

**PROPOSED BUILDING COVERAGE CALCULATIONS:**  
 EX. DWELLING = 3,665 SF  
 PROP. COVERED PATIO = 451 SF  
 TOTAL PROP. BUILDING COV'G = 4,116 SF = 16.21%

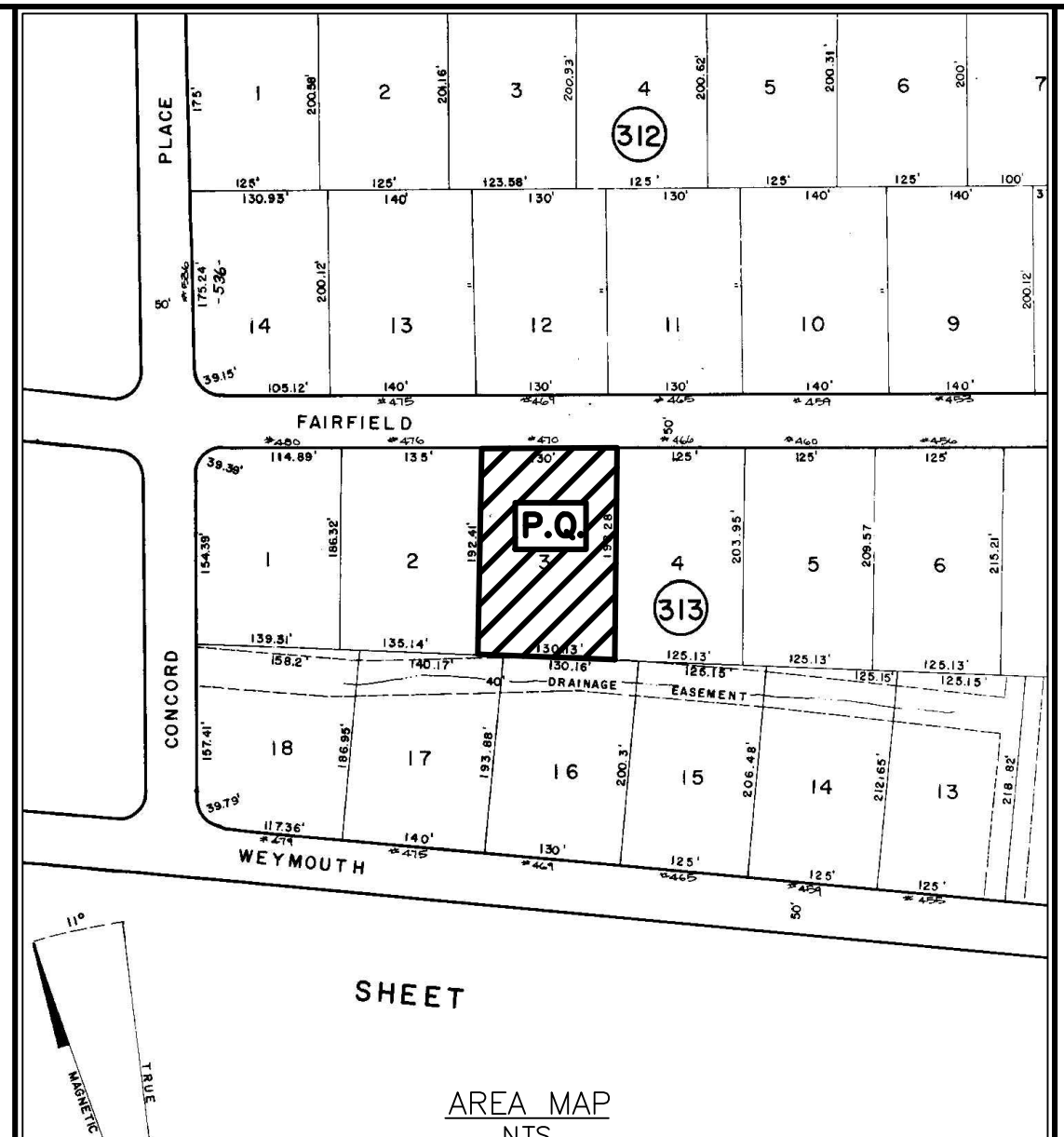
**PROPOSED ACCESSORY COVERAGE CALCULATIONS:**  
 EX. POOL/SPA (WATER) = 607 SF  
 TOTAL PROP. ACCESSORY COVERAGE = 607 SF = 2.39%

**PROPOSED IMPROVED LOT COVERAGE CALCULATIONS\*\*:**  
 EX. DWELLING = 3,665 SF  
 PROP. COVERED PATIO = 451 SF  
 EX. DRIVE/FRONT WALK = 2,282 SF  
 PROP. RAISED LANDINGS/GRILL = 191 SF  
 TOTAL IMPROVED LOT COVERAGE = 6,589 SF = 25.95%

\*\*\* - DOES NOT INCLUDE EX./PROP. WALKS, PATIO, POOL, STEPS, EQUIPMENT PADS

**NET IMPERVIOUS COVERAGE\*\*:**  
 PROP. COVERED PATIO = 451 SF  
 PROP. RAISED LANDINGS/GRILL = 191 SF  
 PROP. WALKWAY = 158 SF  
 EX. PATIO TO BE REMOVED = -346 SF  
 NET IMPERVIOUS AREA = 454 SF = 0.01 AC.

\*\* - FOR DRAINAGE PURPOSES, SEE BELOW

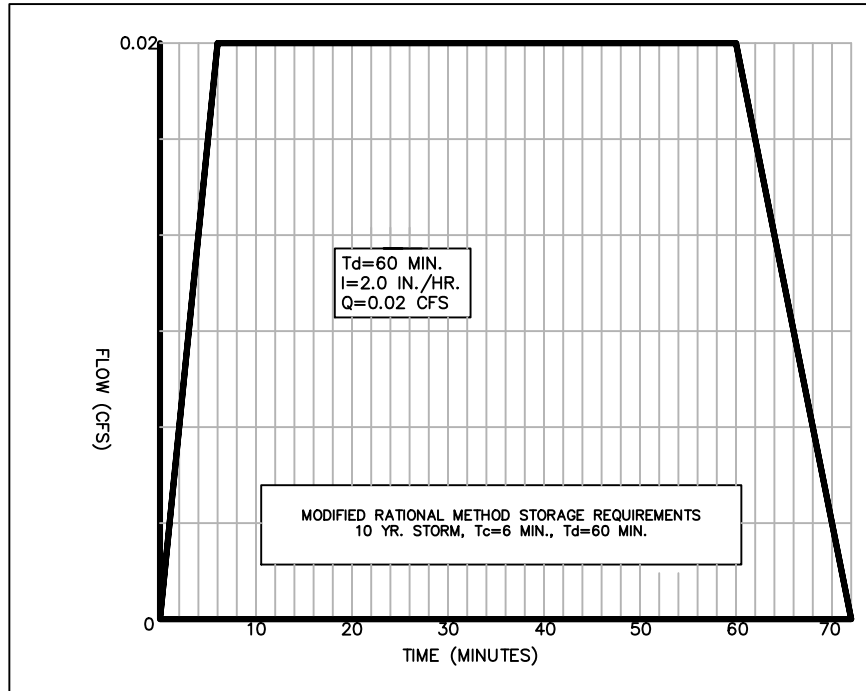
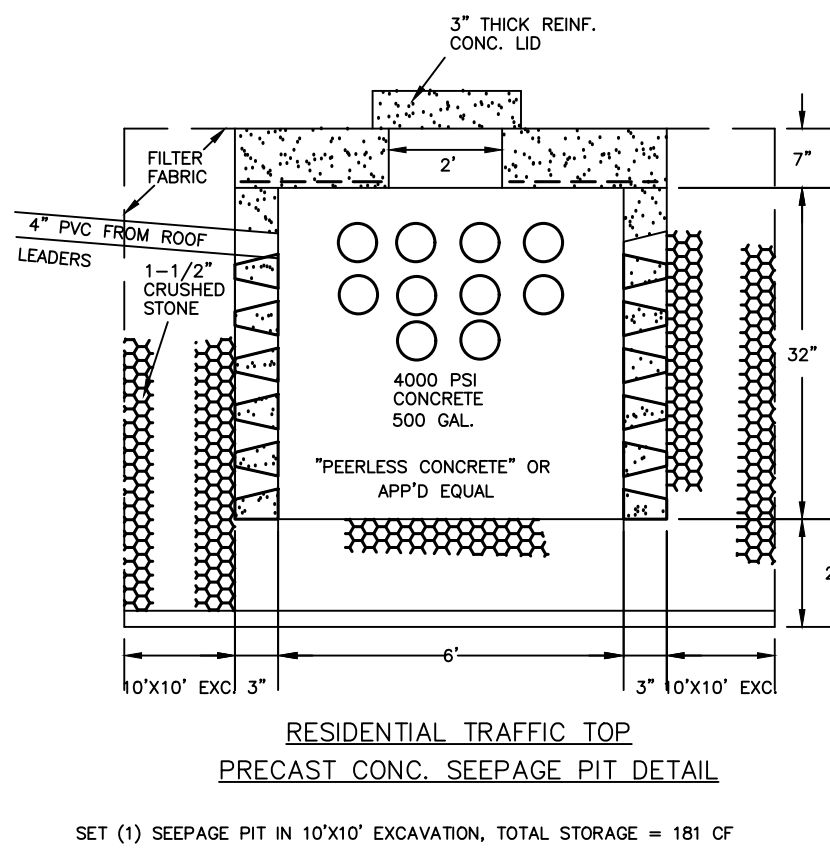
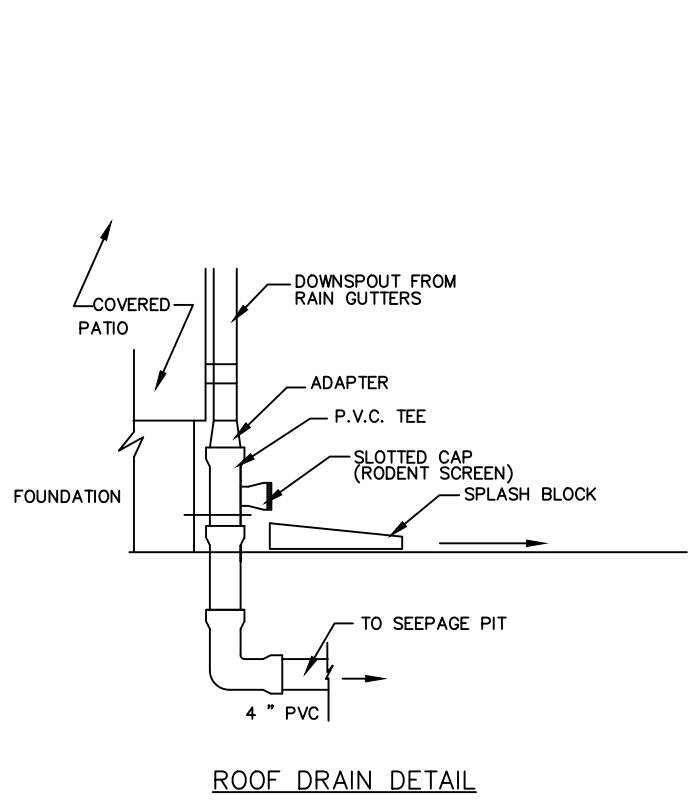
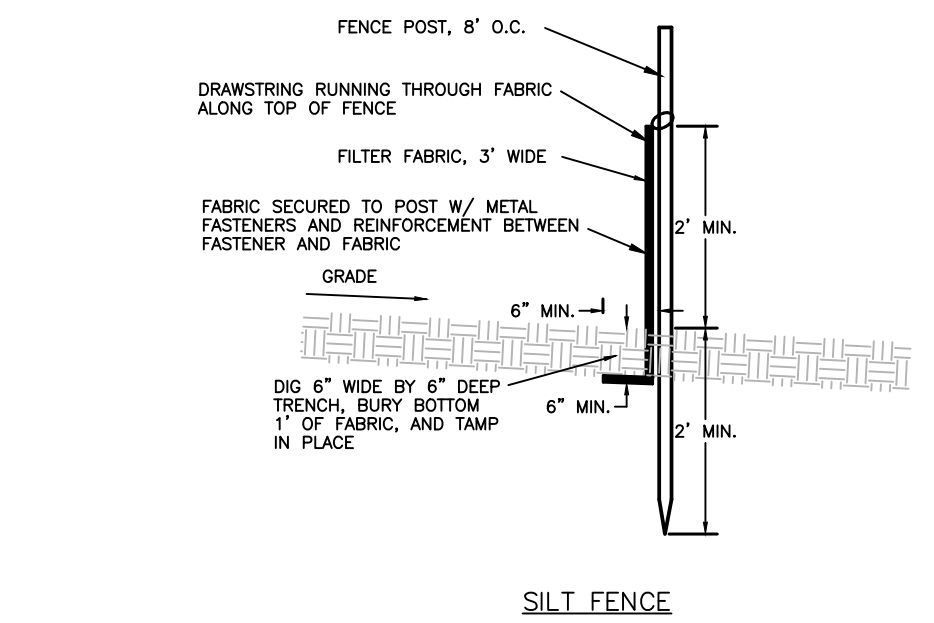


**ZONING NOTES:**  
 ZONE RA25 - SINGLE FAMILY

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	25,000	25,395	25,395
MIN. LOT WIDTH (FT.)	125.0	130.0	130.0
MIN. LOT DEPTH (FT.)	150.0	195.3	195.3
MIN. FRONT YARD (FT.)	40.0	45.8	45.8
MIN. SIDE YARD (FT.)	20.0	20.9/32.7	20.9/32.7
MIN. REAR YARD (FT.)	40.0	78.5	78.5
MAX. BLDG. HEIGHT (FT./ST.)	35/2.5	<35/2.5	<35/2.5
MAX. PRIN. BLDG. COVERAGE (%)	15.0	14.43	16.21**
MAX. IMP. LOT COVERAGE (%)	28.5	24.16	25.95
MAX. ACC. BLDG. COVERAGE (%)	5.0	2.39	2.39
ACC. REAR SETBACK (FT)	20.0	38.4	38.4
ACC. SIDE SETBACK (FT)	15.0	19.1	19.1

\*\* - VARIANCE REQUIRED

- NOTES:**
- PROPERTY KNOWN AS LOT 3 BLOCK 313 AS SHOWN ON THE CURRENT TAX MAPS OF THE TOWNSHIP OF WYCKOFF.
  - APPLICANT/TAXPAYER: DEVINCENTIS 4770 FAIRFIELD ROAD WYCKOFF, NJ
  - ZONE = RA-25
  - TOTAL AREA OF LOT: 25,395 SF
  - IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
  - THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS.
  - VARIANCE REQUIRED: (NONE)
  - THE PROPOSED IMPROVEMENTS WILL UTILIZE THE EXISTING SERVICES FROM THE EX. DWELLING. THE LOCATION OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR OR OWNER PRIOR TO CONSTRUCTION.
  - SURVEY INFORMATION SHOWN HERON HAS BEEN TAKEN FROM A SURVEY PREPARED BY KENT RIGGS, PLS DATED 3/29/21.
  - SOIL LOGS TO BE PROVIDED PRIOR TO CONSTRUCTION IF REQUIRED BY TWP. ENGINEER.
  - CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  - ALL DAMAGED CURBS AND STREETS TO BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
  - STREETS TO BE CLEANED EVERY DAY, AS REQUIRED BY TOWNSHIP ENGINEER.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH CODES AND BLDG. DEPT. APPROVALS.
  - ALL DISTURBED AREAS TO BE TOPSOILED, FERTILIZED, SEEDED AND HAY MULCHED UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
  - ALL EXCESS EXCAVATED MATERIAL TO BE REMOVED FROM SITE UNLESS OTHERWISE APPROVED BY TOWNSHIP ENGINEER.
  - ZERO (0) TREES TO BE REMOVED.



**DRAINAGE CALCULATIONS**  
 NEW IMPERVIOUS AREA = 454 SF = 0.010 ACRES  
 PROPOSED "c" = 0.85 (IMPERVIOUS)

**PROPOSED RUN-OFF**  
 10 YR STORM = (0.010)(0.85)(2.0 IN/HR) = 0.02 CFS

**STORAGE REQUIRED**  
 10 YR STORM = 76 CF

**STORAGE PROVIDED**  
 500 GALLON SEEPAE PIT PER DETAIL PROVIDES 181 CF

**EARTHWORK COMPUTATIONS**

PROP. FOOTINGS = 100 SF  
 AVG. CUT = 2\"/>

AREA OF PROP. SEEPAE PIT = 100 SF  
 AVG. CUT = 6.0\"/>

NET EXPORT = 29 CY



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

**CONSTRUCTION SEQUENCE:**

- INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AS PER PLAN, INCLUDING SILT FENCE AND WHEEL CLEANING BLANKET PER PLAN.
- EXCAVATE AND INSTALL FOUNDATION.
- CONSTRUCT UTILITY CONNECTIONS.
- COMPLETE PATIO CONSTRUCTION.
- INSTALL LANDSCAPING.
- UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE.
- APPLY SOIL FERTILIZER SEED AS PER LANDSCAPE PLAN.
- REMOVE ALL SEED DEVICES UPON FINAL STABILIZATION.

REVISION NO.	DATE	DESCRIPTION	REVISION NO.	DATE	DESCRIPTION
1	4/21/21	FOR ZBA SUBMISSION			

**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 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 sq ft 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 sq ft) 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 sq ft 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" firm in place is required.  
 Ground Limestone - Applied uniformly according to soil test recommendations.  
 Fertilizer - Apply 11 lbs./1,000 sq ft 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 sq ft) 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 sq ft 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 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 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: 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 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.
- Revised 1/27/17.

**SOIL LOG INFORMATION:**

SOIL HORIZON	DEPTH	COLOR	TEXTURAL CLASS
(TO BE PROVIDED PRIOR TO CONSTRUCTION)			

I HEREBY CERTIFY THAT THERE WILL BE A ZERO INCREASE IN STORM WATER RUN-OFF AS A RESULT OF THE PROPOSED PROJECT.

THOMAS W. SKRABLE  
 PROFESSIONAL ENGINEER, NJPE#36679

**THOMAS W. SKRABLE, P.E.** **SESC AND GRADING PLAN**  
**PROPOSED PATIO**  
 BLOCK 313 LOT 3  
 #470 FAIRFIELD ROAD  
 TOWNSHIP OF WYCKOFF  
 BERGEN COUNTY NEW JERSEY

DATE: 4/8/21  
 PROFESSIONAL ENGINEER, NJ 36679, NY 75377  
 PROFESSIONAL PLANNER, NJ 5204

THOMAS W. SKRABLE, P.E., P.P., C.M.E.  
 CONSULTING ENGINEER  
 65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ 201-529-5010

DRAWN BY: T.S.  
 SURVEYED BY: K.R.  
 DESIGNED BY: T.S.  
 CHECKED BY: T.S.  
 D'WG NO. 21060PP0  
 JOB NO. 21-060  
 SHEET 1 OF 1  
 1" = 20' H