

BERGEN COUNTY SOIL CONSERVATION DISTRICT 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 REQUIRING TEMPORARY SEEDING AND MULCHING, IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT BINDER IN ACCORDANCE WITH THE NJ STANDARDS (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:
 - LIME - 90 LBS./1,000 SF GROUND LIMESTONE.
 - FERTILIZER - 11 LBS./1,000 SF. 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4" DEEP.
 - SEED - PERENNIAL RYEGRASS 40 LBS./ACRE (1 LB./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF. TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - PERMANENT SEEDING AND MULCHING:
 - TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
 - LIME - 90 LBS./1,000 SF GROUND LIMESTONE.
 - FERTILIZER - 11 LBS./1,000 SF. 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4" DEEP.
 - SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 150 LBS./ACRE (3.5 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND NOVEMBER 15.
 - MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF. TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED 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 30-1 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 07648. TEL: 201-261-4407; FAX 201-261-7873.
- 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.

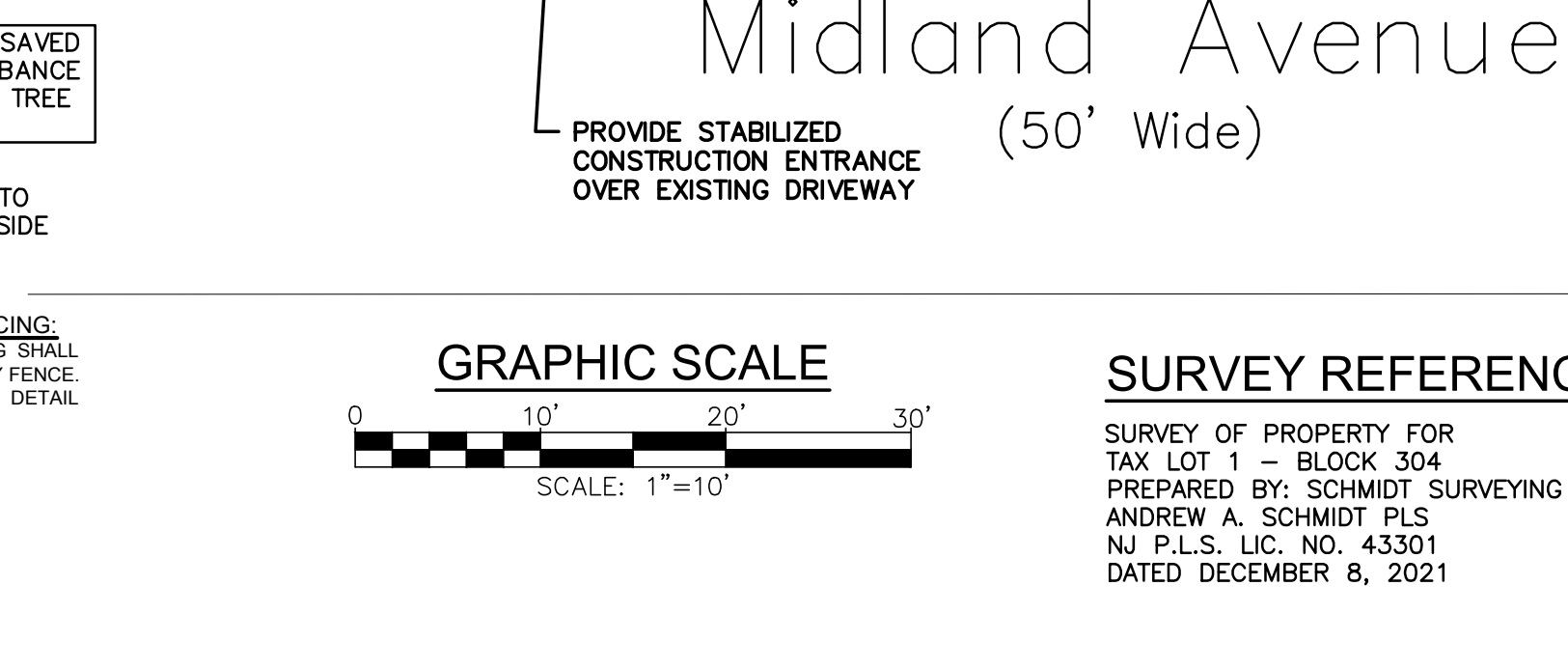
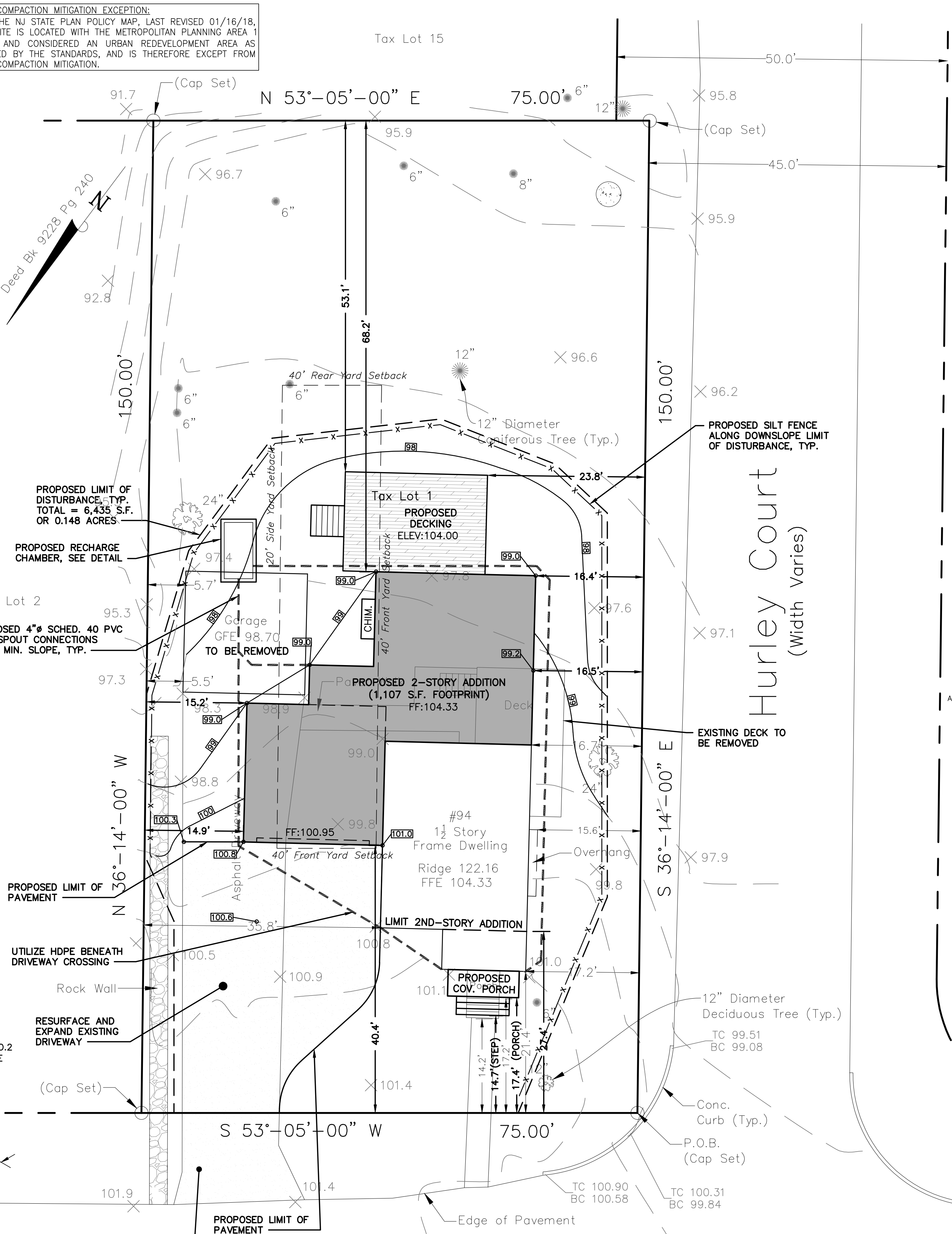
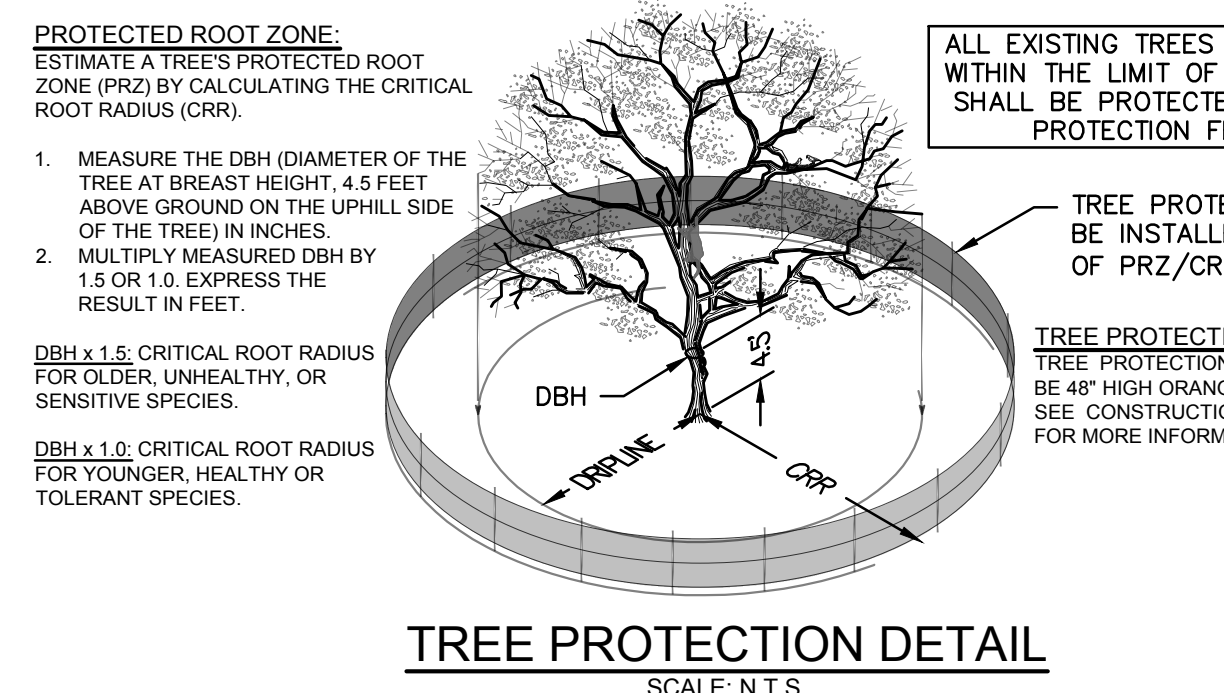
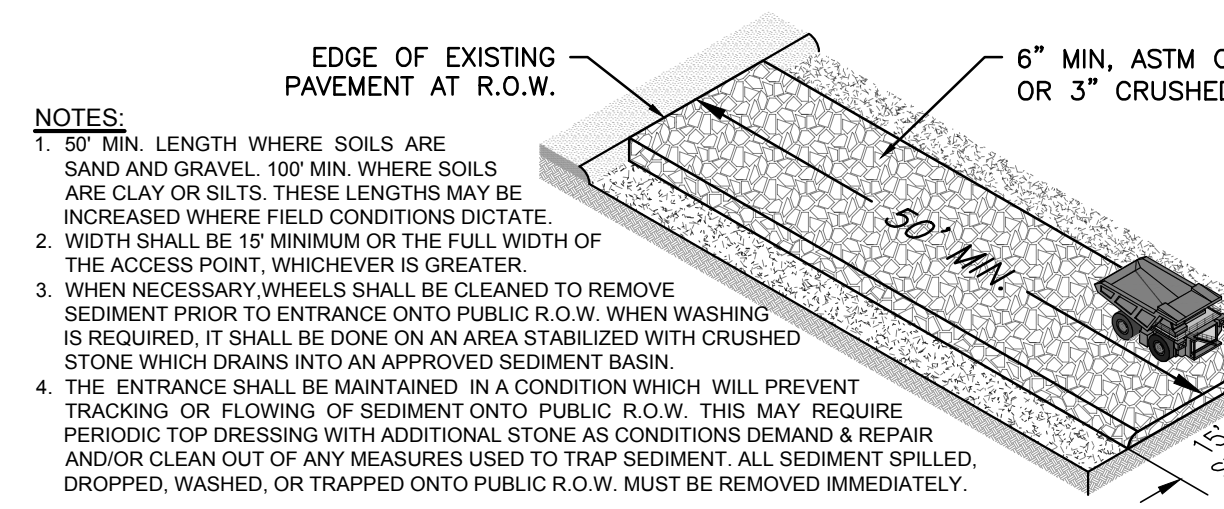
SOIL COMPACTION MITIGATION EXCEPTION:
PER THE NJ STATE PLAN POLICY MAP, LAST REVISED 01/16/18, THE SITE IS LOCATED WITHIN THE METROPOLITAN PLANNING AREA #1 (PA1) AND CONSIDERED AN URBAN REDEVELOPMENT AREA AS DEFINED BY THE STANDARDS, AND IS THEREFORE EXCEPT FROM SOIL COMPACTION MITIGATION.

STABILIZATION NOTES:

- TOPSOIL STOCKPILE PROTECTION:**
- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 - APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT., AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY A LIQUID MULCH BINDER OR TRACK TO STRAW OR HAY MULCH.
 - PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
- TEMPORARY STABILIZATION SPECIFICATIONS:**
- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 - APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT., AND ANNUAL RYEGRASS 1 LB. PER 1000 SQ. FT.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY A LIQUID MULCH BINDER OR TRACK TO STRAW OR HAY MULCH.
- PERMANENT STABILIZATION SPECIFICATIONS:**
- APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT., AND WORK FOUR INCHES INTO SOIL.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 - APPLY HARD FESCUE SEED AT 7 LBS. PER 1000 SQ. FT., GREENING RED FESCUE SEED AT 0.7 LBS. PER 1000 SQ. FT., AND PERENNIAL RYEGRASS SEED AT 0.25 LBS. PER 1000 SQ. FT.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY A LIQUID MULCH BINDER OR TRACK TO STRAW OR HAY MULCH.
- MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

PROJECTED CONSTRUCTION SEQUENCE

INSTALL TEMPORARY SEDIMENT CONTROL MEASURES:	1 DAY
CONSTRUCTION ENTRANCE & SILT FENCE	1 DAY
ROUGH GRADING	5 DAYS
INSTALL STORMWATER MANAGEMENT	2 DAYS
CONSTRUCT ADDITIONS AND ASSOCIATED IMPROVEMENTS	45 DAYS
PERMANENT STABILIZATION	3 DAYS
REMOVE TEMPORARY STABILIZATION	2 DAYS
TOTAL	58 DAYS



STORMWATER MANAGEMENT CALCULATIONS

STORAGE REQUIRED:
A 10 YEAR STORM EVENT OF ONE HOUR DURATION RESULTS IN A RAINFALL OF 1.95 INCHES. 1.95 INCHES OF RUNOFF APPLIED TO THE PROPOSED INCREASE IN IMPERVIOUS = 1.95 IN X 753.0 S.F. / 12 = 122.4 C.F. = 915.3 GALLONS

STORAGE PROVIDED UTILIZING: CULTREC RECHARGER 3300LX CHAMBERS

CHAMBER INFO:
UNIT LENGTH: 102.0" or 8.50'
ADJ. LENGTH: 84.0" or 7.00'
WIDTH: 62.0" or 5.17'
HEIGHT: 30.5" or 2.54'
VOLUME: 7.46 CF/LF
SURROUND: 18" or 1.50'
VOID RATIO: 40%

ARRANGEMENT CONFIG:
UNITS x 1 ROWS = 1 UNITS
(ROWS SPACED @ 58" or 4.83' (-))

STONE FILL:
ABOVE: 6" or 0.50'
BELOW: 18" or 1.50'
SURROUND: 6" or 0.50' (ALL SIDES)
VOID RATIO: 40%

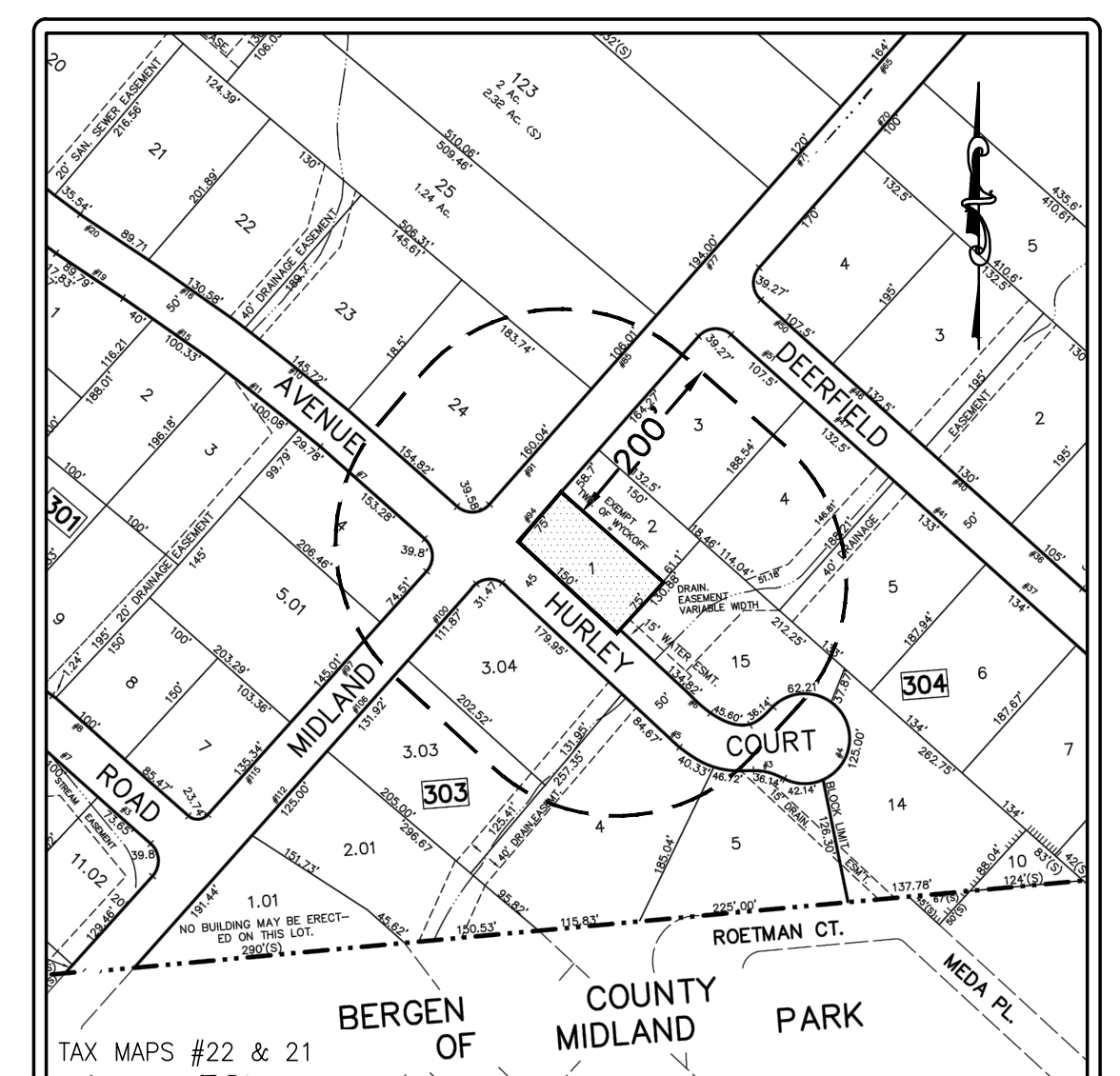
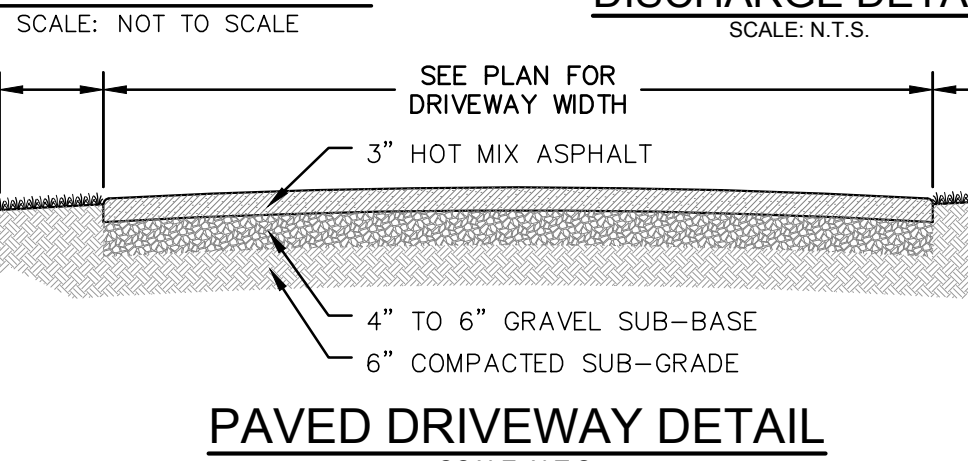
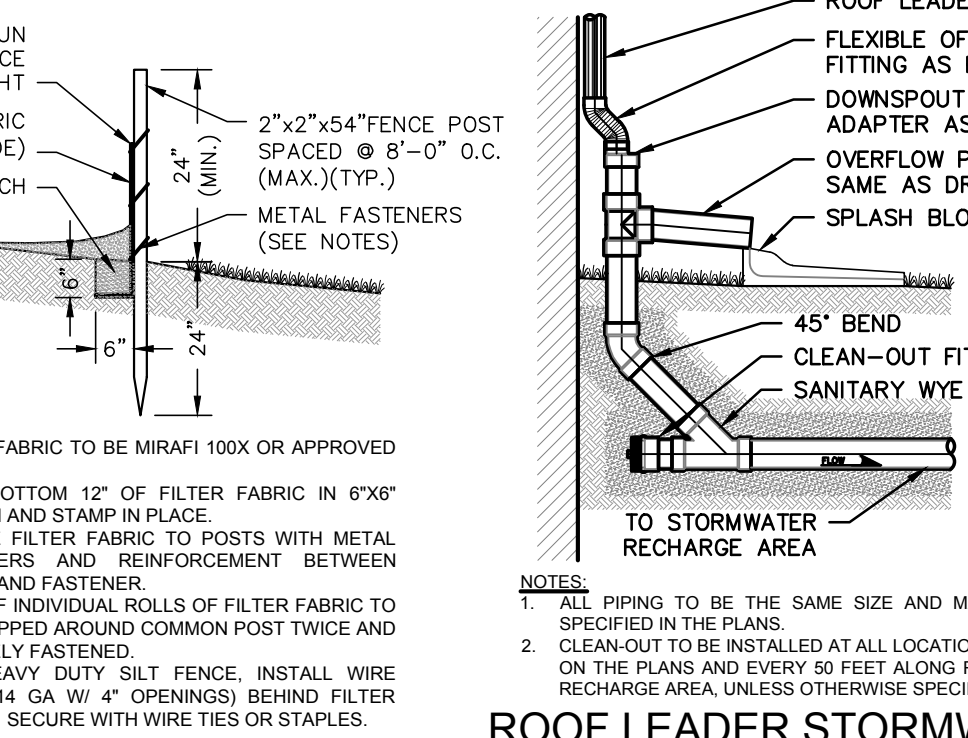
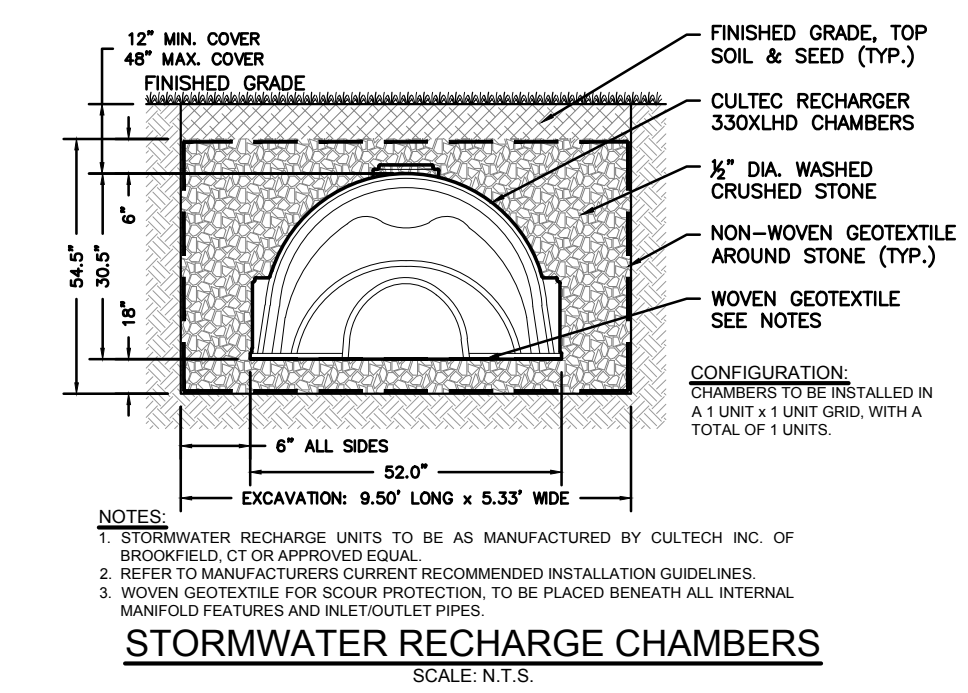
CHAMBER STORAGE VOLUME (Vc):
1 UNITS x 82.22 CF/UNIT = 82.22 CF

EXCAVATION VOLUME (Vv):
LENGTH: (1 UNIT @ 8.50' UNIT) + (0 UNITS @ 7.00' UNIT) + (2 x 0.50' STONE) = 9.50'
WIDTH: (1 UNIT @ 5.17' UNIT) + (0 UNITS @ 4.83' UNIT) + (2 x 0.50' STONE) = 5.33'
HEIGHT: (1 UNIT @ 2.54' UNIT) + (0.50' ABOVE) + (1.50' BELOW) = 4.54'
VOLUME LENGTH: 9.50' x WIDTH: 5.33' x HEIGHT: 4.54' = 229.88 CF

STONE STORAGE VOLUME (Vs):
VOLUME: (Vv: 229.88 CF) - (Vc: 82.22 CF) x (VOID RATIO: 40%) = 71.06 CF

TOTAL STORAGE VOLUME (Vt):
VOLUME: (Vc: 82.22 CF) + (Vs: 71.06 CF) = 123.28 CF or 922 GALLONS

NOTE: THIS CALCULATION DOES NOT ACCOUNT FOR INFILTRATION. SOIL PERMEABILITY TO BE CONFIRMED DURING INSTALLATION OF STORMWATER STRUCTURES.



RA-25 RURAL RESIDENTIAL ZONE

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	25,000 S.F. 0.57 ACRES	11,250 S.F. 0.258 ACRES	11,250 S.F. 0.258 ACRES	NO
LOT WIDTH/FRONTAGE	125'	225.0'	225.0'	NO
LOT DEPTH	150'	150.0'	150.0'	NO
PRINCIPAL BUILDING				
FRONT YARD (MIDLAND)	40'	14.2'	14.7'	YES
FRONT YARD (HURLEY)	40'	15.6'	15.6'	YES
SIDE YARD (EACH)	20'	35.8'	14.9'	YES
REAR YARD	40'	93.8'	68.2'	NO
MAX. BUILDING HEIGHT	35'	UNKNOWN	34.83*	NO
MIN. FLOOR AREA**	1,200 S.F.	709 S.F.	3,325 S.F.	NO
ACCESSORY BUILDING (GARAGE)				
REAR YARD	20'	68.1'	-	NO
SIDE YARD (EACH)	15'	5.5'	-	NO
MAXIMUM COVERAGE				
PRINCIPAL STRUCTURE	15%	6.5%	16.7%	YES
AND ACCESSORY STRUCTURE	20%	11.5%	19.8%	NO
DECK	-	223 S.F.	346 S.F.	-
GARAGE	-	337 S.F.	-	-
IMPERVIOUS AREA	28.5%	21.0%	29.6%	YES
	3,206 S.F.	2,362 S.F.	3,325 S.F.	

* BUILDING HEIGHT = (29.5' + 104.33) - 99.0 = 34.83'
** PER PLANS PREPARED BY CHRIS BLAKE ARCHITECT LAST REVISED MARCH 18, 2022

IMPERVIOUS COVER

ITEM	EXISTING	PROPOSED
PRINCIPAL STRUCTURE	734 S.F./6.5%	1,876 S.F./16.7%
ACCESSORY STRUCTURE	560 S.F./5.0%	346 S.F./3.0%
WALKS/PATIOS/MISC.	66 S.F./0.6%	61 S.F./0.5%
DRIVEWAY	1,002 S.F./8.9%	1,042 S.F./9.3%
TOTAL	2,362 S.F./21.0%	3,325 S.F./29.6%

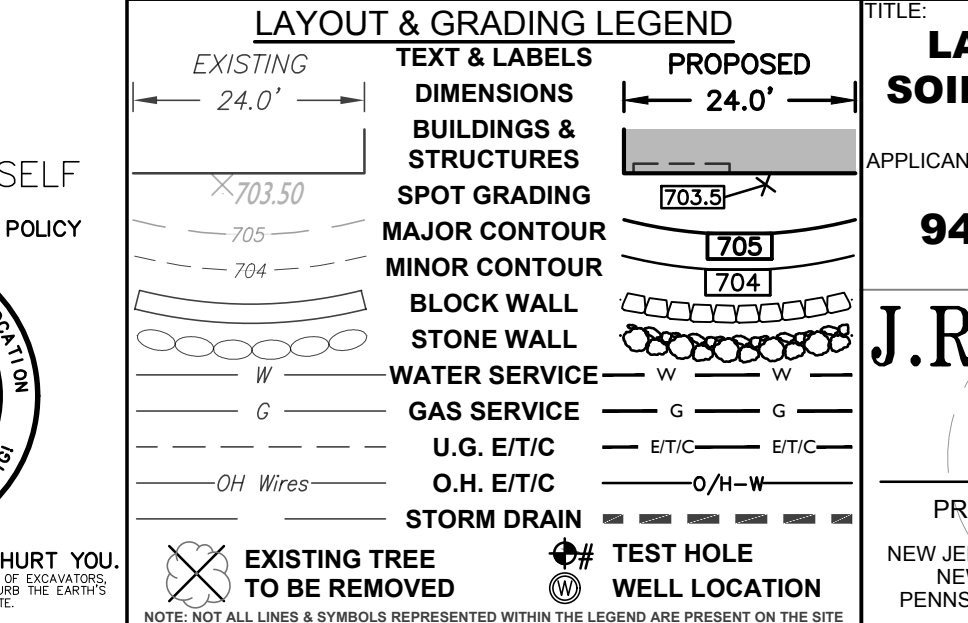
EXCLUDES REAR YARD, AT-GRADE IMPERVIOUS PER DEFINITION

GENERAL GRADING & UTILITY NOTES:

- DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE WITHIN PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS, IF APPLICABLE TO THE PROJECT.
- WATER SERVICE MATERIALS, WATER METER, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY AND COMPLIED WITH, IF APPLICABLE.
- ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL, SOURCES AND DISPOSAL. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO OWNER PRIOR TO INITIATING WORK.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IS TO BE PROVIDED AWAY FROM DWELLING AT ALL POINTS AROUND ITS PERIMETER.

APPLICANT: 94 MIDLAND AVE, LLC
344 GROVE ST, SUITE 4156
JERSEY CITY, NJ 07032

OWNER: MARCUS, JENNIE(S)(W)
94 MIDLAND AVE
WYCKOFF, NJ



LAYOUT, GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN

PROPOSED ADDITIONS AT 94 MIDLAND AVENUE BOROUGH OF WYCKOFF BLOCK 304, LOT 1

J.R. HOUSER Engineering, LLC
1141 Greenwood Lane Twp., Ringwood, NJ 07456
Tel: 973-728-2945 | Fax: 973-508-1524
www.housereng.com

T.C. VANDERVALK
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 246GE047700