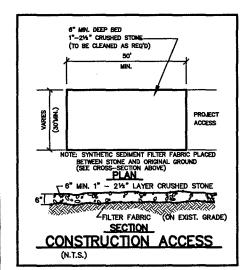
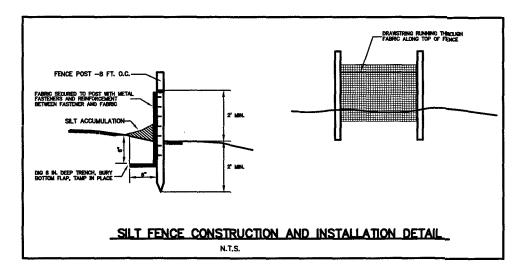


EXISTING COVERAGE CALC'S:	
HOUSE & FRONT PORCH:	1,971 SF.
PRINC. BLDG. CVG.	1,971 SF. (7.6%)
ACC'Y. CVG.:	0 SF. (0%)
DRIVEWAY:	3,014 SF.
TOTAL LOT COVERAGE:	4,985 SF. (19.1%)

PROPOSED COVERAGE CALC'S:	
HOUSE & FRONT PORCH:	2,124 SF.
PRINC. BLDG. CVG.	2,124 SF. (8.1%)
DETACHED GARAGE	576 SF.
ACC'Y. CVG.:	576 SF. (2.2%)
DRIVEWAY:	2,058 SF.
PATIO:	240 SF.
WALK:	142 SF.
TOTAL LOT COVERAGE:	5,140 SF. (19.7%)





- 23. TOPSOL STOCKPILE PROTECTION

  A APPLY GROUND LIMESTONE AT A RATE OF 90 Ibb. PER 1000 S.F.
  B. APPLY FERRILIZER (10-20-10) AT A RATE OF 11 Ibb. PER 1000 S.F.
  C. APPLY PERENNIAL RYEGRASS SEED AT A RATE OF 11 Ib. PER 1000 S.F. AND
  ANNUAL RYEGRASS AT A RATE OF 1 Ib. PER 1000 S.F.
  D. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 Ibb. PER 1000 S.F.
  E. APPLY LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MALCH.
  F. PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.

  24. TEMPORARY VEGETATIVE STABILIZATION STANDARDS
  A. APPLY GROUND LIMESTONE AT A RATE OF 90 Ibb. PER 1000 S.F.
- A. APPLY GROUND LIMESTONE AT A RATE OF 90 Ibm. PER 1000 S.F.
  B. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 Ibm. PER 1000 S.F.
  C. APPLY PERENNAL RYEGRASS SEED AT A RATE OF 1 Ib. PER 1000 S.F.
  ANNUAL RYEGRASS AT A RATE OF 1 Ib. PER 1000 S.F.
  D. MULCH VEGETATION WITH STRAW OR HAY AT A RATE OF 90 Ibm. PER 1000 S.F.
  E. APPLY LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

  5. PERMANENT VEGETATIVE STABLIZATION STANDARDS
- 25. PERMANNIT VECETATIVE STAFFLYATION STANDARDS

  A APPLY TOPSOIL TO A DEPTH OF FIVE (S) INCHES (UNSETTLED).

  B. APPLY GROUND LIMESTONE AT A RATE OF 90 Iba, PER 1000 S.F.
  AND WORK FOUR (4) INCHES INTO SOIL.

  C. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 Iba, PER 1000 S.F.
  D. APPLY HARD FESCUE SEED AT A RATE OF 2.7 Iba, PER 1000 S.F., CREEPING
  RED FESCUE SEED AT A RATE OF 0.7 Iba, PER 1000 S.F. AND PERENNIAL
  RYEGRASS SEED AT A RATE OF 0.25 Iba, PER 1000 S.F.
  E. MULCH VEGETATION WITH STRAW OR HAY AT A RATE OF 90 Iba, PER 1000 S.F.
  F. APPLY LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

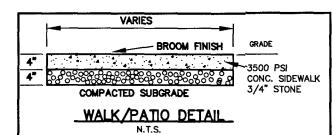
BERGEN COUNTY SOIL CONSERVATION DISTRICT

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. All soil erosion and sediment control rancices 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 premainent stabilization is estabilisated.

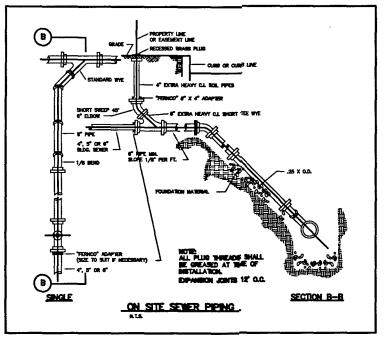
2. Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding, and until be mutched with unrotted straw at a rate of 2 tons per acre anchored by approved methods (i.e. peg and twhen, mutch rotting, or liquid mulch binder).

3. Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch of a suitable equivalent, at a disturbance at temporary seeding in combination with straw mulch of a suitable equivalent, at a disturbance and suitable equivalent, and a disturbance and suitable equivalent, at a disturbance and suitable equivalent, and suitable equivalent with 50% water insoluble intropen (unless soil disturbance and suitable equivalent with 50% water insoluble nitropen (unless as soil est indicates otherwise) worked into the soil aminimum of 1 and 10 to 10 to disturbance and sui



## STANDARD CONSTRUCTION SCHEDULE 1. INSTALL ALL SILT FENCING AND WHEEL TRACKING STRIP & INLET FILTERS.

- 2. CLEAR TREES AS APPROVED BY BOROUGH.
- 3. CLEAR AND STRIP TOPSOIL FROM ALL AREAS TO BE DISTURBED. REMOVE ANY EXISTING PAVED AREAS SO MARKED.
- 4. STOCKPILE TOPSOIL AND TEMPORARILY SEED SAME.
  5. EXCAVATE FOR AND INSTALL ALL FOUNDATION FOR DWELLING.
- 6. INSTALL ALL UNDERGROUND UTILITIES.7. CONSTRUCT DWELLING AS REQUIRED.
- B. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.
- D. REMOVE ALL SILT FENCE AND OTHER SOIL CONSERVATION & SEDIMENT CONTROL MEASURES ONCE DISTURBED AREAS ARE STABILIZED. CLEAN OUT SEDIMENTATION AREAS AND PROVIDE FOR PERMANENT REVECETATION AFTER ALL CONSTRUCTION IS COMPLETED AND RESTORE AREA TO DESIGN OR ORIGINAL CONDITION.

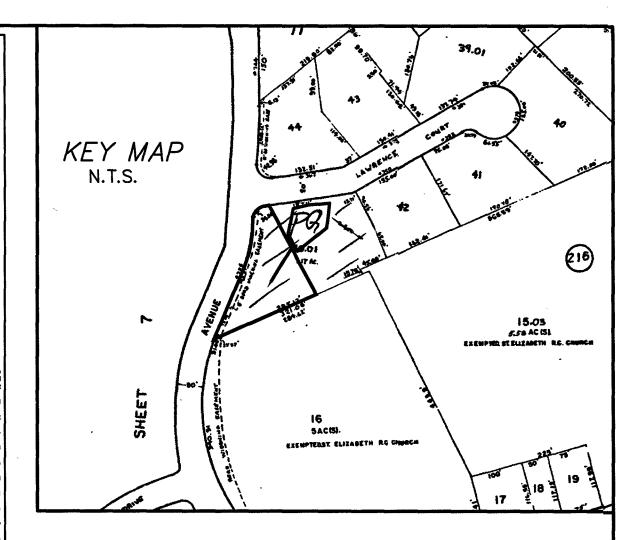


## OWNER / APPLICANT: MR. & MRS. LONEGAN

726 WYCKOFF AVENUE

WYCKOFF, N.J.

NO. DATE DESCRIPTION BY

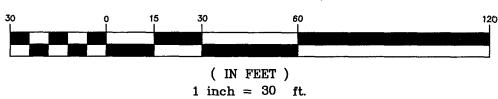


## NOTES

- 1. SHOWN ON SHEET OF THE TOWNSHIP OF WYCKOFF TAX MAP.
- 2. TOTAL LOT AREA: 26,103 SF., .60 AC.
- 3 DECEDENCE MADE.
- MINOR SUBDIVISION MAP FOR: LARRY ROTA & JOHN DI PERI LOT 10.01, BLOCK 216, 726 WYCKOFF AVENUE.
   MAP PREPARED BY THIS OFFICE DATED 11/16/18, REVISED THROUGH 4/19/19.
- 4. DEED RESTRICTIONS: NONE
- 5. TRACT IS LOCATED IN THE R-25, RESIDENTIAL ZONE.
- 6. 15 TREES ARE PROPOSED FOR REMOVAL.
- 7. "THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA".

t the entire			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	25,000 SF.	26,103 SF.	26,103 SF.
MIN. FRONTAGE:	125 FT.	262.84 FT.	262.84 FT.
MIN. DEPTH:	150 FT.	175 FT.	175 FT.
SETBACKS:			
PRINCIPAL BLDG.			
MIN. FRONT YARD #1 (FT.)	40 FT.	61.5 FT.	61.5 FT.
MIN. SIDE YARD:	25 FT.	33.2 FT.	33.2 FT.
MIN. REAR YARD:	40 FT.	25.6 FT. **	25,6 FT. *4
ACCESSORY BLDG.			
MIN. REAR YARD (FT.)	20 FT.	N/A	20.5 FT.
MIN. SIDE YARD (FT.)	15 FT.	N/A	>15 FT.
SHEDS (<80 SF., <10 FT, H			
LOT COVERAGE:			
PRINCIPAL BLDG. (A)	15% MAX.	7.6%	8.1%
TOTAL ACCESS. BLDG. (B)	5% MAX.	0%	2.2%
TOTAL (%) (A & B)	20% MAX.	7.6%	10.3%
TOTAL LOT COVERAGE:	28.5% MAX.	19.1%	19.7%
DWELLING AREA			
TOTAL SF.	1,200 SF. MIN.	1,883 SF.	2,036 SF.
BUILDING HEIGHT (FT.)	35 FT. MAX.	21 FT.	21 FT.
NUMBER OF STORIES:	2 1/2 MAX.	1.5 STORY	1.5 STORY

GRAPHIC SCALE



## GARAGE PLAN

SOIL EROSION AND SEDIMENT CONTROL PLAN

LOT 10.01, BLOCK 216
CURRENT TAX ASSESSMENT MAP

726 WYCKOFF AVENUE

TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY
SCALE: DRAFTED BY: JDL DATE: JOB. NO. SHEET:

T"=30' CHECKED BY: RW 12/10/2019 2019-237 1 OF 1

ROBERT J. WEISSMAN, P.E. & L.S.

WEISSMAN ENGINEERING CO., P.C.

PROFESSIONAL ENGINEER AND LAND SURVEYOR

WEISSMAN ENGINEERING CO., P.C.
PROFESSIONAL ENGINEER AND LAND SURVEYOR
686 GODWN AVENUE, MIDLAND PARK, NJ 07432
VOICE(201) 445-2799, FAX(201) 445-0483
CERTIFICATION OF AUTHORIZATION # 24GA27926800



