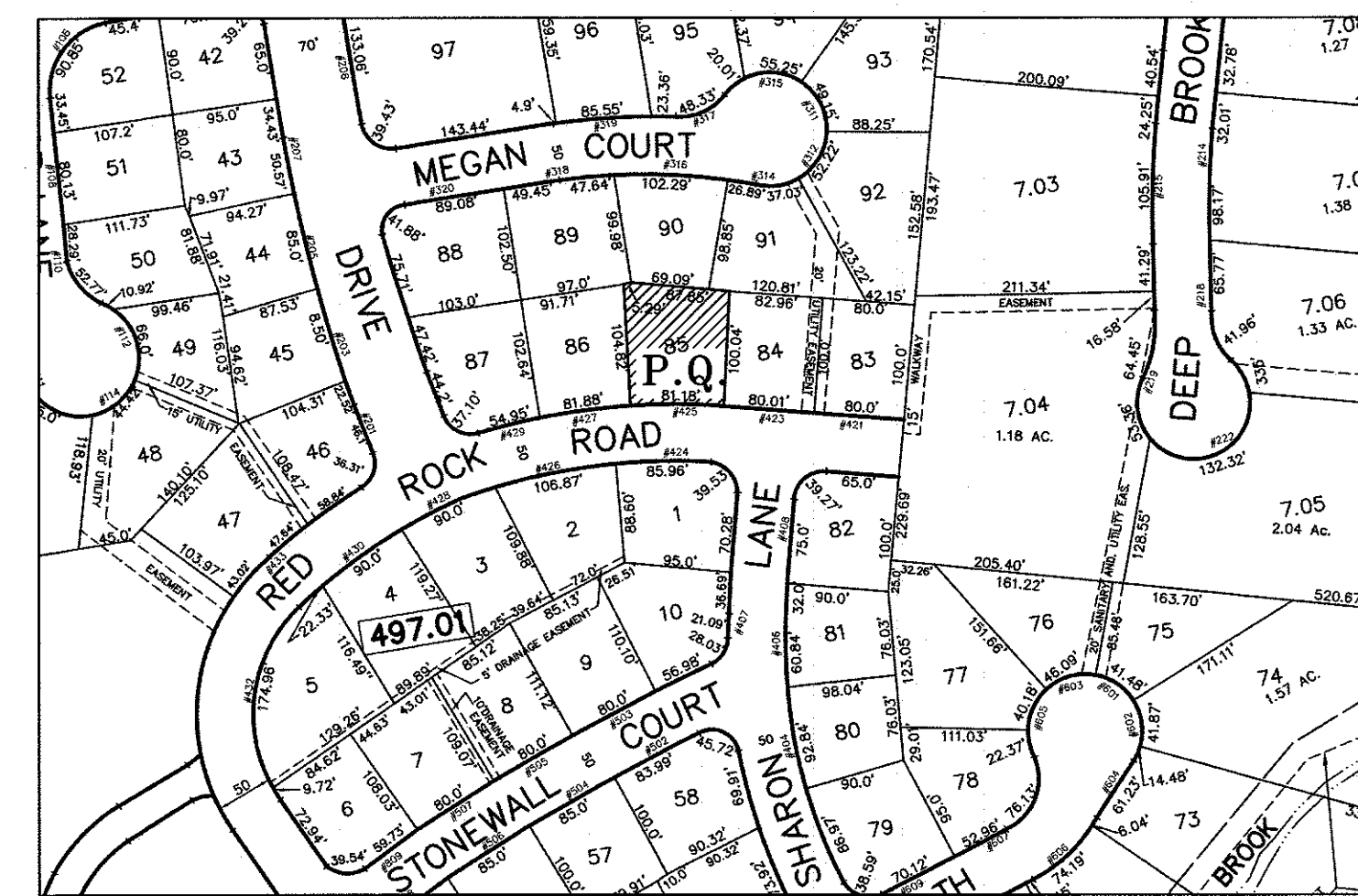


**BERGEN COUNTY SOIL CONSERVATION DISTRICT  
SOIL EROSION AND SEDIMENT CONTROL NOTES**

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE NJ 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 S.F. 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 - 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.  
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 11 LBS./1,000 S.F. 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).
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUN-OFF 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 NO. 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 ISSUE 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.

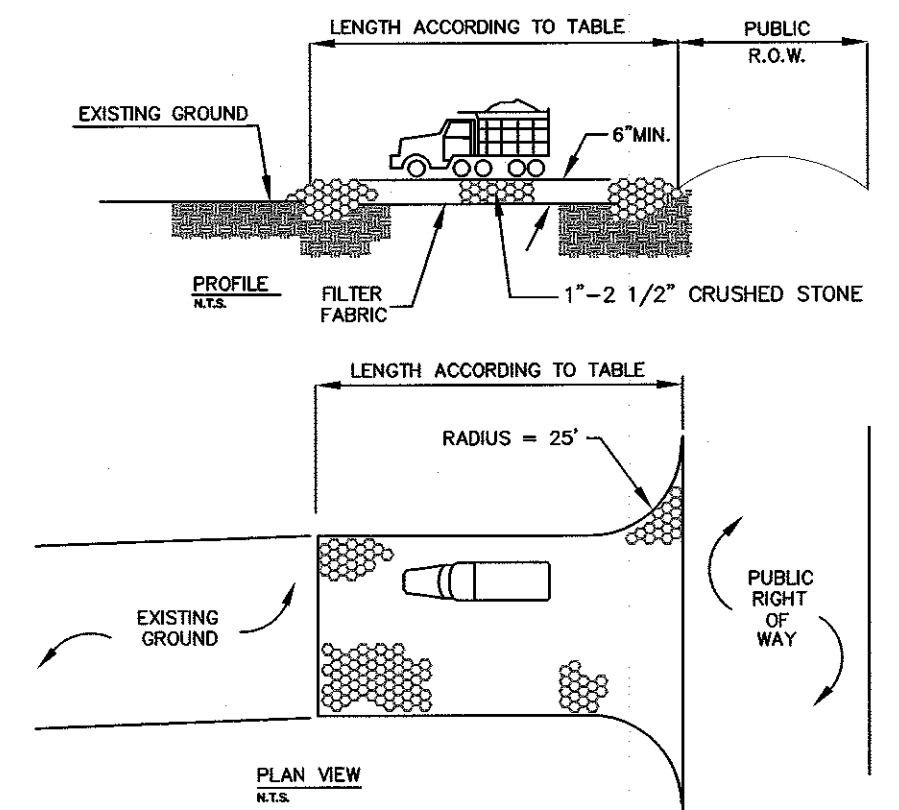


**GENERAL NOTES:**

- PROPERTY LINE AND EXISTING CONDITION INFORMATION BASED ON THE FOLLOWING:
  - PROPERTY KNOWN AS LOT 85 IN BLOCK 497 ON THE CURRENT TAX MAP OF THE TOWNSHIP OF WYCKOFF SHEET No. 52.
  - A MAP ENTITLED "LOCATION SURVEY, 425 RED ROCK ROAD, LOT 85, BLOCK 497, TOWNSHIP OF WYCKOFF, BERGEN COUNTY, N.J." PREPARED BY EID ASSOCIATES, DATED 8/15/05.
  - A FIELD SURVEY BY SCHWANWEDE/HALS ENGINEERING ON OCT. 8, 2020.
- LOT AREA: 8,865 S.F. / 0.204 Ac.
- ELEVATIONS ARE BASED ON NAVD 1988.
- PROPERTY IS LOCATED IN THE MF/AH-5 ZONE. (SINGLE FAMILY DETACHED)
- LOT COVERAGE:
 

EXISTING DWELLING	2,332 S.F./8,865 S.F. = 26.3%
PROPOSED DWELLING	2,332 S.F./8,865 S.F. = 26.3%
- IMPERVIOUS COVERAGE:
 

EXISTING:	
HOUSE	= 2,332 S.F.
DRIVEWAY	= 539 S.F.
PATIO/WALKS	= 794 S.F.
A/C UNITS	= 27 S.F.
TOTAL	= 3,692 S.F. / 8,865 S.F. = 41.6%
PROPOSED:	
HOUSE	= 2,332 S.F.
DRIVEWAY	= 539 S.F.
PATIO/WALKS	= 1,385 S.F.
A/C UNITS	= 27 S.F.
POOL FILTER	= 40 S.F.
KITCHEN	= 58 S.F.
POOL	= 495 S.F.
TOTAL	= 4,876 S.F. / 8,865 S.F. = 55.0%
- TREES TO BE REMOVED = 0.
- SEE LANDSCAPE ARCHITECTS PLAN FOR PLANTINGS.
- SOIL TO BE REMOVED = 79 C.Y.



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED
0 TO 2%	50 FT
2 TO 5%	100 FT
5 TO 10%	200 FT

COARSE GRAINED SOILS  
FINE GRAINED SOILS

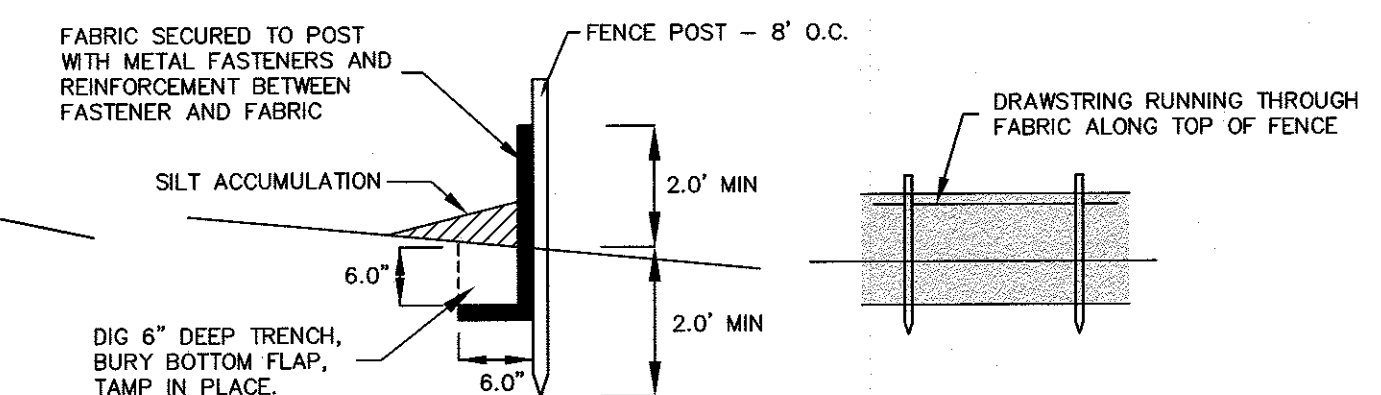
\* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY

NOTES: -PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.  
-INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION -THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (1" P)

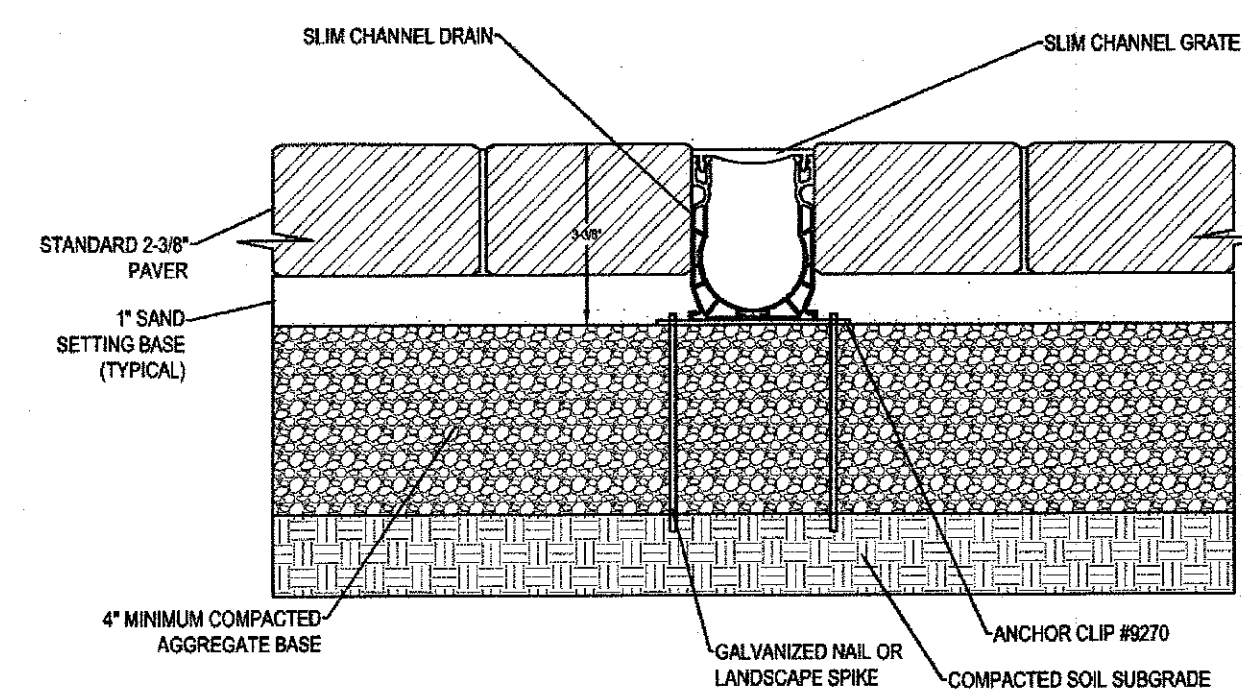
**STABILIZED CONSTRUCTION ENTRANCE**

**SEQUENCE OF CONSTRUCTION**

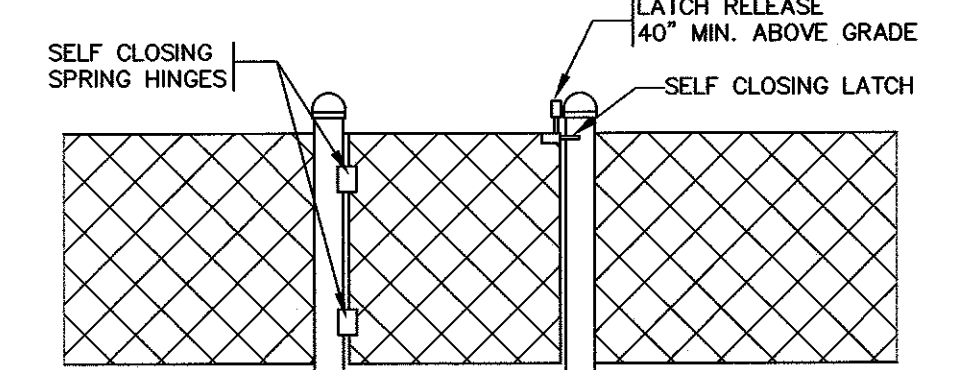
- INSTALL FILTER BARRIERS AND STABILIZED CONSTRUCTION ACCESS. (1 DAY)
- CLEAR, STRIP AND STOCKPILE TOPSOIL. (1 DAY)
- EXCAVATE AND INSTALL POOL (2 WEEKS)
- CONNECT UTILITIES, INSTALL PATIO (1 WEEK)
- TOPSOIL & SEED - PERMANENTLY STABILIZE ALL DISTURBED AREAS. (1 DAY)



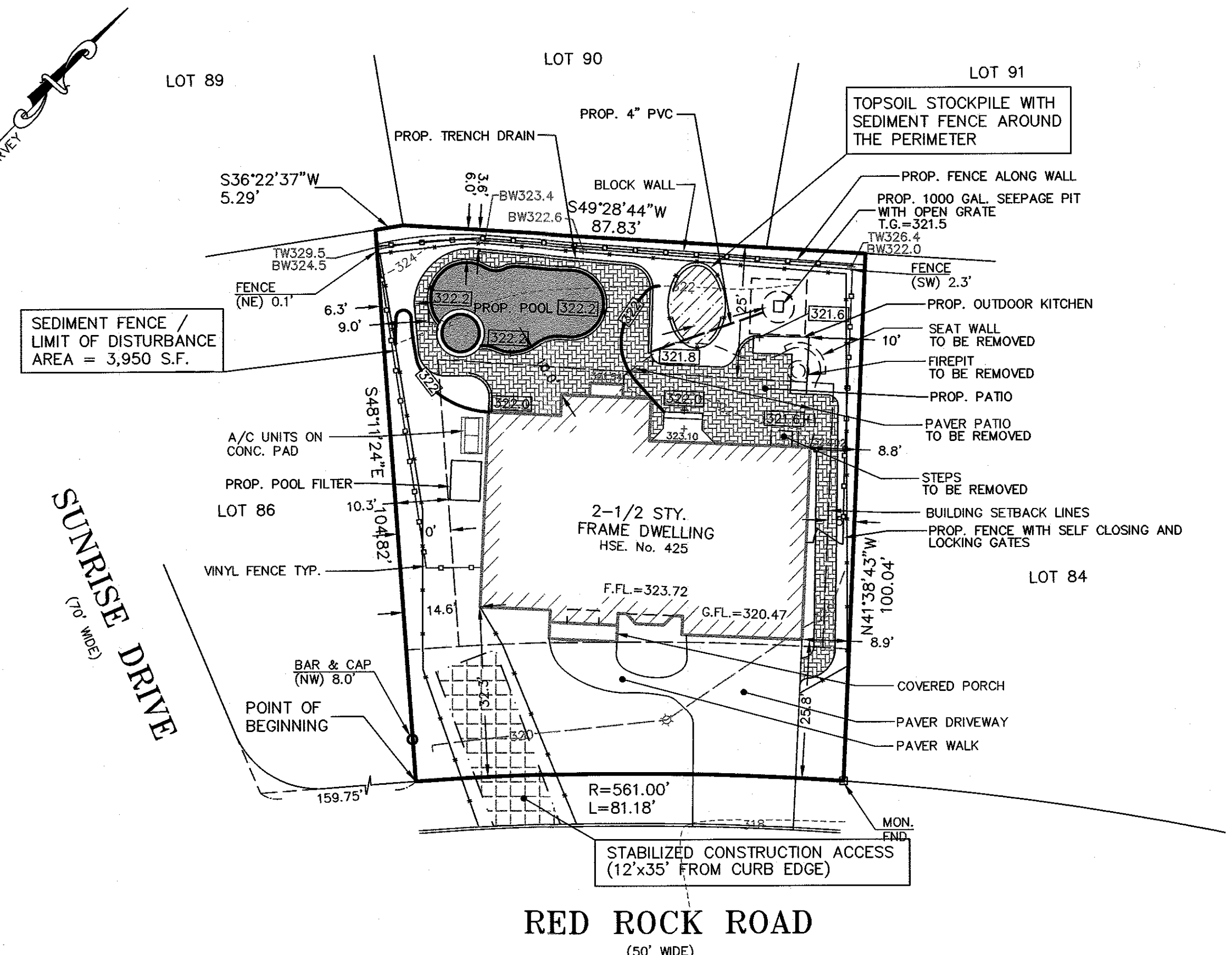
**SEDIMENT FENCE**



**FENCE DETAIL**



**DETAIL SEEPAGE PIT W/ OPEN GRATE**



**RED ROCK ROAD (50' WIDE)**

**SOIL MANAGEMENT NOTE:**  
ACCORDING TO STATE OF NEW JERSEY LAND USE CLASSIFICATION SYSTEM, THE SITE IS UNDER URBAN REDEVELOPMENT AREA, LAND USE CODE 1.110. THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION REMEDIATION, AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND PREPARATION STANDARDS FOR SOIL AND SEDIMENT CONTROL IN NEW JERSEY.

ZONING TABLE - ZONE MF/AH-5 RURAL RESIDENTIAL			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,500 S.F.	8,865 S.F.	8,865 S.F.
LOT FRONTAGE	75'	81.18'	81.18'
FRONT YARD	25'	25.8'	25.8'
SIDE YARD	5' / 15' (BOTH)	8.8' / 23.4'	8.8' / 23.4'
REAR YARD	25'	29.8'	29.8'
BLDG. HEIGHT	2 1/2 ST./35'	2 ST./30.0'	2 ST./30.0'
COMBINED BLDG. COVERAGE	35% MAX.	26.3%	31.9%
IMPERVIOUS COVERAGE	60% MAX.	41.6%	55.0%
ACCESSORY COVERAGE		0	5.6%
SIDE YARD	10' MAX.	0'	6.3' (V)
REAR YARD	10' MAX.	0'	3.6' (V)

(V) VARIANCE REQUIRED

- NOTES:
- EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWING.
  - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
  - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED

http://www.ndspro.com Call 1-888-825-4716



**2" SLIM CHANNEL  
INSTALLATION DETAIL - PAVERS**

**SOIL EROSION AND SEDIMENT CONTROL**

**POOL PLAN  
BLOCK 497 - LOT 85  
425 RED ROCK ROAD  
FOR  
CAROLLO RESIDENCE  
TOWNSHIP OF WYCKOFF, BERGEN CO., N.J.**

**SCHWANWEDE / HALS ENGINEERING**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436  
(201) 337-0053

*D. Hals*  
**DAVID A. HALS, PE, LS, PP**  
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 28994

*J. Vince*  
**JOSEPH F. VINCE, PE, LS, PP**  
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 6842598

SCALE 1"=20'  
DATE: NOV. 18, 2020  
JOB NO: 8101-2270  
SHEET NO: 1 OF 1

DATE	BY	DESCRIPTION
4-28-21	MN	2. ENGINEER COMMENTS
3-8-21	MN	1. ENGINEER COMMENTS
		REVISIONS