAY & SAND
5'6"-10'-0"	F-M RED SAND, SILT, GRAVEL, BOULDERS, MIXED WITH REDROCK

NO WATER
PERC TEST 1"/30 MIN @ 6'-0"

APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF RIDGEWOOD ON
Feb. 15, 1983
DATE
CHAIRMAN
Robert Merrell
SECRETARY Robert Merrell
ENGINEER

APPROVED BY THE
[illegible] PLANNING BOARD
[illegible], New Jersey
5-16-83
[illegible] by Donald J. Clark
PLANNING DIRECTOR

ANDREW MARSHALL JR.
PROFESSIONAL ENGINEER
RIDGEWOOD, NEW JERSEY
P.E. & L.S. 14802

PROJ. NO.
81-223

SEAL

REV.
8-26-82 1-11-83
10-7-82
12-14-82
1-10-83

rev date remarks

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project
HOPPER RIDGE TOWNHOUSES

client
HOPPER RIDGE INC.

drawing title
SITE GRADING PLAN

scale 1" = 40'
job number 8122
drawn S.B.
date 6-24-82

drawing number
SP-2
dwg. 2 of 11

seal numbers
ncarb 32669
nj C 5005
ny 011138
penn B 7813
conn 4823

seal