

LANDS N/F OF SIMPSON & HOST TRUST  
DEED BOOK 7801 PAGE 741

LOT 11  
LANDS N/F EXXON CORP  
DEED BOOK 8108 PAGE 255

LOT 12  
LANDS N/F SHEIBAN  
DEED BOOK 6755 PAGE 130

LOT 13  
LANDS N/F C & G ASSOC  
DEED BOOK 8295 PAGE 908

N.J. GEODETIC SURVEY  
CONTROL MONUMENT FND.

R=2864.93'  
L=1032.68'

R=2804.93'  
L=421.18'

LOT 15  
LANDS N/F LINDA & VINCENT MAR  
DEED BOOK 8400 PAGE 904

LOT 14  
LANDS N/F SHELL OIL

FRANKLIN TURNPIKE

NEW JERSEY STATE HIGHWAY ROUTE 17  
(FILED MAP 28.15)

ROUTE 17 SB  
ROUTE 17 SB  
ROUTE 17 NB  
ROUTE 17 NB

N.J. GEODETIC SURVEY  
CONTROL MONUMENT FND.  
N 784 588.00'  
E 604 364.30'  
N 1/2 S.P.C.S. (MAD 83)  
U.S. SURVEY FEET

R=5544.83'  
L=645.57'

N 35°31'22" W (NUSPCS)  
N 27°08'30" W (DEED)  
341.20'

N 32°18'18" W (NUSPCS)  
N 22°58'27" W (DEED)  
105.40'

R=10069.00'  
L=39.21'

N 22°58'27" W (DEED)  
N 32°25'00" W (NUSPCS)  
C=39.25'

N 13°28'08" E (NUSPCS)  
N 22°51'00" E (DEED)  
161.66'

N 25°17'22" W (NUSPCS)  
N 68°12'00" W (DEED)  
178.98'

R=2804.93'  
L=421.18'

N 24°51'44" W (NUSPCS)  
C=423.78'

PIPE FND. REMOVED BY  
ADJOINING PROPERTY OWNER  
BEFORE COMPLETION OF SURVEY

LOT 14  
LANDS N/F RASHA SIAM  
DEED BOOK 8800 PAGE 690

MONUMENT FND.

LOT 13  
LANDS N/F OF NORKA DA SILVA  
DEED BOOK 7829 PAGE 792

S 68°12'00" E (DEED)  
S 75°37'52" E (NUSPCS)  
617.57'

MONUMENT FND.

LOT 9  
BLOCK 4704  
TAX MAP  
167027 SQ. FT.  
3.83 ACRES

LOT 10  
BLOCK 4704  
TAX MAP  
7438.9 SQ. FT.  
1.71 ACRES

296,224.2 SQ. FT.  
6.80 ACRES  
(EXCLUDING ROADS)  
309,502.3 SQ. FT.  
7.10 ACRES  
(INCLUDING ROADS)

LOT 8  
LANDS N/F OF MARY GREENE  
DEED BOOK 7955 PAGE 661

30' RIGHT OF WAY EASEMENT

WEST SADDLE RIVER ROAD

WEST SADDLE RIVER ROAD

N 784,907.98'  
E 604,613.78'  
N 1/2 S.P.C.S. (MAD 83)  
U.S. SURVEY FEET

MAP OF KINGS - GRANT  
FILED IN THE BERGEN COUNTY CLERK'S OFFICE AS  
MAP NUMBER 5937

KINGSBRIDGE LANE  
(60' WIDE)

MAP OF KINGS - GRANT  
FILED IN THE BERGEN COUNTY CLERK'S OFFICE AS  
MAP NUMBER 5937

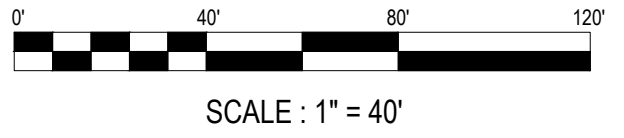
MAP OF BROOKFIELDS  
FILED IN THE BERGEN COUNTY CLERK'S OFFICE AS  
MAP NUMBER 3962

TERHUNE ROAD  
(60' WIDE)

MAP OF BROOKFIELDS  
FILED IN THE BERGEN COUNTY CLERK'S OFFICE AS  
MAP NUMBER 3962

SUBDIVISION MAP PROPERTY OF  
RAMBLING BROOK ESTATES  
FILED IN THE BERGEN COUNTY CLERK'S OFFICE AS  
MAP NUMBER 5055

KENWOOD ROAD  
(60' WIDE)

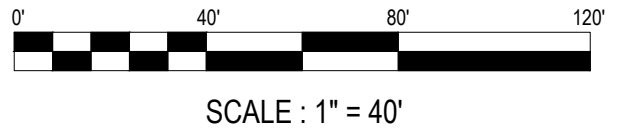
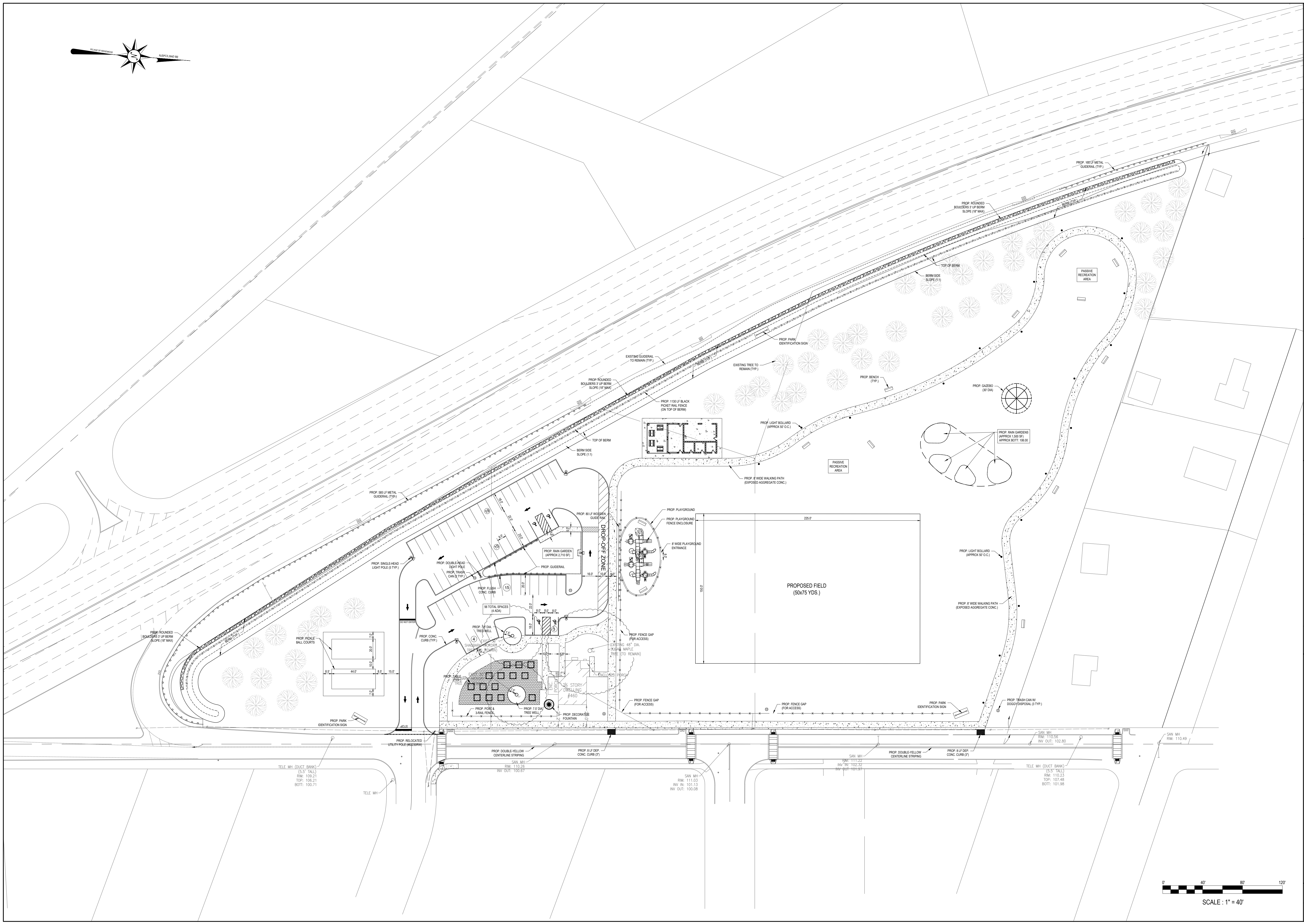
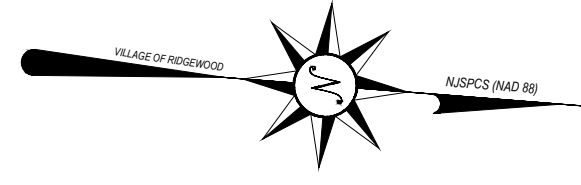


Christopher J. Rutishauser  
Professional Engineer  
New Jersey License No. 33373  
**PRELIMINARY**

VILLAGE OF RIDGEWOOD  
Department of Public Works  
Division of Engineering  
131 North Maple Avenue  
Ridgewood, New Jersey 07450-3287  
201-670-5500 x 238

Issue Date:	6/17/19
Scales:	SEE PLAN
By:	
Revision:	
Date:	

SCHEDLER PROPERTY  
PHASE II  
EXISTING CONDITIONS PLAN  
File No.: 19030  
Sheet No.: X OF XX



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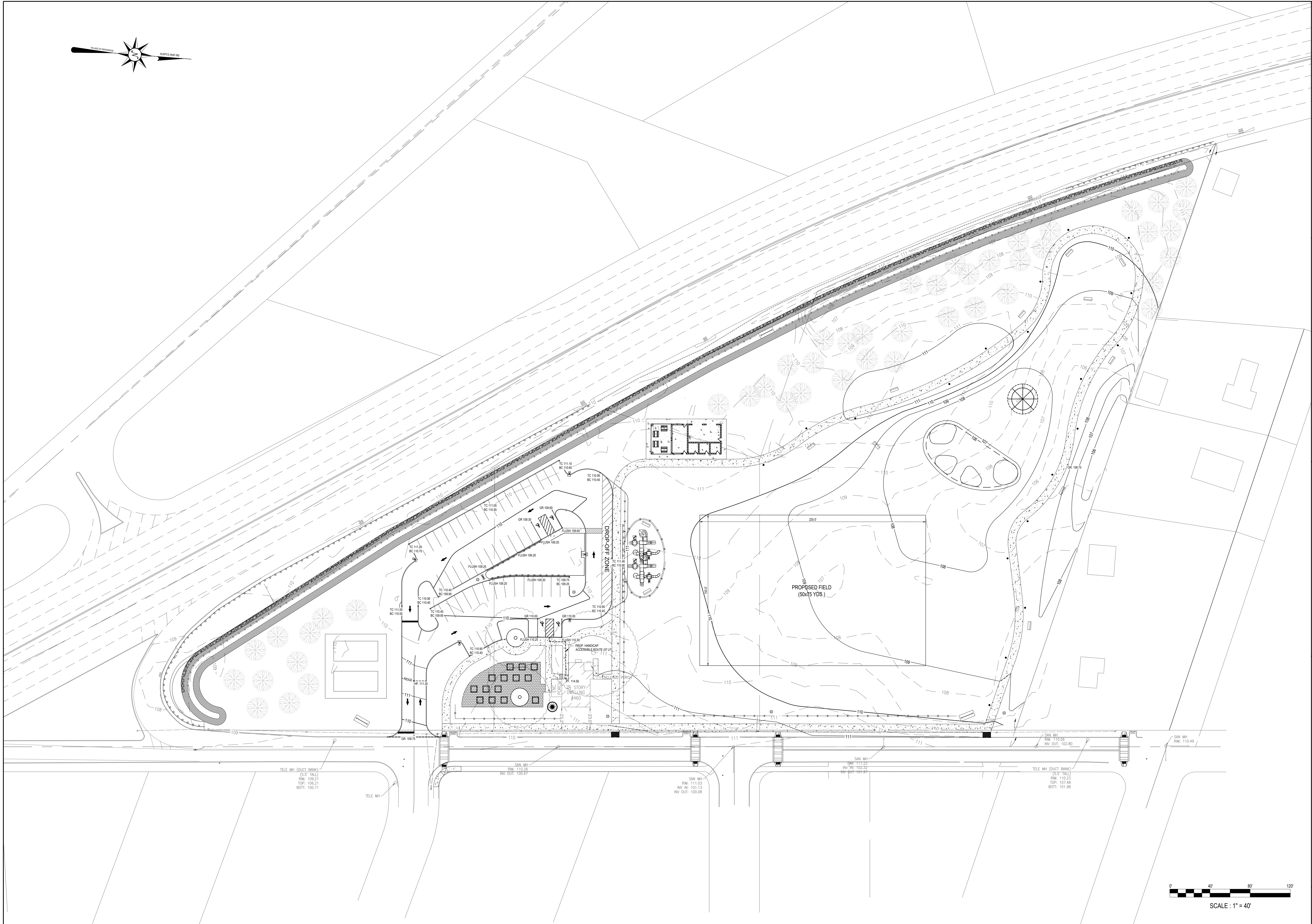
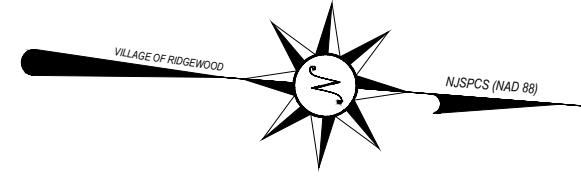
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**SCHEDLER PROPERTY**  
**PHASE II**  
**SITE PLAN**

File No.: 19030  
 Sheet No.: X OF XX



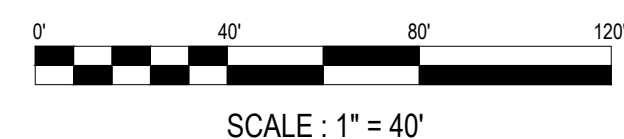
TELE MH (DUCT BANK)  
(5.5' TALL)  
RM: 109.21  
TOP: 106.21  
BOTT: 100.71

SAN MH  
RM: 110.26  
INV. OUT: 100.67

SAN MH  
RM: 111.03  
INV. IN: 101.13  
INV. OUT: 100.08

SAN MH  
RM: 111.22  
INV. IN: 102.32  
INV. OUT: 101.97

TELE MH (DUCT BANK)  
(5.5' TALL)  
RM: 110.23  
TOP: 107.48  
BOTT: 101.98



SCHEDLER PROPERTY  
PHASE II  
GRADING PLAN

File No.: 19030  
Sheet No.: X OF XX

Date	Revision	By

Issue Date:  
6/17/19

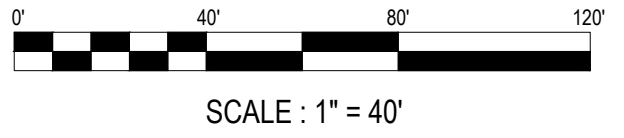
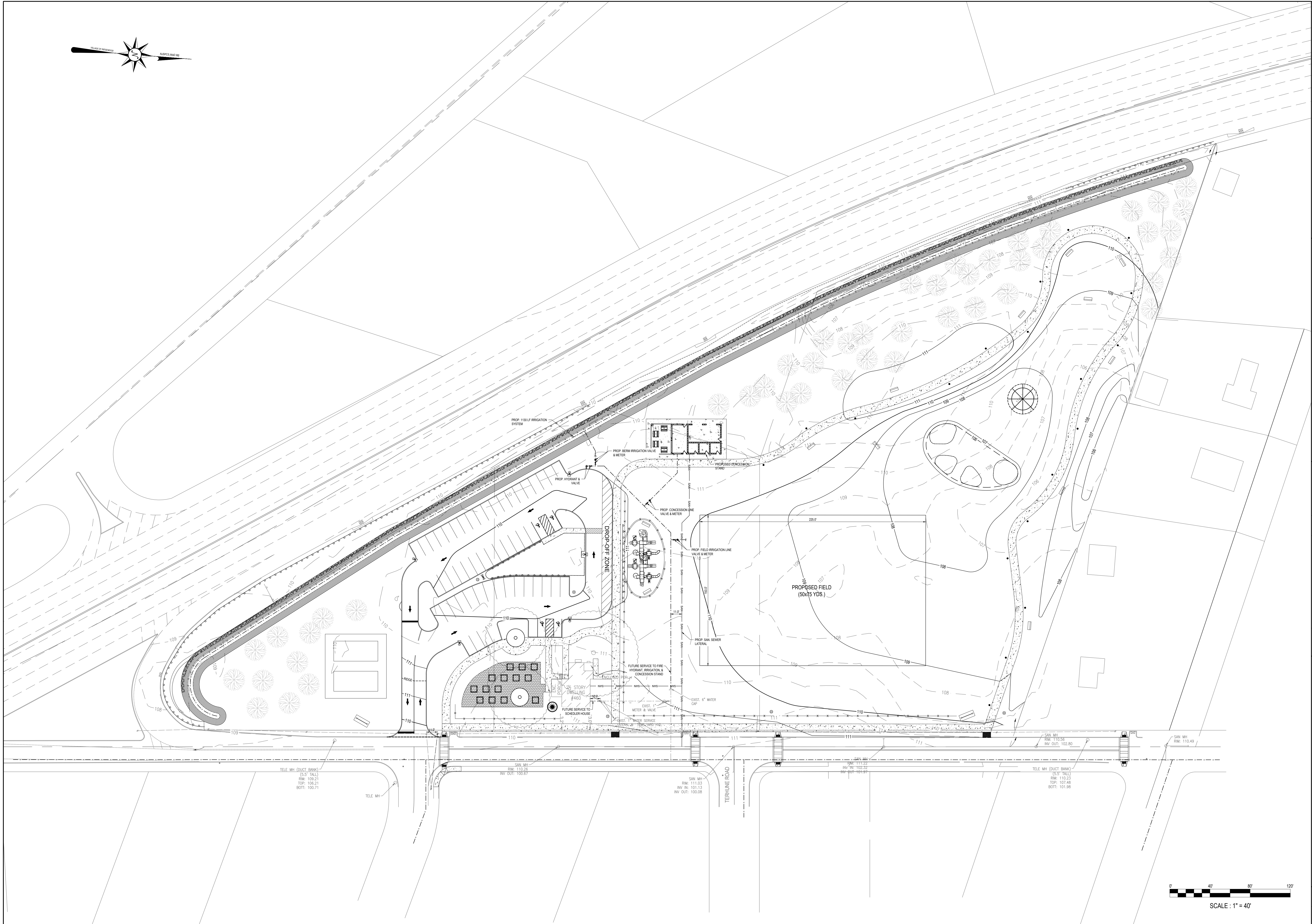
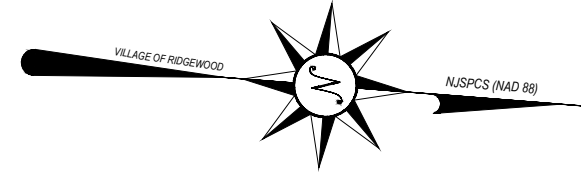
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Date



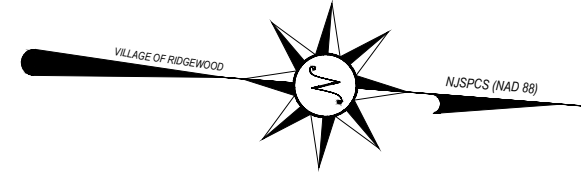
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**SCHEDLER PROPERTY**  
**PHASE II**  
**UTILITY PLAN**

File No.: 19030  
 Sheet No.: X OF XX



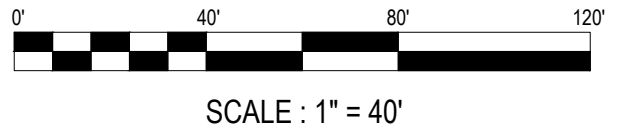
TELE MH (DUCT BANK)  
(5.5' TALL)  
RIM: 109.21  
TOP: 106.21  
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SAN MH  
RIM: 110.26  
INV. OUT: 100.67

SAN MH  
RIM: 111.03  
INV. IN: 101.13  
INV. OUT: 100.08

SAN MH  
RIM: 111.22  
INV. IN: 102.32  
INV. OUT: 101.97

TELE MH (DUCT BANK)  
(5.5' TALL)  
RIM: 110.23  
TOP: 107.48  
BOTT: 101.98



SCHEDLER PROPERTY  
PHASE II  
LANDSCAPE PLAN

File No.: 19030  
Sheet No.: X OF XX

Date	Revision	By

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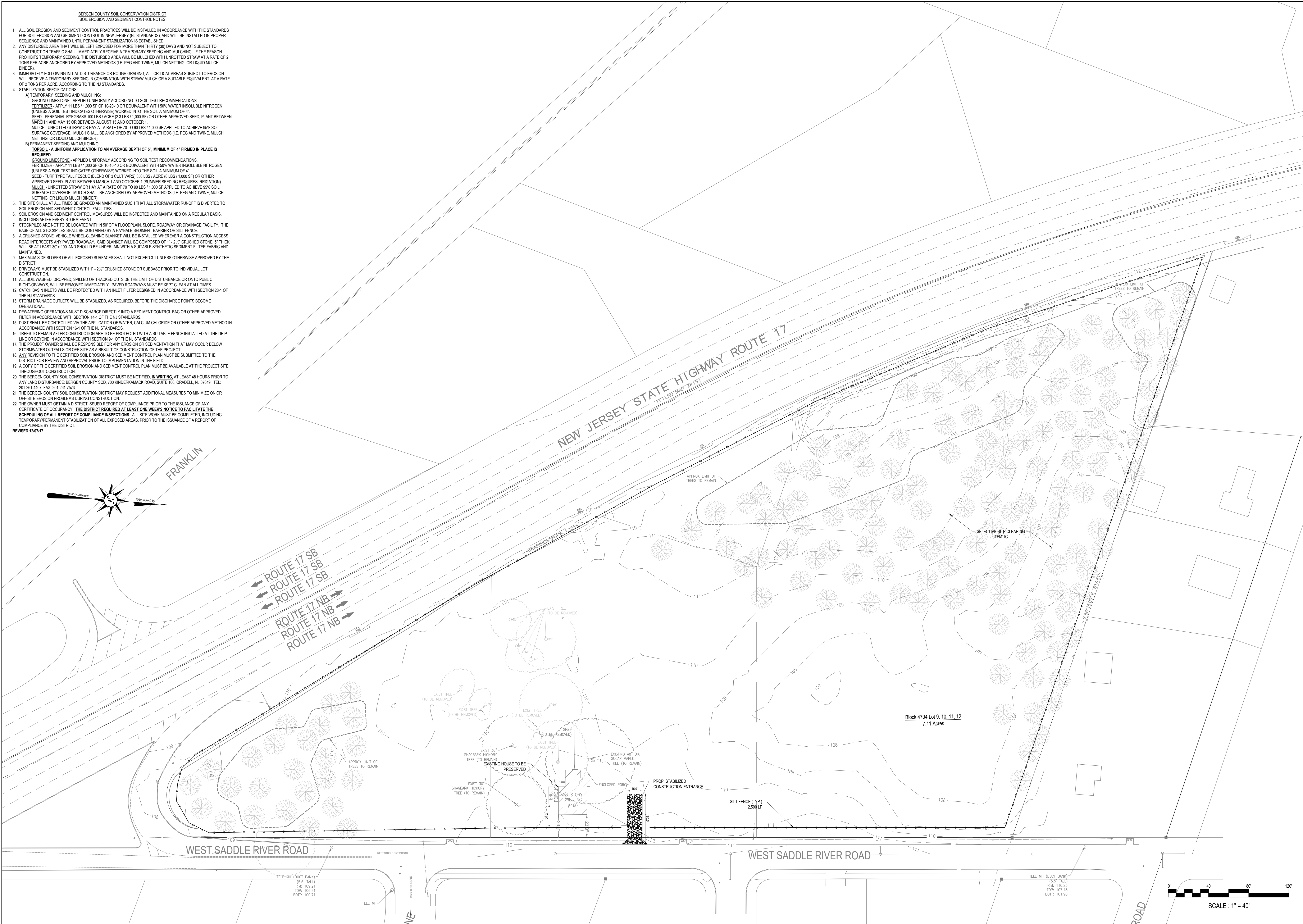
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Date

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 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 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 SF 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 SF 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 (BLENDED WITH 3 CULTIVARS) 350 LBS / ACRE (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 90 LBS / 1,000 SF 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 LAND DISTURBANCE. BERGEN COUNTY SCD, 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NJ 07649. TEL: 201-261-4407. FAX: 201-261-7573.
- 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 REQUIRED 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 12/07/17



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Professional Engineer  
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SCHEDLER PROPERTY  
PHASE II  
**SOIL EROSION & SEDIMENT CONTROL PLAN**

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Sheet No.: X OF XX