21-142 Barrister Land Dev. Corp.

Rev. 5-4-22

Plot Plan 1 of 2

SURVEY NOTES AND REFERENCES:

1). MAP ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY FOR BARRISTER, #753 FREDERICK COURT, BLOCK 430, LOT 14, WYCKOFF, BERGEN COUNTY, NEW JERSEY", AS PREPARED BY LAPATKA ASSOCIATES, INC. AND DATED 7-12-21, LAST REVISED 7-20-21.

2). ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 DATUM.

3). AREA OF LOT14 IN BLOCK 430 AS SHOWN: 24,070 SQUARE FEET (OR) 0.553 ACRES MORE OR LESS

LANDSCAPE/TREE PRESERVATION PLAN NOTES

1. FENCING IS TO BE INSTALLED ALONG THE LIMIT OF DISTURBANCE AND SAID FENCING TO REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION. SEE "EROSION CONTROL PLAN" SECTION OF PLOT PLAN DRAWINGS.
2. SEQUENTIALLY NUMBERED DISKS ARE TO BE ATTACHED TO TREES PROPOSED TO REMAIN USING ONE-INCH LONG STEEL NAILS WITH DISKS TO BE NAILED TO TREES AT EYE HEIGHT. TREES TO REMAIN ARE LABELED ON PLAN AS FOLLOWS: 1, 2, 3, 6, 8, 25, 27, 30, 42.
3. DISKS AND NAILS ARE TO BE REMOVED AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY.
4. AREAS IDENTIFIED AS "NO DISTURBANCE" ARE TO BE PRESERVED IN THEIR PRESENT TOPOGRAPHIC CONDITION AND NO STORAGE OF ANY TYPES OF MATERIALS SHALL BE PERMITTED IN THESE AREAS. CERTAIN TREES MAY BE REMOVED IN THESE AREAS, AS INDICATED ON THE PLOT PLAN.
5. TREES TO BE REMOVED, SHOWN WITH AN "X" THROUGH THE TREE GRAPHIC ON THE PLAN, ARE PRIMARILY EVERGREEN SPECIES AND ARE PROPOSED FOR REMOVAL BY REASON OF DRIVEWAY OR DWELLING CONSTRUCTION, POOL AND PATIO CONSTRUCTION, CHANGES IN GRADE, AND/OR ENHANCEMENT OF LIGHT AND AIR IN THE VICINITY OF THE NEW DWELLING AND POOL AREA.
6. EXISTING LOT DIMENSIONS ARE 160.5' X 150', FOR AREA OF 24,070 SQUARE FEET.
7. PROPOSED PLANTED AREA IS 17,214 SQUARE FEET, EQUALING 71.5% OF THE LOT AREA.
8. PROPOSED HVAC UNITS SHALL BE TO THE SIDES, AND POSSIBLY REAR, OF THE DWELLING AND SHALL BE SCREENED BY PLANTINGS TO SPECIFIED BY OWNER.
9. AN IRRIGATION SYSTEM TO MAINTAIN AND PRESERVE LANDSCAPING IN A HEALTHY STATE SHALL BE INSTALLED BY A QUALIFIED SPRINKLER INSTALLER. PRELIMINARY IRRIGATION SYSTEM LAYOUT DEPICTED HEREON IS AS FURNISHED BY APPLICANT'S SPRINKLER CONTRACTOR.

IRRIGATION SYSTEM LEGEND

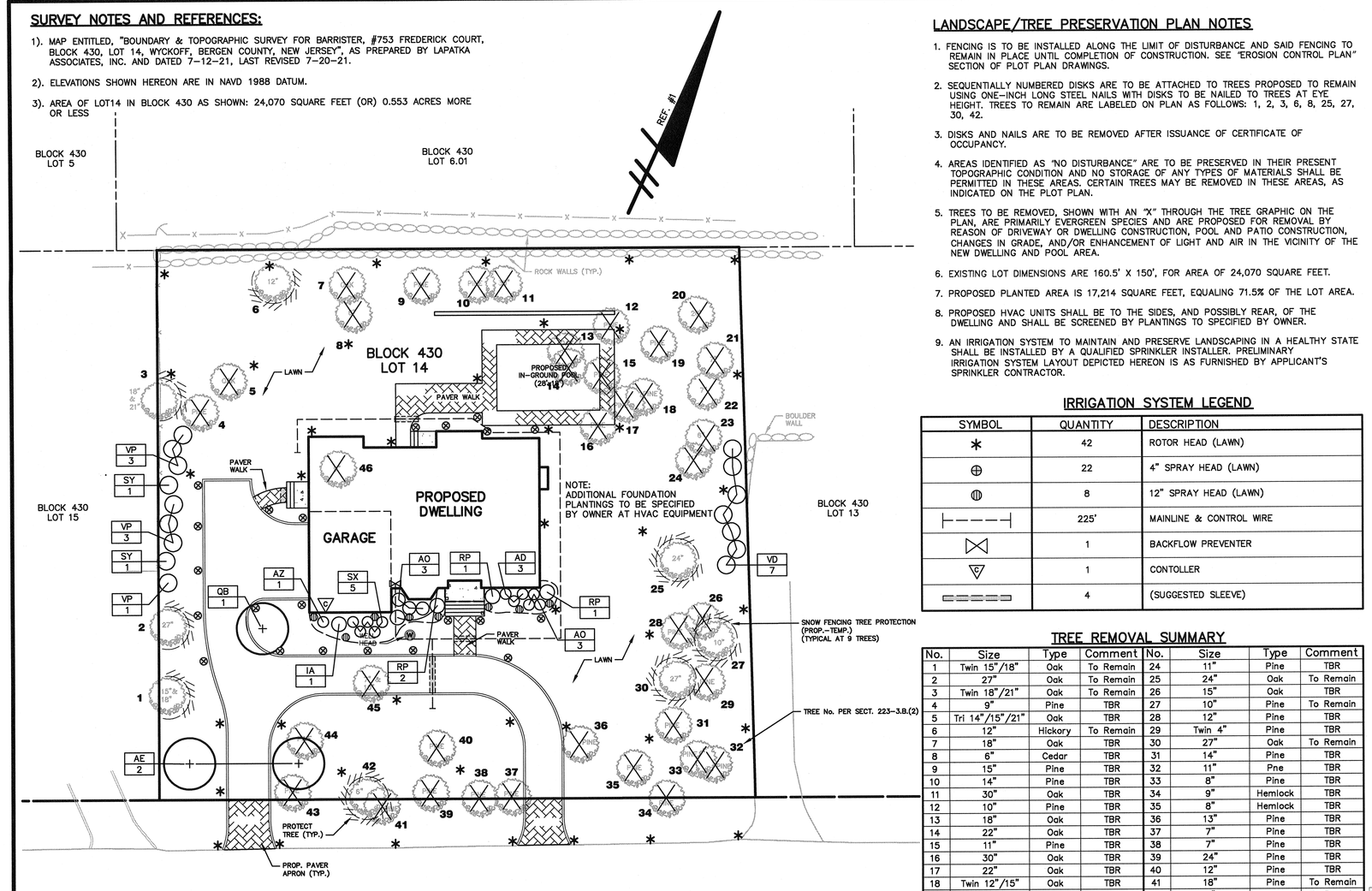
SYMBOL	QUANTITY	DESCRIPTION
*	42	ROTOR HEAD (LAWN)
⊕	22	4" SPRAY HEAD (LAWN)
◍	8	12" SPRAY HEAD (LAWN)
———	225'	MAINLINE & CONTROL WIRE
⋈	1	BACKFLOW PREVENTER
▽	1	CONTOLLER
⊂⊂⊂⊂	4	(SUGGESTED SLEEVE)

TREE REMOVAL SUMMARY

No.	Size	Type	Comment	No.	Size	Type	Comment
1	Twin 15"/18"	Oak	To Remain	24	11"	Pine	TBR
2	27"	Oak	To Remain	25	24"	Oak	To Remain
3	Twin 18"/21"	Oak	To Remain	26	15"	Oak	TBR
4	9"	Pine	TBR	27	10"	Pine	To Remain
5	Tri 14"/15"/21"	Oak	TBR	28	12"	Pine	TBR
6	12"	Hickory	To Remain	29	Twin 4"	Pine	TBR
7	18"	Oak	TBR	30	27"	Oak	To Remain
8	6"	Cedar	TBR	31	14"	Pine	TBR
9	15"	Pine	TBR	32	11"	Pine	TBR
10	14"	Pine	TBR	33	8"	Pine	TBR
11	30"	Oak	TBR	34	9"	Hemlock	TBR
12	10"	Pine	TBR	35	8"	Hemlock	TBR
13	18"	Oak	TBR	36	13"	Pine	TBR
14	22"	Oak	TBR	37	7"	Pine	TBR
15	11"	Pine	TBR	38	7"	Pine	TBR
16	30"	Oak	TBR	39	24"	Pine	TBR
17	22"	Oak	TBR	40	12"	Pine	TBR
18	Twin 12"/15"	Oak	TBR	41	18"	Pine	To Remain
19	8"	Pine	TBR	42	6"	Pine	To Remain
20	20"	Oak	TBR	43	11"	Hemlock	TBR
21	7"	Pine	TBR	44	12"	Pine	TBR
22	7"	Pine	TBR	45	Tri 7"/8"/10"	Maple	TBR
23	6"	Pine	TBR				

TOTAL EXISTING TREES 6" OR GREATER ON P.Q. = 44

TOTAL TREES PROPOSED TO BE REMOVED 6" OR GREATER = 35



LANDSCAPE /TREE PRESERVATION PLAN

PLANTING & TREE LEGEND

FA / 1 — INDICATES SPECIES, QUANTITY AND LOCATION OF NEW PLANTING PROPOSED. SEE PLANT LIST AND DETAILS ON FOLLOWING SHEET FOR SPECIES.

ON PLAN INDICATES TREE OR PLANT TO BE REMOVED

ON PLAN INDICATES TREE TO BE PRESERVED

PLANT LEGEND

- SHADE TREE
- FLOWERING TREE
- EVERGREEN TREE
- EVERGREEN OR DECIDUOUS SHRUBS
- EVERGREEN GROUNDCOVER

PLANT LIST

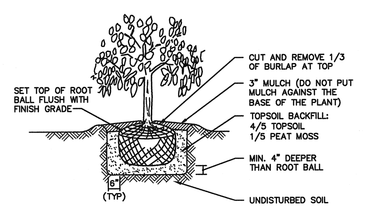
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	ROOT	REMARKS
AD	AZALEA DELAWARE VALLEY WHITE	DELAWARE VALLEY WHITE AZALEA	3	18"-24"	No. 2 can	FULL FOLIAGE
AE	ACER SACCHARUM GREEN MOUNTAIN	GREEN MOUNTAIN SUGAR MAPLE	2	2"-2 1/2" cal.	B & B	--
AO	AZALEA OBTUSUM HINO-CRIMSON	HINO-CRIMSON AZALEA	6	18"-24"	No. 2 can	FULL FOLIAGE
AZ	AZALEA HERSHEY RED	HERSHEY RED AZALEA	1	18"-24"	No. 3 can	DENSE FOLIAGE
IA	ILEX CRENATA "COMPACTA"	COMPACT JAPANESE HOLLY	1	24"-30"	No. 3 can	--
QB	QUERCUS BOREALIS	NORTHERN RED OAK	1	2"-2 1/2" cal.	B & B	FULL BRANCHING
RP	RHODODENDRON P.M.	P.M. RHODODENDRON	4	2 1/2"-3'	B & B	DENSE FOLIAGE
SX	SPIREA X. BUMALDA "GOLDFLAME"	GOLD FLAME SPIREA	5	18"-24"	No. 3 can	DENSE FOLIAGE; UNIFORM COLOR
SY	SYRINGA VULGARIS	COMMON PURPLE LILAC	2	3'-4'	B & B	--
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	7	3'-4'	B & B	--
VP	VIBURNUM PRUNIFOLIUM	BLACKHAW	7	3'-4'	B & B	--

LEGEND

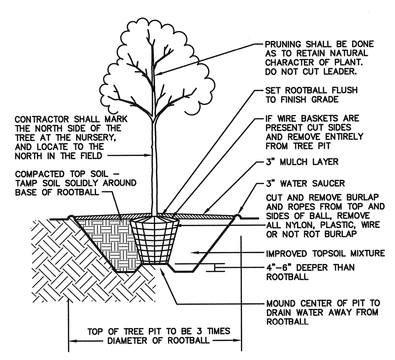
EXISTING CONTOUR
PROPOSED CONTOUR 117
EXISTING ELEVATION H1123.9
PROPOSED ELEVATION 117.39
EXISTING MANHOLE
PROPOSED MANHOLE
EXISTING CATCHBASIN
PROPOSED CATCHBASIN
PROPOSED FLAT GRATE CATCHBASIN
PROPOSED SEEPAGE PIT M.H. C.B.
EXISTING SANITARY SEWER 12" CIP
PROPOSED SANITARY SEWER
EXISTING STORM SEWER 12" RCP
PROPOSED STORM SEWER
EXISTING UTILITIES W=WATER G=GAS E=ELECTRIC T=TELEPHONE
PROPOSED UTILITIES
EXISTING GAS VALVE GV
EXISTING WATER VALVE WV
EXISTING HYDRANT
PROPOSED HYDRANT
EXISTING UTILITY POLE U.P.
PROPOSED UTILITY POLE
EXISTING UTILITY WITH LIGHT U.P.
EXISTING OVERHEAD WIRES
EXISTING GUY WIRE
EXISTING SIGN
PROPOSED SIGN
EXISTING FENCE
TO REMAIN TR
TO BE REMOVED TBR

UNDER AUTHORITY OF REVISED STATE STATUTE 40:27-1, ET SEQ., THE DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT, DIVISION OF DEVELOPMENT REVIEW, ON BEHALF OF THE COUNTY PLANNING BOARD, COUNTY OF BERGEN, HAS REVIEWED THIS APPLICATION AND HAS DETERMINED THAT IT IS NOT SUBJECT TO COUNTY PLANNING BOARD APPROVAL.

ATTESTED TO BY: _____ DATE: _____

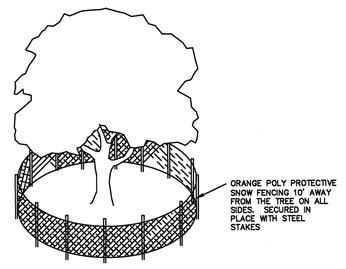


SHRUB PLANTING DETAIL
N.T.S.

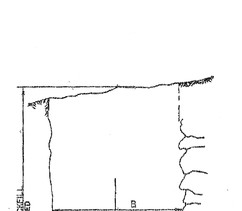


TREE PLANTING DETAIL
N.T.S.

VAN BEEKUM PLACE (50' WIDE)



SNOW FENCING TREE PROTECTION DETAIL
N.T.S.
PROTECTIVE SNOW FENCE MUST STAY IN PLACE UNTIL COMPLETION OF ALL GRADING AND LANDSCAPING

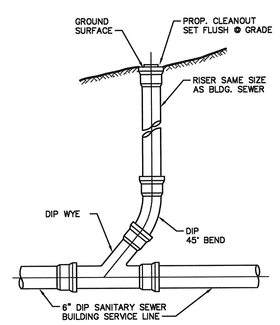


NOTE: S=MAXIMUM WIDTH OF TRENCH AT A POINT 12" ABOVE TOP OF PIPE.

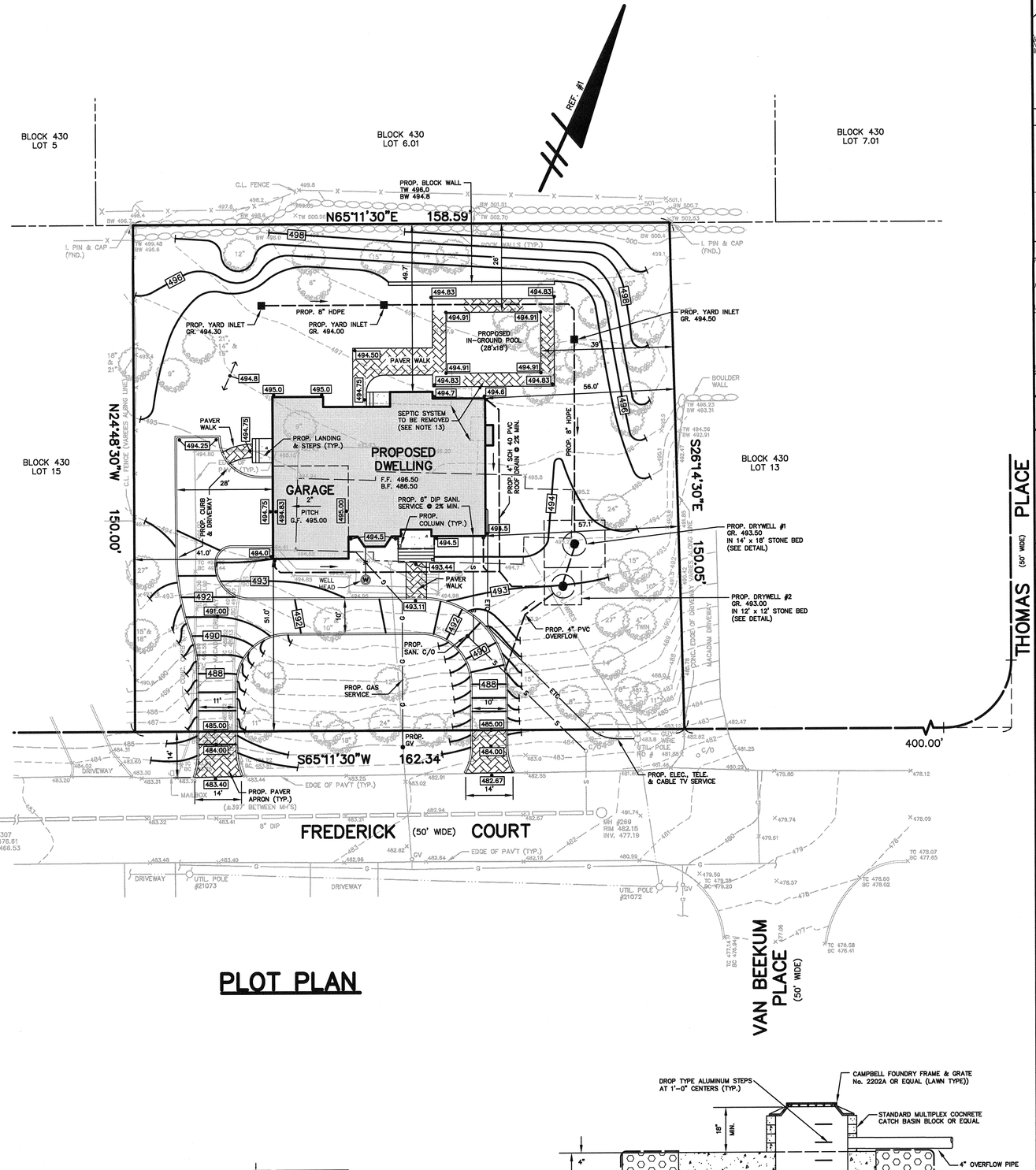
TRENCH WIDTHS		
PIPE SIZE	MIN.	MAX.
8"	18"	31"
10"	19"	33"
12"	22"	35"
14"	24"	37"
15"	27"	39"
16"	30"	42"
18"	32"	44"

TRENCH WIDTHS		
PIPE SIZE	MIN.	MAX.
20"	36"	54"
24"	40"	60"
30"	48"	84"

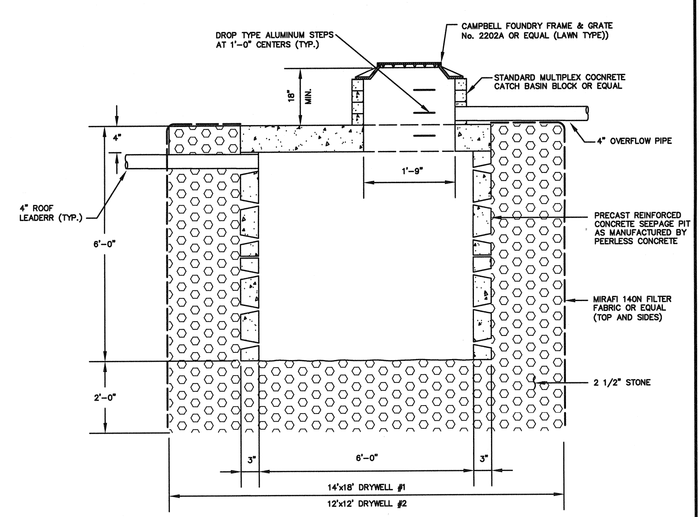
TRENCH DETAILS



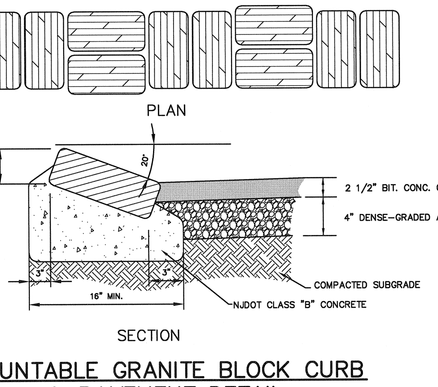
SANITARY SEWER CLEAN OUT DETAIL
N.T.S.



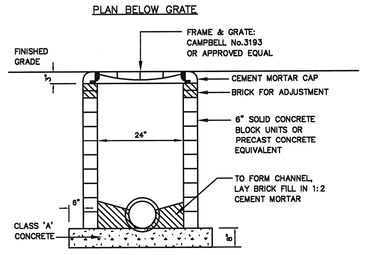
PLOT PLAN



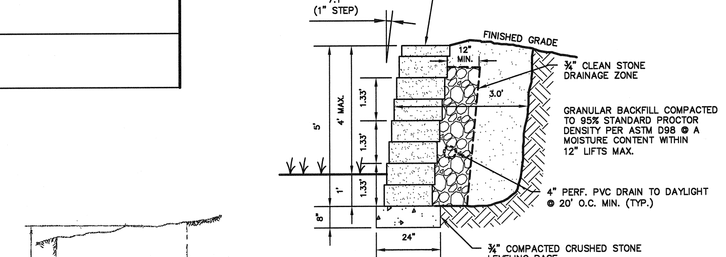
DRYWELL DETAIL
NOT TO SCALE



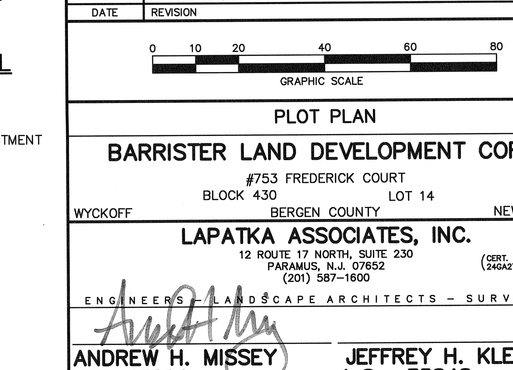
MOUNTABLE GRANITE BLOCK CURB & PAVEMENT DETAIL
N.T.S.



YARD INLET DETAIL
N.T.S.



4' MAX. HIGH RETAINING WALL DETAIL
N.T.S.



BRICK PAVER WALK/PATIO DETAIL
N.T.S.

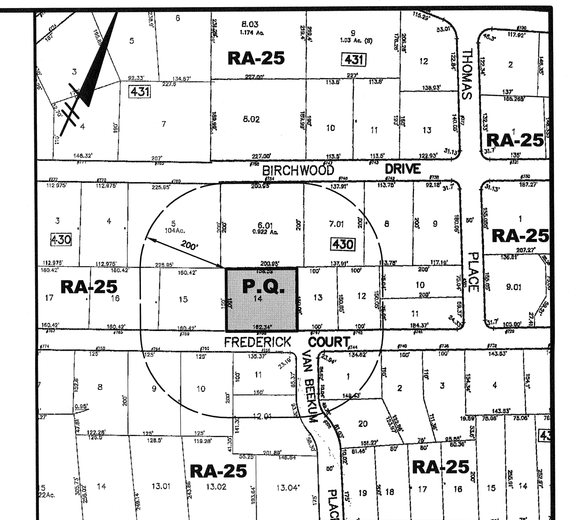
APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WYCKOFF.

DATE _____

CHAIRMAN _____

SECRETARY _____

TOWNSHIP ENGINEER _____



KEY MAP SEE SHEET 2 FOR PROPERTY OWNERS LIST SCALE: 1"=200'±

NOTES:

1. PROPERTY KNOWN AND DESIGNATED AS LOT 14 IN BLOCK 430 AS SHOWN ON THE CURRENT TAX MAP OF THE TOWNSHIP OF WYCKOFF, SHEET No. 43.
2. OWNER/APPLICANT: BARRISTER LAND DEVELOPMENT CORP. P.O. BOX 459 WYCKOFF, NJ 07481
3. PROPERTY LOCATED IN THE "RA-25" (RESIDENTIAL) ZONE.
4. ZONING DATA:

CRITERIA:	REQUIRED	PROPOSED
MIN. LOT AREA (SF)	25,000	24,070 Ⓒ
MIN. LOT FRONTAGE (FT.)	125	162
MIN. LOT DEPTH (FT.)	150	150
MIN. FRONT YARD (FT.)	40	51
MIN. SIDE YARD (FT.)	20	41/56
MIN. REAR YARD (FT.)	40	49
MAX. BUILDING HEIGHT (STORIES)	2 1/2	2 1/2
(FT.)	35	33
MAX. PRINCIPAL BUILDING COVERAGE (S.F.)	3,610	2,777
(%)	15	11.5
MAX. IMPERVIOUS COVERAGE (S.F.)	6,980 Ⓐ	6,856
(%)	29.0	28.5

Ⓐ MAX. ALLOWABLE IMPERVIOUS COVERAGE = 45/(24070) ^0.5 OR 0.29 (29%)

Ⓒ DENOTES EXISTING NON-CONFORMITY
Ⓥ DENOTES VARIANCE REQUIRED FOR THIS PROPOSAL

5. LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY CONFLICTS WITH THIS PLAN, THE ENGINEER / ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND CLEARANCE AT CROSSINGS. TEST HOLES MAY BE NECESSARY. THE COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
6. ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND REGULATIONS OF THE TOWNSHIP OF WYCKOFF, THE COUNTY OF BERGEN, NJDOT, NJDEP, AND ADA REGULATIONS.
7. CONTRACTOR SHALL CALL GARDEN STATE LOCATOR SERVICE (1-800-272-1000) IN ADVANCE OF BEGINNING ANY ACTIVITY ON THIS SITE AND IN ACCORDANCE WITH STATUTORY REQUIREMENTS.
8. ALL EXISTING STRUCTURES ON SITE SHALL BE DEMOLISHED/REMOVED.
9. INLET, CURB, PAVEMENT AND/OR PIPE GRADES SHALL BE ADJUSTED AS REQUIRED TO PROPERLY MEET FIELD CONDITIONS FOUND DURING CONSTRUCTION. LOT GRADING SHALL LIKEWISE BE ADJUSTED AS NECESSARY TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
10. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS NOTED OTHERWISE ON THIS PLAN.
11. ALL PROPOSED HOUSE SEWER LATERALS SHALL BE OF DUCTILE IRON PIPE WITH A DIAMETER OF SIX (6) INCHES.
12. UTILITY ROUTING SUBJECT TO RESPECTIVE UTILITY COMPANIES REQUIREMENTS AND PROCEDURES FOR PROVIDING SERVICE TO NEW RESIDENCES. ROUTING SHOWN HEREON IS SCHEMATIC AND DEMONSTRATES FEASIBILITY OF SERVICE ONLY. FINAL ROUTING OF UTILITIES SHALL BE DETERMINED BY UTILITY COMPANIES AND APPLICANT AT TIME CONSTRUCTION.
13. PRE-EXISTING SEPTIC SYSTEM COMPONENTS, INCLUDING DISPOSAL BED, WILL BE REMOVED IN ENTIRETY PRIOR TO CONNECTION OF NEW DWELLING TO SANITARY SEWER.
14. PRE-EXISTING WELL WILL BE REUSED, SUBJECT TO TYPICAL AND STANDARD TESTING AND EVALUATION REQUIREMENTS.

DATE	REVISION	BY
5-4-22	IRRIGATION, NOTES	CJ
2-3-22	ADJUST GRADES, SETBACKS, WALL	CJ
1-19-22	ZONING DATA, POOL SETBACKS	LK

0 10 20 40 60 80 GRAPHIC SCALE

PLOT PLAN

BARRISTER LAND DEVELOPMENT CORP.
#753 FREDERICK COURT
BLOCK 430 LOT 14
WYCKOFF BERGEN COUNTY NEW JERSEY

LAPATKA ASSOCIATES, INC.
12 ROUTE 17 NORTH, SUITE 230
PARAMUS, N.J. 07652
(201) 587-1600
(CERT. OF AUTH.) 24GA27942100
ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
ANDREW H. MISSEY P.E. 33899 PROFESSIONAL ENGINEER
JEFFREY H. KLEINE L.S. 35848 PROFESSIONAL LAND SURVEYOR

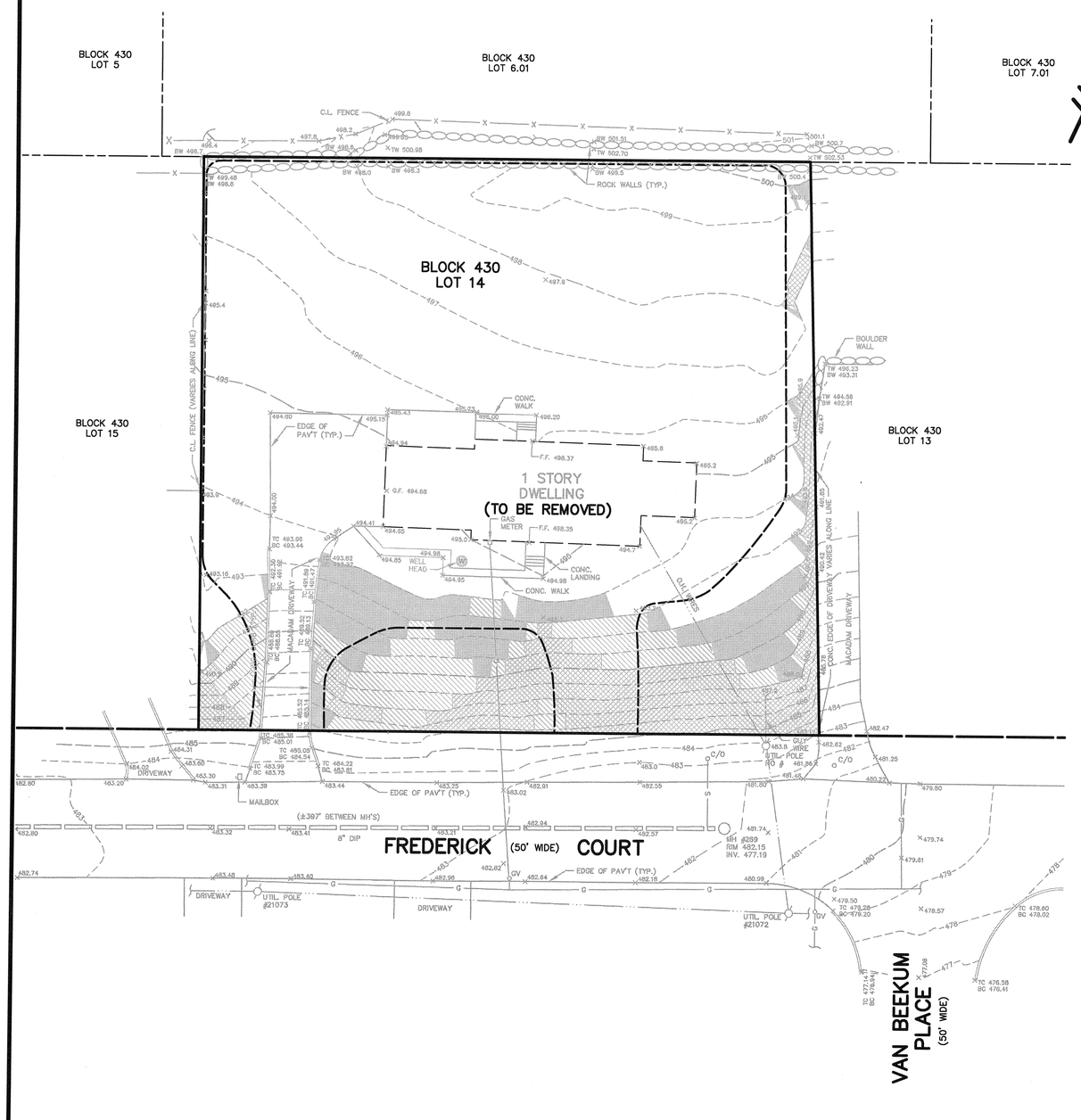
DRAWN	CHECKED	SCALE	DATE	SHEET No.	PROJECT No.
CJ		1"=20'	12-17-21	1 of 2	21-142

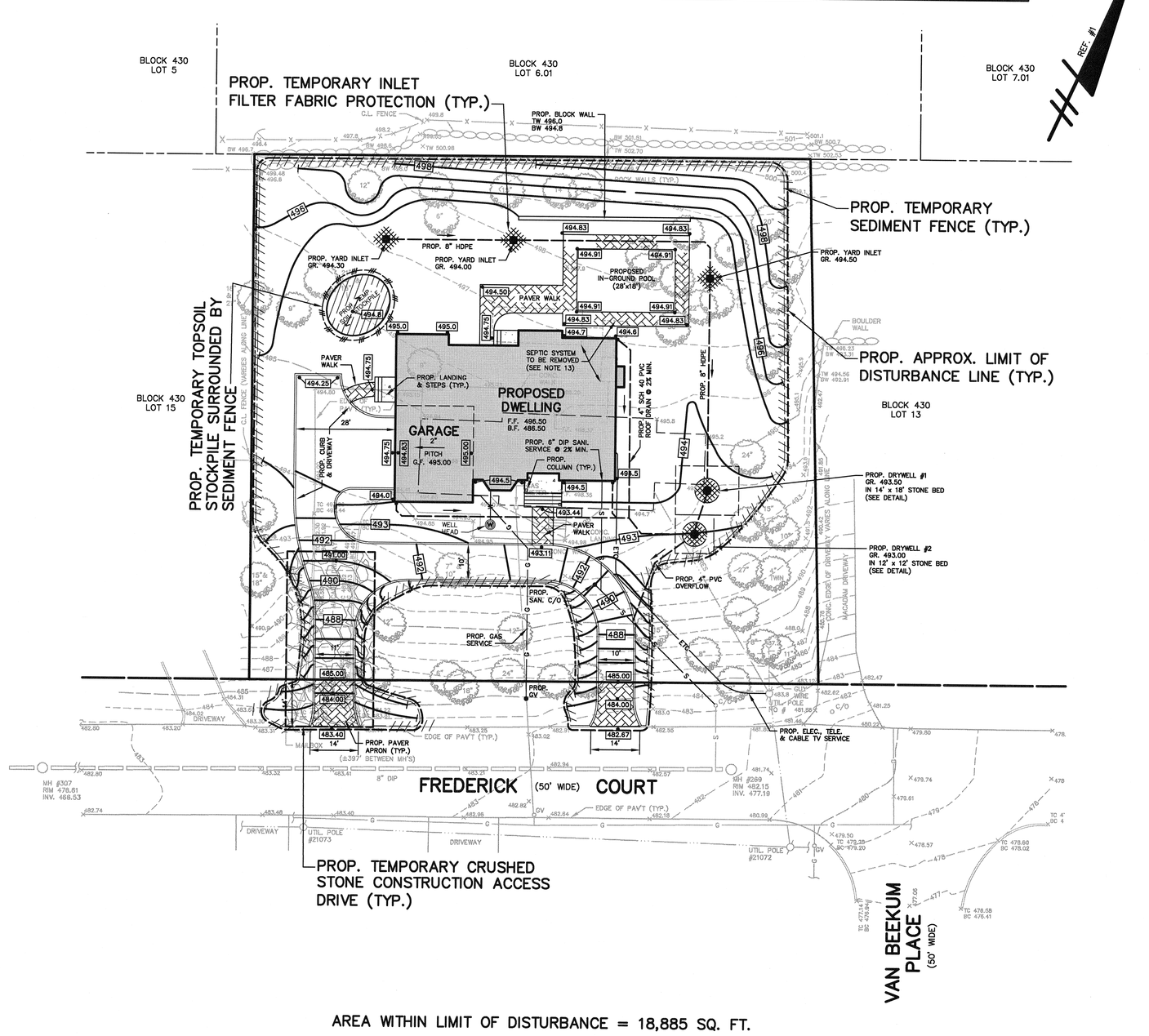
P:\21\21-142 (BARRISTER, 753 FREDERICK CT., WYCKOFF)\DRAWINGS\21-142_2021-12-17_PLOT PLAN_REV 2022-04-04.DWG 11x17P 3D:45 BY:CJ/RS DENIED:CHARM PLOTWARE 3000 PS PLOT DATE:2022-5-4 10:39 AM SIZE:30"x42" PSTYLE:2015-15.ctb

Borders re-drawn to Lands Description

2 of 2

Rev. 5-4-22





AREA WITHIN LIMIT OF DISTURBANCE = 18,885 SQ. FT.

STEEP SLOPE PLAN

STEEP SLOPES LEGEND

- = 0% – 14.99% SLOPE
- = 15% – 19.99% SLOPE
- = 20% – 24.99% SLOPE
- = 25% + SLOPE

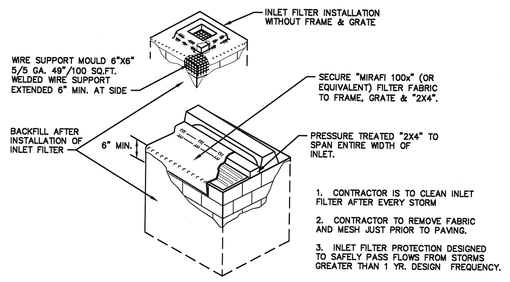
FOR LOT 14:
LOT AREA = 24,070 S.F.

SLOPE CATEGORY	SLOPE AREA (S.F.)	DISTURBED SLOPE AREA (S.F.)	PERCENT DISTURBED (%)	ALLOWABLE DISTURBED (%)
0 TO 14.99%	18543.9	17,194.6	92.7	100
15% TO 19.99%	1591.7	750.8	47.2	50
20% TO 24.99%	1716.9	475.5	27.7	45
25% OR GREATER	2217.5	464.1	20.9	35

PROPERTY OWNERS WITHIN 200' OF P.O.

Block	Lot	Name and Address	Block	Lot	Name and Address
430	5	Current Owner 760 Birchwood Drive Wyckoff, NJ 07481	430	6.01	Current Owner 754 Birchwood Drive Wyckoff, NJ 07481
430	7.01	Current Owner 746 Birchwood Road Wyckoff, NJ 07481	430	8	Current Owner 742 Birchwood Drive Wyckoff, NJ 07481
430	10	Current Owner 365 Thomas Place Wyckoff, NJ 07481	430	11	Current Owner 741 Frederick Court Wyckoff, NJ 07481
430	12	Current Owner 745 Frederick Court Wyckoff, NJ 07481	430	13	Current Owner 747 Frederick Court Wyckoff, NJ 07481
430	15	Current Owner 759 Frederick Court Wyckoff, NJ 07481	430	16	Current Owner 765 Frederick Court Wyckoff, NJ 07481
434	1	Current Owner 744 Frederick Court Wyckoff, NJ 07481	434	20	Current Owner 378 Van Beekum Place Wyckoff, NJ 07481
429.01	12.01	Current Owner 379 Van Beekum Place Wyckoff, NJ 07481	429.01	11	Current Owner 756 Frederick Court Wyckoff, NJ 07481
429.01	10	Current Owner 760 Frederick Court Wyckoff, NJ 07481	429.01	9	Current Owner 764 Frederick Court Wyckoff, NJ 07481

EROSION CONTROL AND SOIL MANAGEMENT PLAN



INLET FILTER DETAIL

N.T.S.

STANDARD FOR STORM SEWER INLET PROTECTION

(SEE "INLET FILTER DETAIL")

DEFINITION:
A TEMPORARY BARRIER AND SETTLING FACILITY INSTALLED AT A STORM SEWER INLET.

PURPOSE:
THE PURPOSE OF STORM SEWER INLET PROTECTION IS TO INTERCEPT AND RETAIN SEDIMENT, THUS PREVENTING THE ENTRANCE OF SEDIMENT INTO THE STORM SEWER SYSTEM.

CONDITIONS WHERE PRACTICE APPLIES:
1. CONTRIBUTING DRAINAGE AREA IS 3 ACRES OR LESS.
2. A STORM SEWER OR THE OUTLET CHANNEL OF A STORM STORM SEWER NEEDS PROTECTION FROM SEDIMENT.
3. TRAFFIC WILL NOT DESTROY OR CAUSE CONSTANT MAINTENANCE OF THE STORM SEWER INLET PROTECTION.
4. A TRAFFIC HAZARD WILL NOT BE CREATED.
5. A FLOODING PROBLEM WILL NOT BE CREATED.

WATER QUALITY ENHANCEMENT:

THE PRIMARY BENEFIT TO WATER QUALITY IS THE REMOVAL OF SEDIMENT FROM STORM WATER RUNOFF PRIOR TO ENTERING THE STORM SEWER SYSTEM. AS AN ADDED BENEFIT, OTHER FLOATABLE DEBRIS, SUCH AS VEGETATIVE MATTER AND LITTER MAY ALSO BE FILTERED OUT OF THE RUNOFF.

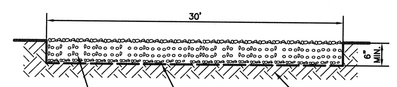
DESIGN CRITERIA:

THE FOLLOWING APPLIES TO ALL METHODS OF STORM SEWER INLET PROTECTION:

1. MUST SLOW THE STORM WATER, PROVIDE THE COARSE SEDIMENT PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED.
2. IN ALL CASES, INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.
3. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

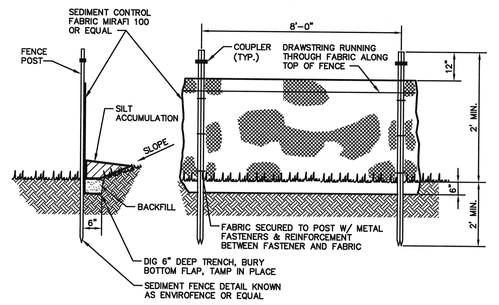
OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.



CONSTRUCTION ACCESS DRIVE SECTION

N.T.S.



SEDIMENT FENCE DETAIL

N.T.S.

BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

1. 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.

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 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).

3. 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.

4. STABILIZATION SPECIFICATIONS:

A. TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE – APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER – APPLY 11LBS/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).

B. 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 11LBS/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 (BLEND OF 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).

5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN–OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.

7. 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.

8. 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, 8" THICK, WILL BE AT LEAST 30'x100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.

9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.

10. DRIVEWAYS MUST BE STABILIZED WITH 1"–2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.

11. 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.

12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28–1 OF THE NJ STANDARDS.

13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14–1 OF THE NJ STANDARDS.

15. 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.

16. 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.

17. 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.

18. 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.

19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.

20. 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.

21. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF–SITE EROSION PROBLEMS DURING CONSTRUCTION.

22. 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.

* **THE PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA.**

CONSTRUCTION SEQUENCE:

1. INSTALL SEDIMENT FENCE AS SHOWN.
2. INSTALL CONSTRUCTION ACCESS DRIVE.
3. CLEAR LAND IN AREA OF CONSTRUCTION / DEMOLISH DWELLING.
4. STRIP TOPSOIL IN AREA OF CONSTRUCTION, STOCKPILE AND STABILIZE.
5. EXCAVATE FOR AND CONSTRUCT FOUNDATION AND BUILDING.
6. INSTALL UTILITY CONNECTIONS AND SEEPAGE PIT, PROTECT INLETS AS PER DETAIL.
7. GRADE SITE TO ELEVATIONS SPECIFIED ON SITE PLAN.
8. CONSTRUCT / INSTALL WALKS, RAMPS , PADS, ETC. AS SPECIFIED ON SITE PLAN.
9. CONSTRUCT DRIVEWAY.
10. CONDUCT SOIL COMPACTION TESTING AND REMEDIATE SUBSOIL (SCARIFICATION/TILLAGE TO A MINIMUM DEPTH OF 6") IF NECESSARY.
11. INSTALL LANDSCAPING, LAWN AREAS, ETC. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM 4" FIRMED IN PLACE, SEED AND STABILIZE ALL DISTURBED AREAS WHICH ARE NOT PROPOSED FOR LAWN OR LANDSCAPING.
12. UPON COMPLETION OF ALL CONSTRUCTION AND STABILIZATION, REMOVE EROSION CONTROL DEVICES.

DATE	REVISION	BY
5–4–22	IRRIGATION, NOTES	CJ
2–3–22	ADJUST GRADES, SETBACKS, WALL	CJ

0 10 20 40 60 80
GRAPHIC SCALE

EROSION CONTROL PLAN & DETAILS

BARRISTER LAND DEVELOPMENT CORP.
#753 FREDERICK COURT
BLOCK 430 LOT 14
WYCKOFF BERGEN COUNTY NEW JERSEY

LAPATKA ASSOCIATES, INC.
12 ROUTE 17 NORTH, SUITE 230
PARAMUS, N.J. 07652
(201) 587–1600
(CERT. OF AUTH.) 24GA27942100
ENGINEERS – LANDSCAPE ARCHITECTS – SURVEYORS

ANDREW H. MISSEY
P.E. 33899
PROFESSIONAL ENGINEER

JEFFREY H. KLEINE
L.S. 35848
PROFESSIONAL LAND SURVEYOR

DRAWN	CHECKED	SCALE	DATE	SHEET No.	PROJECT No.
CJ		1"=20'	12–17–21	2 OF 2	21–142

FILE:\2021\21-142 BARRISTER, 753 FREDERICK CT., WYCKOFF\DRAWINGS\21-142_2021-12-17_PLOT PLAN, ESC 2022-05-24.DWG 11x17 Sheet PLOTTED: 5/4/2022 BY: CURTIS XCHG:(Xrefs) PLOTSTYLE: ROYCE\CANON PLOTWARE 3000 PS PLOT DATE: 2022-5-5 9:59 AM SIZE: 30"x42" APPVD:2020-JUL-09