

**EXIST. COVERAGE CALCULATIONS:**

HOUSE:	3,444 SF.
FRONT PORCH:	32 SF.
REAR PORCH:	976 SF.
PRINC. BLDG. CVG.	4,452 SF., 13.59%
POOL:	805 SF.
A/C & GEN:	16 SF.
ACCY. CVG.	821 SF., 2.5%
FRONT WALK:	225 SF.
DRIVEWAY:	1,910 SF.
REAR WALK:	92 SF.
REAR PATIOS:	1,214 SF.
TOTAL LOT COVERAGE:	8,714 SF., 26.6%

**PROP. COVERAGE CALCULATIONS: (WITH REAR PATIO)**

HOUSE:	3,986 SF.
FRONT PORCH:	101 SF.
REAR CRVD. PORCH:	976 SF.
BSMT. ENTRANCE:	54 SF.
PRINC. BLDG. CVG.	5,117 SF., 15.6% **
POOL SHED:	80 SF.
POOL:	805 SF.
A/C & GEN:	16 SF.
ACCY. CVG.	901 SF., 2.75%
REAR WALK:	149 SF.
DRIVEWAY:	3,271 SF.
REAR PATIO:	880 SF.
TOTAL LOT COVERAGE:	10,318 SF., 31.5%

**\*\* VARIANCE REQUESTED**

**PROP. COVERAGE CALCULATIONS: (WITH OUT REAR PATIO)**

HOUSE:	3,986 SF.
FRONT PORCH:	101 SF.
REAR CRVD. PORCH:	976 SF.
BSMT. ENTRANCE:	54 SF.
PRINC. BLDG. CVG.	5,117 SF., 15.6% **
POOL SHED:	80 SF.
POOL:	805 SF.
A/C & GEN:	16 SF.
ACCY. CVG.	901 SF., 2.75%
DRIVEWAY:	3,271 SF.
TOTAL LOT COVERAGE:	9,289 SF., 28.4%

**\*\* VARIANCE REQUESTED**

**BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL DISTRICT**

1. All soil erosion and sediment control practices shall be installed in accordance with the Standards for Soil Erosion and Sediment Control as set forth in the N.J. Standards, and shall be installed at proper frequency and maintained until permanent stabilization is established.

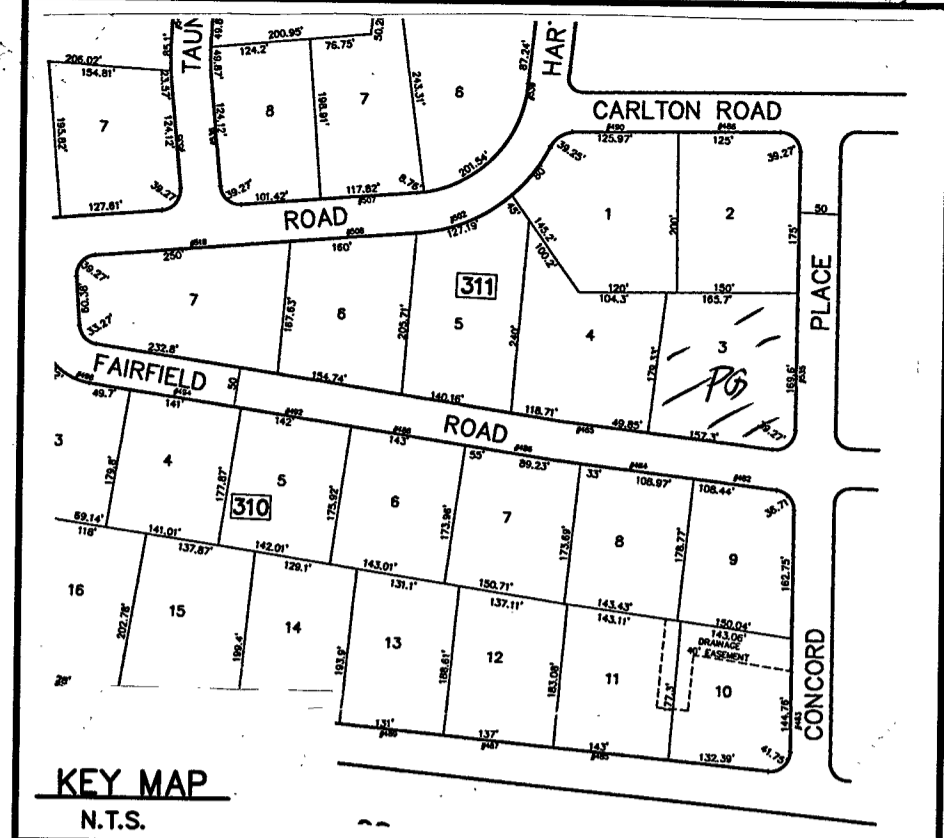
2. Any disturbed area that will be exposed for more than 120 days shall not be subject to construction traffic until immediately before a temporary seeding and mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with eroded straw or a rate of 2 tons per acre and covered by approved methods (i.e. pag and bales, mesh netting, or liquid mulch).

3. Following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding to contribute to erosion control on a suitable equipment at a rate of 2 tons per acre, according to the N.J. Standards.

4. Stabilization Specifications:  
 a. Temporary Seeding and Mulching:  
 Ground Linerless - Applied uniformly according to soil test recommendations.  
 Fertilizer - Apply 1 lb. of 10-20-10 or equivalent with 1/2" water soluble nitrogen (unless a soil test indicates otherwise).  
 Seed - potential response 100 lbs. acres (2.3 lbs./1,000 sq. ft.) or other approved seed.  
 Seed - potential response 100 lbs. acres (2.3 lbs./1,000 sq. ft.) or other approved seed.  
 Mulch - Ultra-fine straw or hay at a rate of 70 to 80 lbs./1,000 sq. ft. applied to achieve 90% soil surface coverage. Mulch shall be anchored by approved methods (i.e. pag and bales, mesh netting, or liquid mulch).

5. Permanent Seeding and Mulching:  
 Topsoil - A uniform application to an average depth of 8", minimum of 4" formed in place is required.  
 Ground Linerless - Applied uniformly according to soil test recommendations.  
 Fertilizer - Apply 1 lb. of 10-20-10 or 10-10-10 equivalent with 1/2" water soluble nitrogen (unless a soil test indicates otherwise).  
 Seed - Turf type tall fescue (Seed of 3 cultivars) 350 lbs. acres (3.5 lbs./1,000 sq. ft.) or other approved seed; or Kentucky bluegrass (Seed of 3 cultivars) 350 lbs. acres (3.5 lbs./1,000 sq. ft.) or other approved seed.  
 Mulch - Ultra-fine straw or hay at a rate of 70 to 80 lbs./1,000 sq. ft. applied to achieve 90% soil surface coverage. Mulch shall be anchored by approved methods (i.e. pag and bales, mesh netting, or liquid mulch).

6. The site shall be graded and maintained such that all stormwater runoff is directed to an erosion and sediment control facility.  
 7. Slopestakes are not to be located within 50' of a footcandle, slope, roadway or drainage facility. The base of all slopestakes shall be contained by a hardscape treatment barrier or other approved method.  
 8. A crushed stone, vehicle wheel cleaning barrier shall be installed wherever a construction access road intersects any paved roadway. Such barrier will be composed of 1" - 2" crushed stone, 6" thick, will be at least 30" x 100" and shall 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" 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-way, will be removed immediately. Paved roadways must be kept clear of all times.  
 12. Catch basin inlets will be protected with an inlet filter designed in accordance with Section 28 of the N.J. Standards.  
 13. Storm drainage outlets will be stabilized, as required, before the discharge points become conditions.  
 14. Driveway operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14 of the N.J. Standards.  
 15. Clear shall be controlled by the application of water, calcium chloride or other approved method in accordance with Section 14 of the N.J. Standards.  
 16. Trees to remain after construction are to be protected with a suitable fence installed at the 50' line or beyond in accordance with Section 14 of the N.J. Standards.  
 17. The project shall be responsible for any erosion or sedimentation that may occur below the 50' line in the unimproved lot and adjacent to the project.  
 18. District for review and approval prior to implementation in the field.  
 19. The Bergen County Soil Conservation District must be available at the project 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, 6257, 700 Knowlton Road, Suite 100, Clifton, NJ 07011, (973) 201-4400, Fax: 201-261-9173.  
 21. The Bergen County Soil Conservation District may require additional measures to minimize or offset 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 will audit site areas, verify the location, the establishment of all required practices, and the work must be completed, including temporary erosion stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.

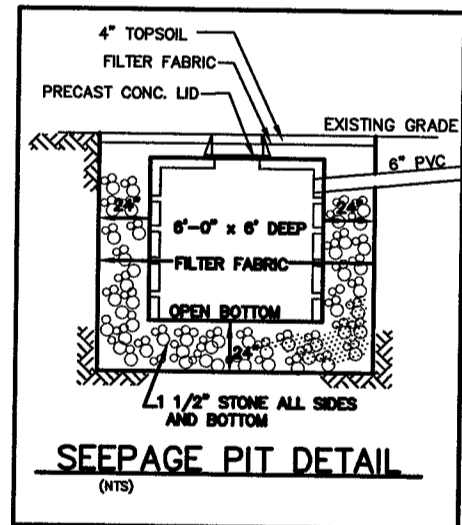


- NOTES**
1. CONTOURS SHOWN HEREON ARE IN ASSUMED FLOOR 100.0 DATUM
  2. TOTAL LOT AREA = 32,764.3 SF., 0.75 AC.
  3. REFERENCE MAPS:  
ORIGINAL HOUSE LOCATION PROVIDED BY OWNER, PREPARED BY: ERIC SILVESTRO, PLS., DATED 10/16/19
  4. DEED RESTRICTIONS: NONE
  5. UTILITIES ALL EXISTING.
  6. 5 TREES ARE PROPOSED FOR REMOVAL.
  7. VARIANCE REQUESTED FOR SOIL MOVING IN EXCESS OF 100 C.Y. VS. 723 C.Y. PROPOSED

**ZONING DATA (RA-25 ZONE)**

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	25,000 SF.	32,764.3 SF	32,764.3 SF
MIN. FRONTAGE:	125 FT.	197.3 FT.	197.3 FT.
MIN. DEPTH:	150 FT.	165.7 FT.	165.7 FT.
SETBACKS:			
PRINCIPAL BLDG.			
MIN. FRONT YARD (FT.) FAIRFIELD RD.	40 FT.	49.3 FT.	45.3 FT.
MIN. FRONT YARD (FT.) CONCORD PL.	40 FT.	56.6 FT.	55.4 FT.
MIN. SIDE YARD:	25 FT.	65.0 FT.	60.4 FT.
MIN. REAR YARD:	40 FT.	40.3 FT.	28.4 FT.**
ACCESSORY BLDG.			
MIN. REAR YARD (FT.)	20 FT.	6.7 FT.*	11.4 FT. **
MIN. SIDE YARD (FT.)	15 FT.	29.4 FT.	29.3 FT.
SHEDS (<80 SF., <10 FT. H)			
LOT COVERAGE:			
PRINCIPAL BLDG. (A)	15% MAX.	13.59%	15.6% **
TOTAL ACCESS. BLDG. (B)	5% MAX.	2.5%	2.75%
TOTAL (% (A & B))	20% MAX.	16.09%	18.3%
TOTAL LOT COVERAGE:	28.5% MAX.	26.6%	28.4%
DWELLING AREA			
TOTAL SF.	1,200 SF. MIN.	3,444 SF.	3,986 SF.
BUILDING HEIGHT (FT.)	35 FT. MAX.	23 FT.	23 FT.
NUMBER OF STORIES:	2 1/2 MAX.	1.5 STORY	1 STORY

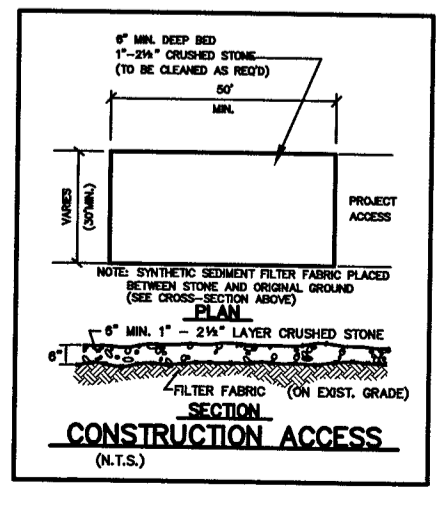
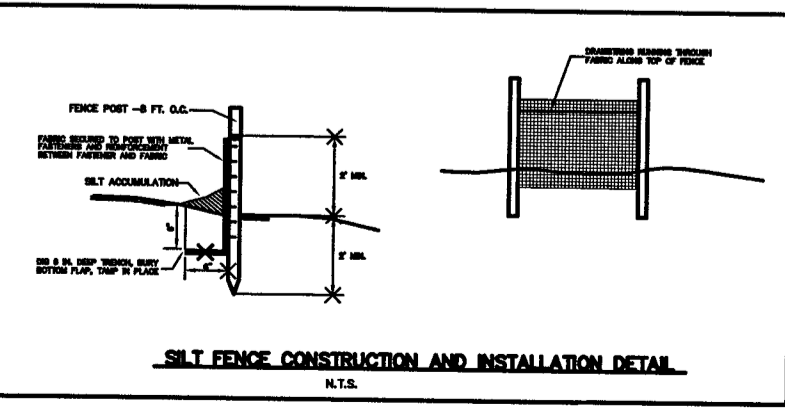
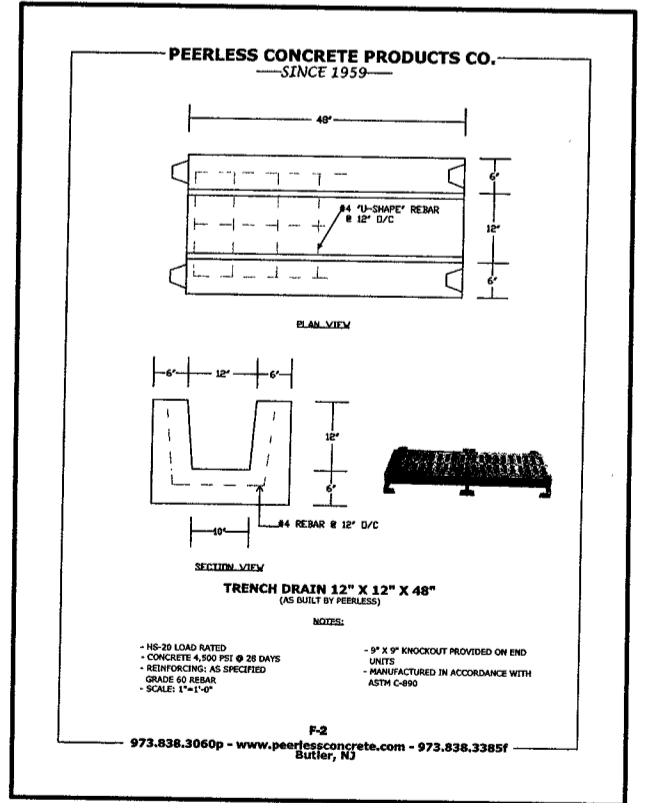
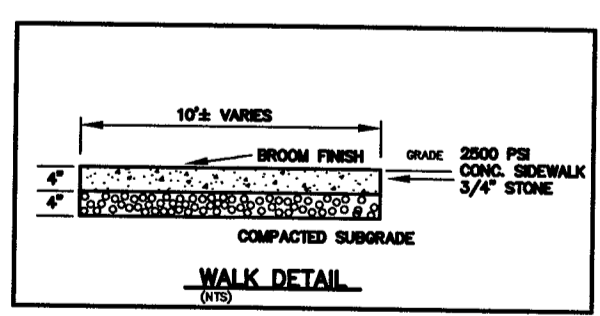
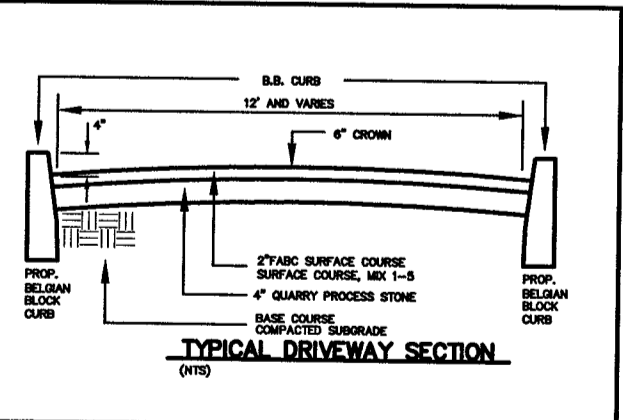
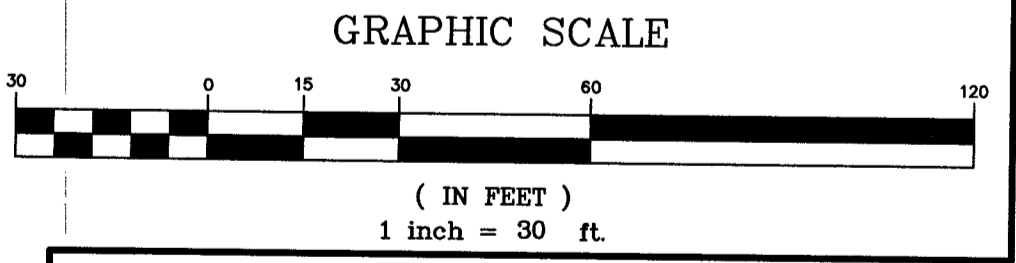
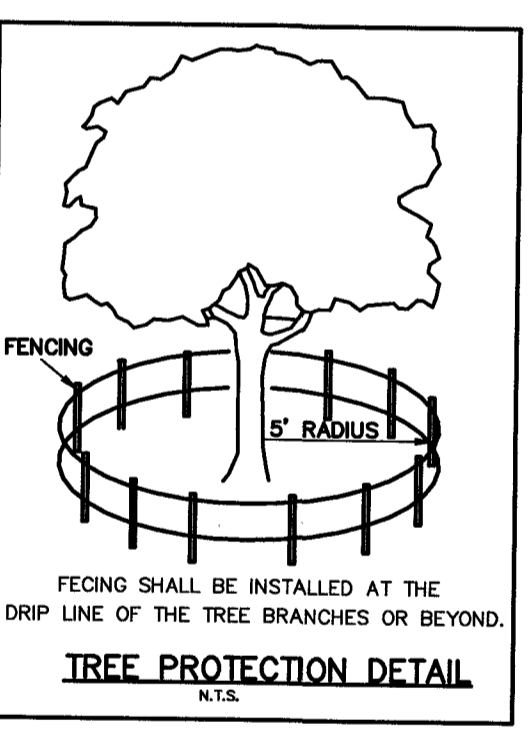
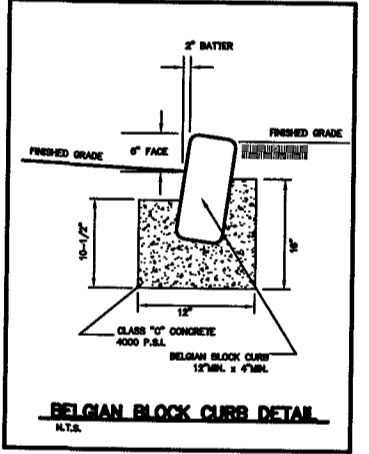
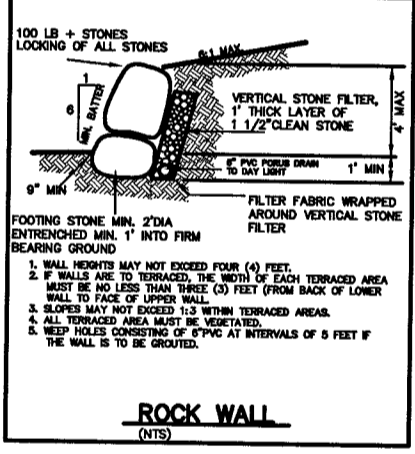
\* EXISTING NONCONFORMITY POOL & PATIO  
 \*\* VARIANCE REQUESTED



**SOIL MOVEMENT QUANTITIES:**

**EXCAVATION:**  
 SEEPAGE PITS: 5(10'x10'x8'DEEP/27) = 148 CY  
 SEPTIC FIELD: 1050 SF.x7'DEEP/27 = 272 CY  
 SEPTIC TANK: 5'x10'x5'DEEP/27 = 9 CY  
 DRIVEWAY: 40'x60'x3'DEEP/27 = 267 CY  
 FOOTINGS: 120'x2'x3'DEEP/27 = 27 CY  
 TOTAL EXCAVATION: 723 CY

**FILL:**  
 DRIVEWAY: 20'x20'x2'DEEP/27 = 30 CY  
 SEPTIC FIELD: 1050 SF.x7'DEEP/27 = 272 CY  
 TOTAL EXCAVATION: 302 CY



**LEGEND**

- EXIST. CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED HOUSE
- PROPOSED CURB
- TREE TO BE REMOVED
- TREE TO REMAIN
- EXIST. GRADE
- PROP. GRADE

**OWNER**  
 MR & MRS CANGELOSI  
 535 CONCORD PLACE  
 WYCKOFF, N.J.

NO.	DATE	DESCRIPTION	BY
7	11/23/20	PER Z.B. BOARD 11/19/20 MTG.	RJW
6	11/20/20	PER Z.B. BOARD 11/19/20 MTG.	RJW
5	11/12/20	PER OWNER	RJW
4	11/5/20	AS PER ENG.-COMMENTS & OWNER	RJW
3	10/7/20	ADD 2ND FRONT YARD ZONING	RJW
2	9/22/20	REV. REAR YARD, SOIL MOVMT. CALCS.	RJW
1	8/25/20	ADD 3 SEEPAGE PITS	RJW

**PLOT PLAN**  
**SOIL EROSION AND SEDIMENT CONTROL PLAN**  
 LOT 3, BLOCK 311  
 CURRENT TAX ASSESSMENT MAP SHEET NO. 25  
**535 CONCORD PLACE**  
 TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY

SCALE: 1"=30'  
 DRAFTED BY: JDL  
 CHECKED BY: RW  
 DATE: 07/28/2020  
 JOB. NO. 2020-185  
 CANGELOSI/P

**ROBERT J. WEISSMAN, P.E. & L.S.**  
**WEISSMAN ENGINEERING CO., P.C.**  
 PROFESSIONAL ENGINEER AND LAND SURVEYOR  
 686 GODWIN AVENUE, MIDLAND PARK, NJ 07432  
 VOICE(201) 445-2799, FAX(201) 445-0483

N.J. P.E. & L.S. LIC. NO. 29,624