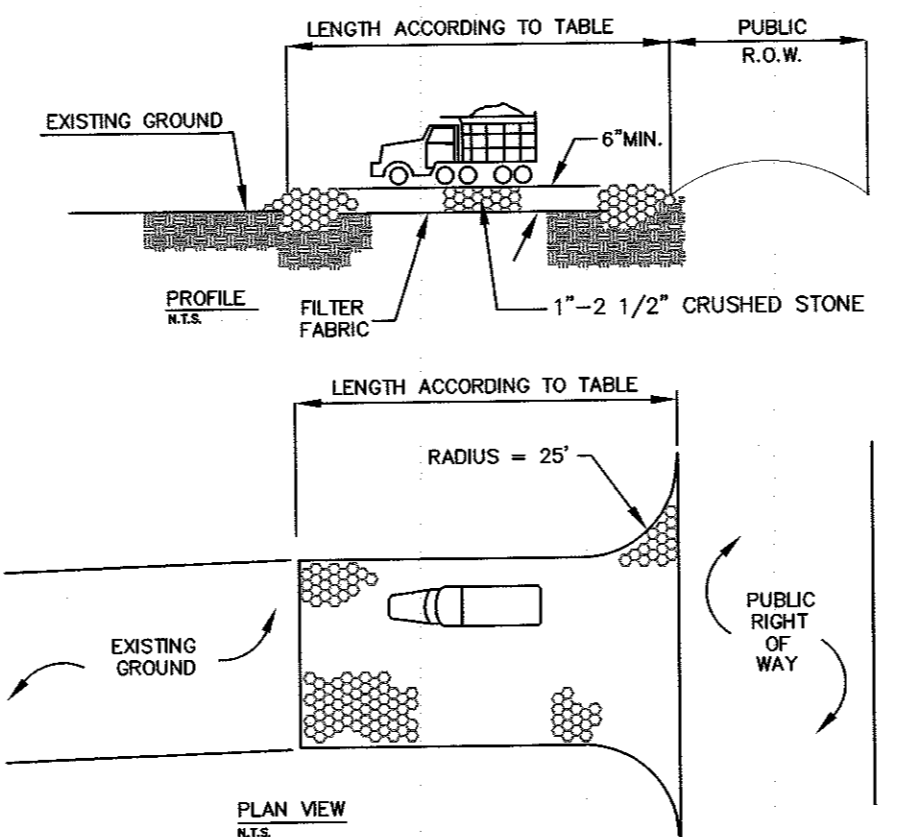


SOIL MANAGEMENT NOTE:
 ACCORDING TO STATE OF NEW JERSEY LAND USE CLASSIFICATION SYSTEM, THE SITE IS UNDER URBAN REDEVELOPMENT AREA, LAND USE CODE 1.110. THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION REMEDIATION, AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND PREPARATION STANDARDS FOR SOIL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

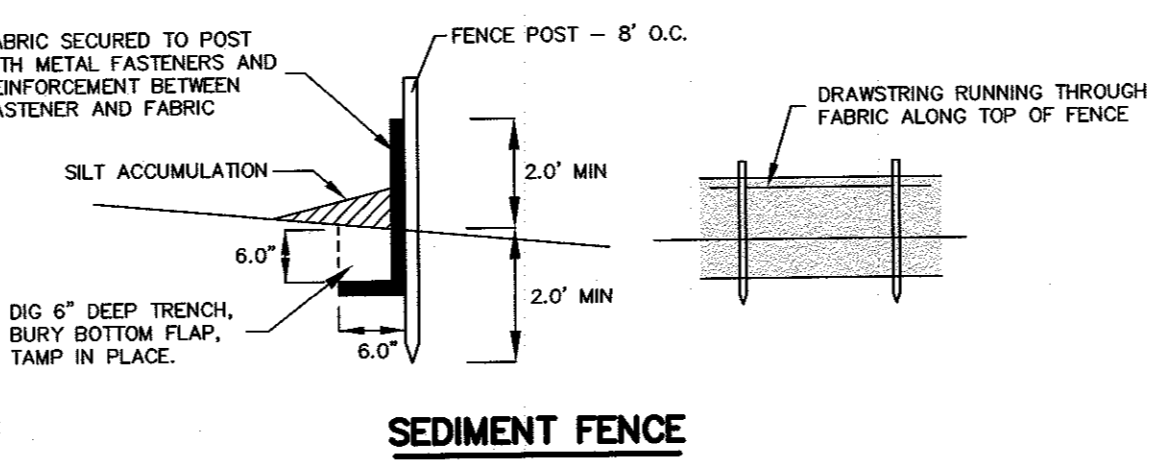


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABRIC BASE COURSE*	

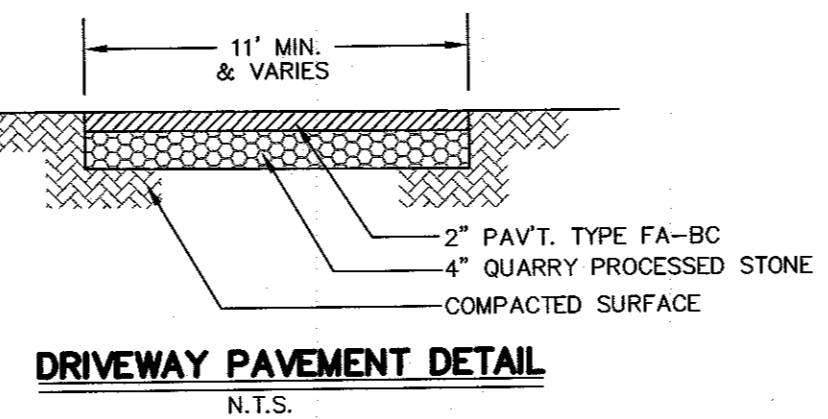
* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY

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 (TYP)

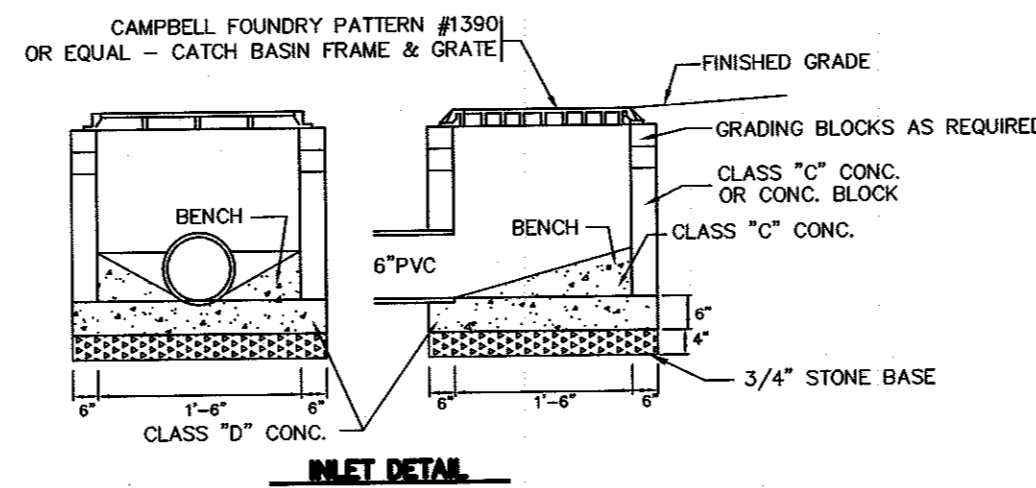
STABILIZED CONSTRUCTION ENTRANCE



SEDIMENT FENCE

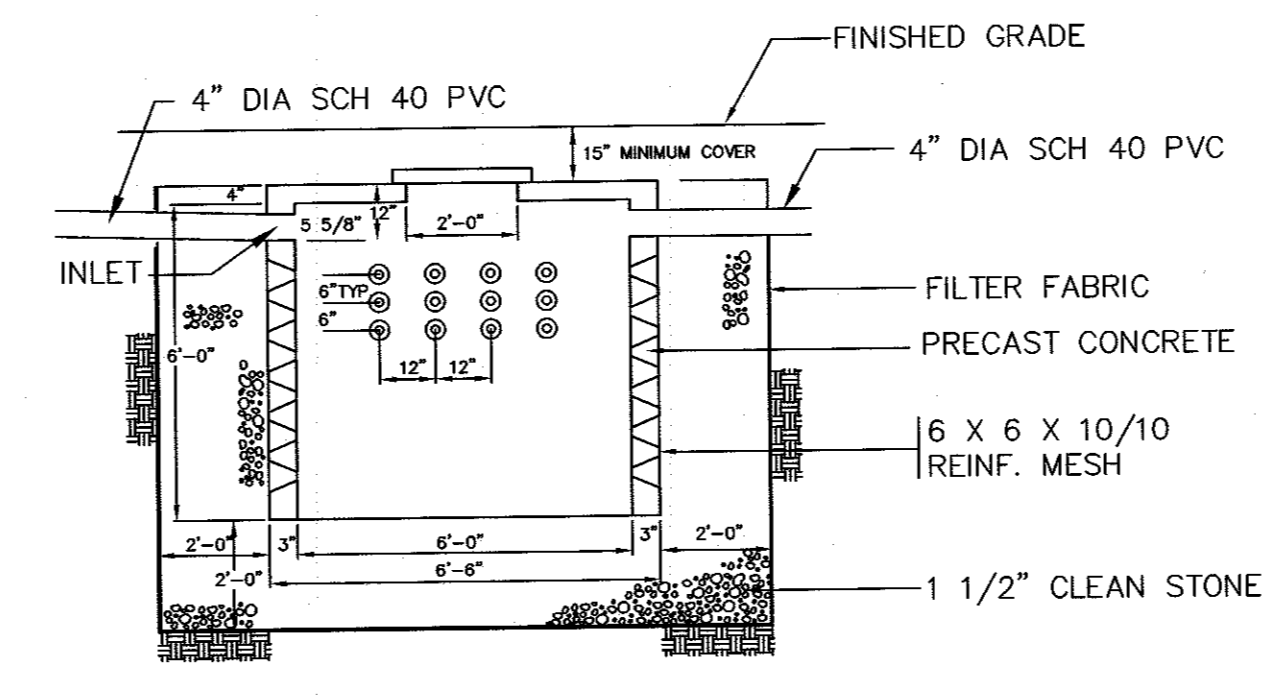


DRIVEWAY PAVEMENT DETAIL



INLET DETAIL

NOTE: A 1/2" MORTAR COAT IS REQUIRED IF INLETS ARE TO BE BLOCK CONSTRUCTION.



DETAIL SEEPAGE PIT

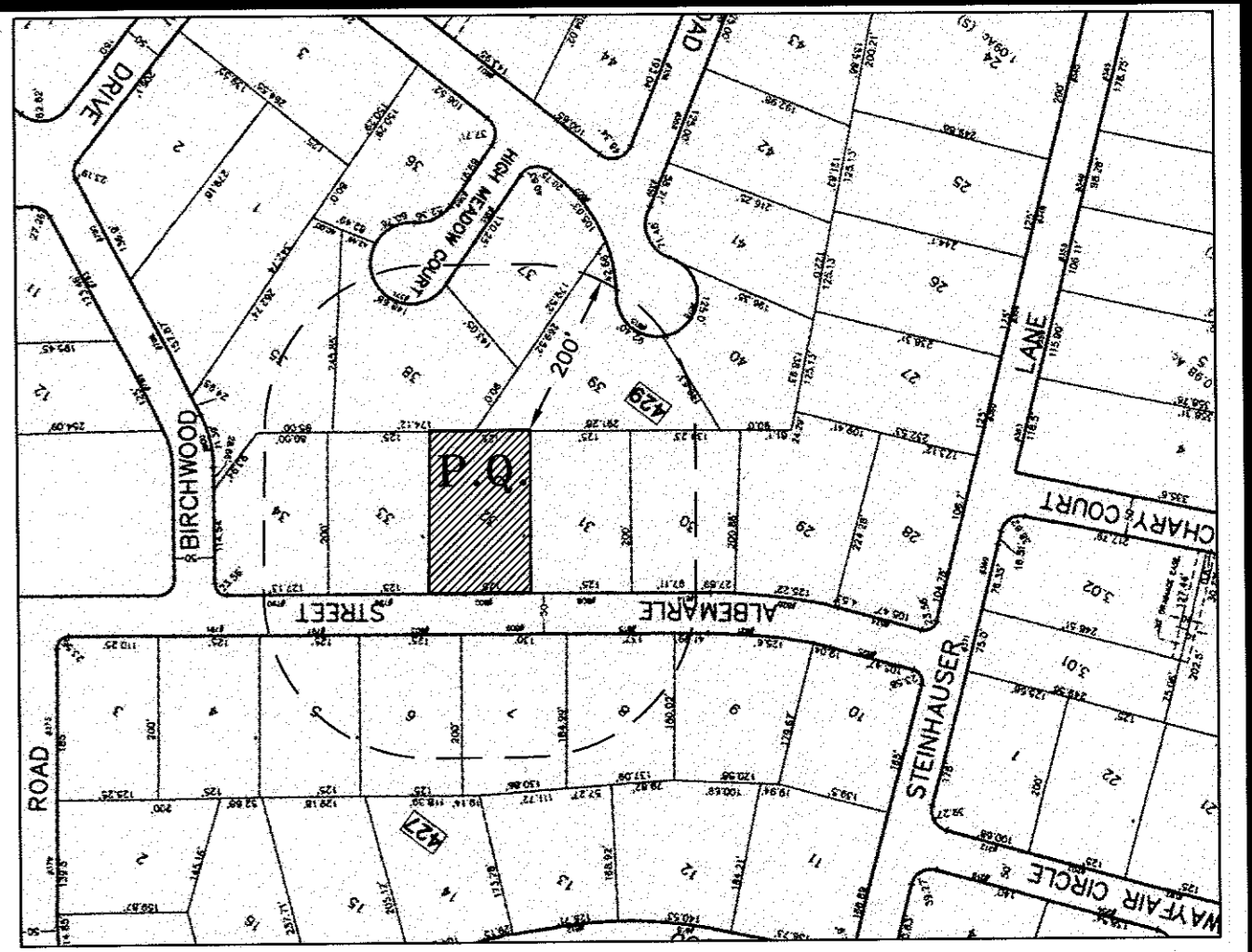
BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- 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 UNROTATED 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./1000 S.F. 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 - UNROTATED 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./1000 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 (BLENDED OR 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 - UNROTATED 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.

SEQUENCE OF CONSTRUCTION

- INSTALL FILTER BARRIERS AND STABILIZED CONSTRUCTION ACCESS. (1 DAY)
- CLEAR, STRIP AND STOCKPILE TOPSOIL. (2 DAYS)
- EXCAVATE AND INSTALL FOUNDATION (2 WEEKS)
- CONNECT UTILITIES, INSTALL IMPROVEMENTS & COMPLETE DWELLING. (4 MONTHS)
- TOPSOIL & SEED - PERMANENTLY STABILIZE ALL DISTURBED AREAS. (1 WEEK)
- FOLLOWING THE COMPLETION OF HOME - INSTALL FINAL PAVEMENT, PERMANENTLY STABILIZE ALL DISTURBED AREAS ON SITE (2 DAYS)

NOTE: THE TOTAL TIME PERIOD FOR SOIL MOVING SHALL BE 5 MONTHS.



KEY MAP

GENERAL NOTES:

- PROPERTY LINE INFORMATION FROM:
 - PROPERTY KNOWN AS LOT NO. 32 IN BLOCK 429 AS SHOWN ON CURRENT TAX MAP OF TOWNSHIP OF WYCKOFF.
 - A MAP ENTITLED "SUBDIVISION PLAT, MOUNTAIN SIDE ESTATE, TOWNSHIP OF WYCKOFF, BERGEN CO., NEW JERSEY," AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON FEBRUARY 10, 1960 AS MAP NO. 5486.
 - A MAP ENTITLED "802 ALBEMARLE STREET, BOROUGH OF WYCKOFF, BERGEN CO., NEW JERSEY" PREPARED BY GEORGE J. ANDERSON, DATED 3/27/2020.
 - A FIELD SURVEY BY SCHWANWEDE/HALS ENGINEERING ON 8/10/20.
- LOT AREA = 25,000 S.F. / 0.574 Ac.
- PROPERTY IS LOCATED IN THE RA-25 ZONE.
- ELEVATIONS ARE BASED ON NAVD 1988.
- OWNER/APPLICANT:
 NICHOLAS & JENNIFER DIMITRAKI
 802 ALBEMARLE STREET
 WYCKOFF, N.J. 07481
- BUILDING COVERAGE:
 EXISTING: HOUSE = 1,544 S.F.
 TOTAL = 1,544 S.F.
 1,544 S.F. / 25,000 S.F. = 6.2%
 PROPOSED: HOUSE = 3,304 S.F.
 TOTAL = 3,304 S.F.
 3,304 S.F. / 25,000 S.F. = 13.2%
- IMPERVIOUS COVERAGE:
 EXISTING: HOUSE = 1,544 S.F.
 DRIVEWAY = 1,446 S.F.
 WALK = 135 S.F.
 DECK = 394 S.F.
 TOTAL = 3,519 S.F.
 3,519 S.F. / 25,000 S.F. = 14.1%
 PROPOSED: HOUSE = 3,304 S.F.
 WALK = 196 S.F.
 DRIVEWAY = 2,257 S.F.
 STEPS = 17 S.F.
 TOTAL = 5,774 S.F.
 5,774 S.F. / 25,000 S.F. = 23.1%
- BUILDING HEIGHT:
 PROPOSED: RIDGE = 510.98'
 LOWEST ADJACENT GRADE = 476.3'
 HEIGHT = 510.98' - 476.3' = 34.7'
- EXISTING UTILITIES TO REMAIN IN USE.
- NO TREES ARE TO BE REMOVED.
- SOIL MOVEMENT: FILL = 467 C.Y.
 CUT = 304 C.Y.
 IMPORT = 163 C.Y.
- ALL ROOF DRAINS TO BE PIPED TO SEEPAGE PITS WITH 6" PVC SCHD. 40.
- SEE LANDSCAPE ARCHITECTS PLAN FOR PLANTINGS.

SOIL EROSION AND SEDIMENT CONTROL PLAN

PLOT PLAN
BLOCK 429 - LOT 32
802 ALBEMARLE STREET
 FOR
NICHOLAS & JENNIFER DIMITRAKI
 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

David A. Hals
DAVID A. HALS, PE, LS, PP
 N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 29994
JOSEPH F. VINCE, PE, LS, PP
 N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 6842588

SCALE: 1" = 30'
 DATE: SEPT. 9, 2020
 JOB NO: 8073-2261
 SHEET NO: 1 OF 2

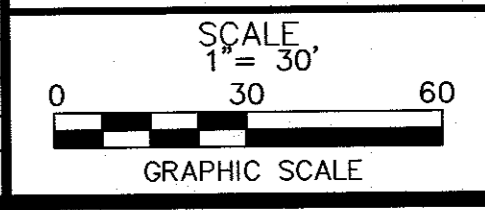
ZONING TABLE - ZONE RA-25 RURAL RESIDENTIAL			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	25,000 S.F.	25,000 S.F.	25,000 S.F.
LOT WIDTH/FRONTAGE	125'	125'	125'
LOT DEPTH	150'	200'	200'
FRONT YARD	40'	43.97'	40.4'
SIDE YARD (GARAGE)	27'	24.98'	27.4'
SIDE YARD *	25'	41.39'	25.4'
REAR YARD	40'	131.64'	96.4'
BLDG. HEIGHT	2 1/2 STORY/35'	2 STORY/24.25'	2 1/2 STORY/34.7'
BLDG. COVERAGE	15% MAX.	6.2%	13.2%
IMPERVIOUS COVERAGE	28.5% MAX.	14.1%	23.1%

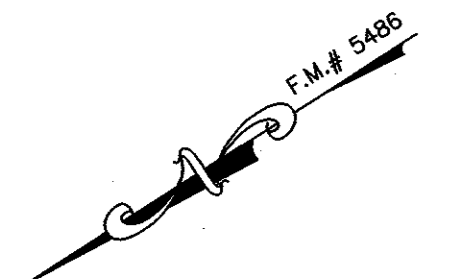
* BASED ON GROSS BUILDING AREA OVER 3,700 S.F.

(EV) EXISTING VARIANCE NON CONFORMITY
 (V) VARIANCE REQUIRED

GROSS BUILDING AREA:	
EXISTING:	FIRST FLOOR = 1,426 S.F.
	SECOND FLOOR = 739 S.F.
	TOTAL = 2,165 S.F.
PROPOSED:	FIRST FLOOR = 1,792 S.F.
	GARAGE = 884 S.F.
	SECOND FLOOR = 2,128 S.F.
	TOTAL = 4,804 S.F.

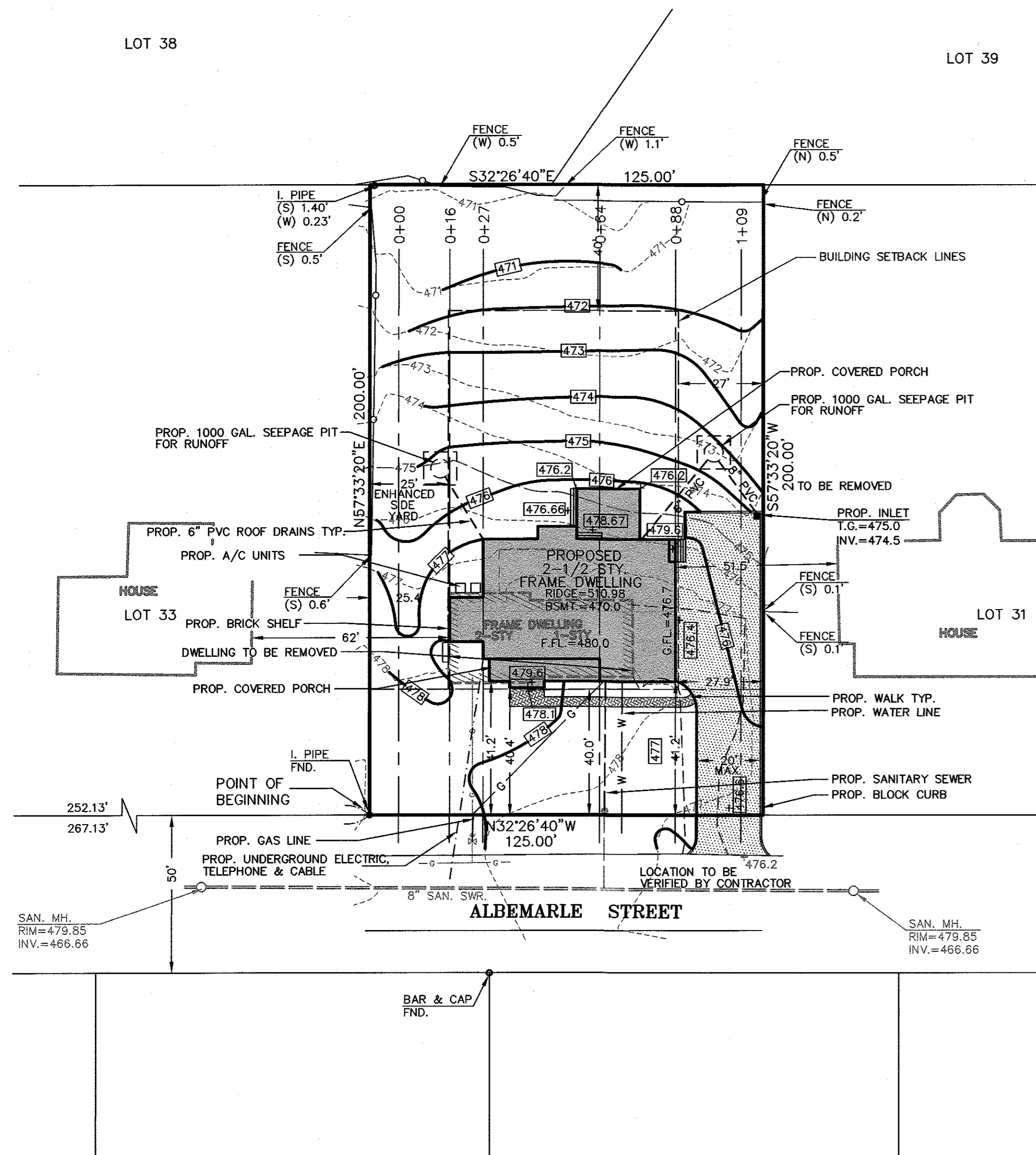
DATE	BY	DESCRIPTION
1-4-21	MN	3. PER ENGINEER COMMENTS
11-18-20	MN	2. REMOVED PLANTINGS.
9-25-20	MN	1. REV PER OWNER.



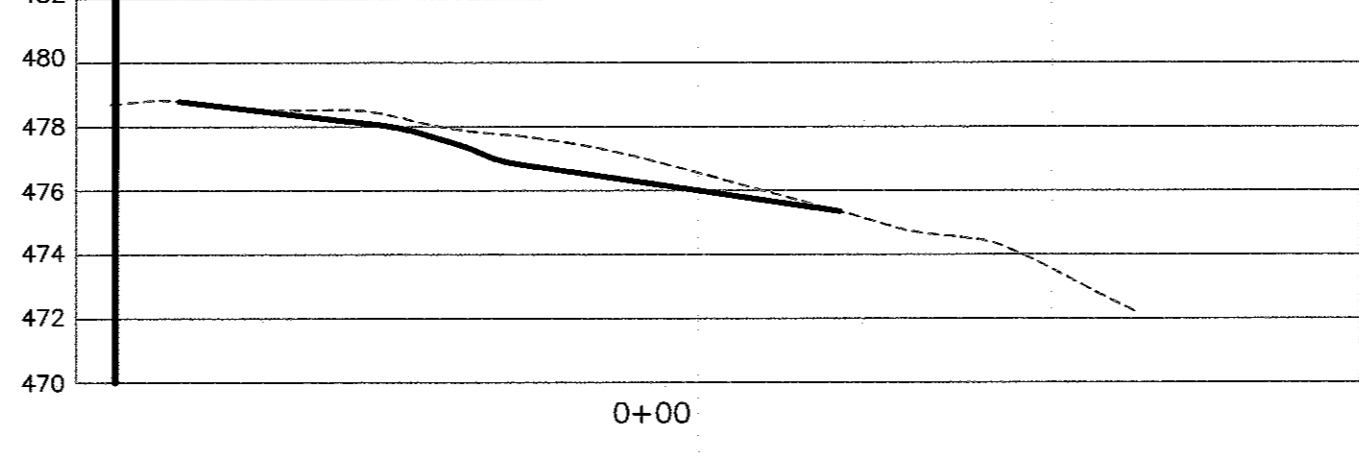
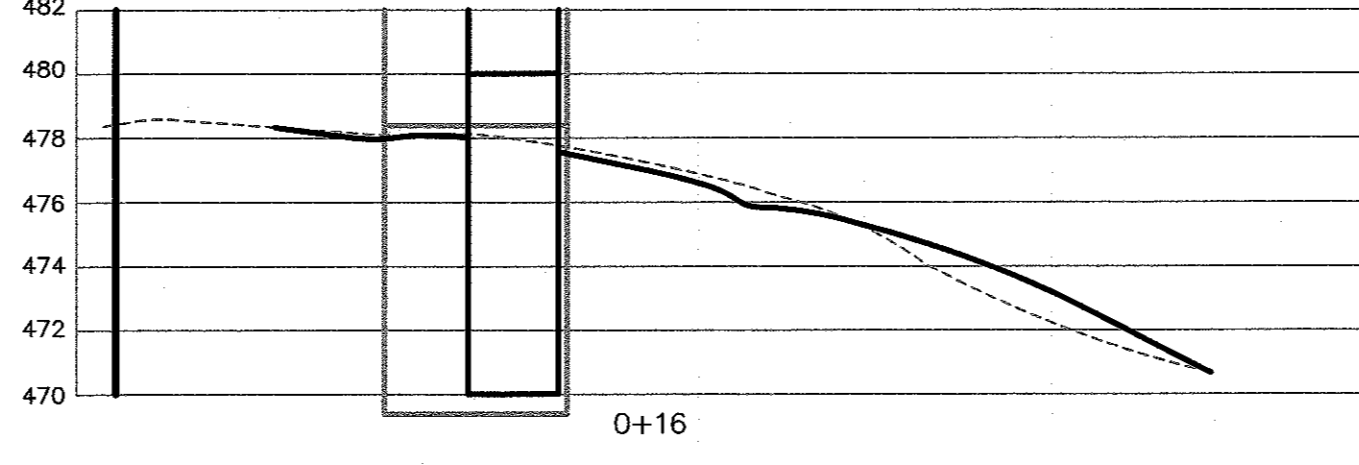
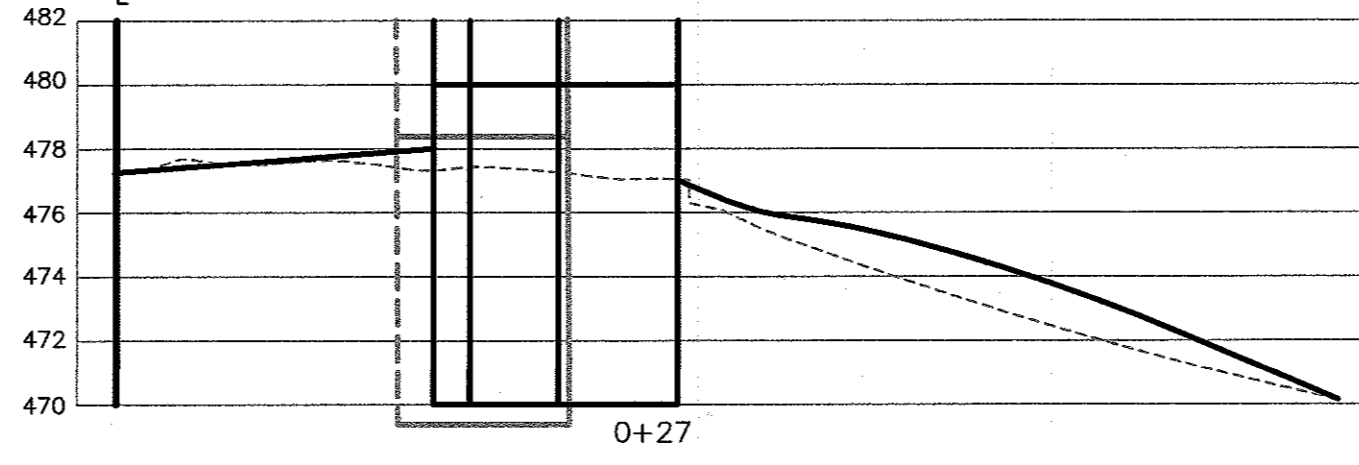
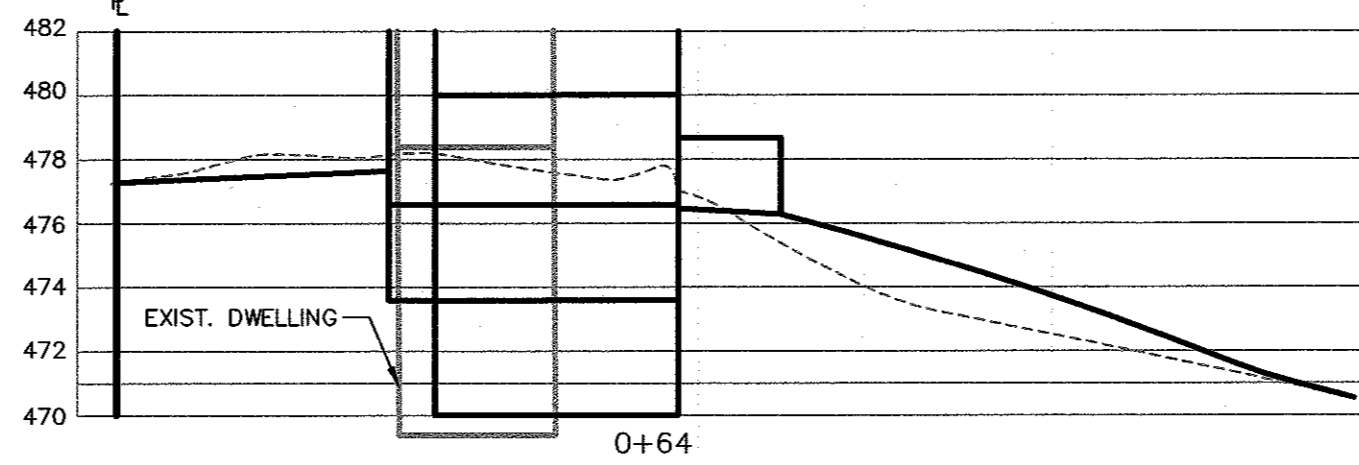
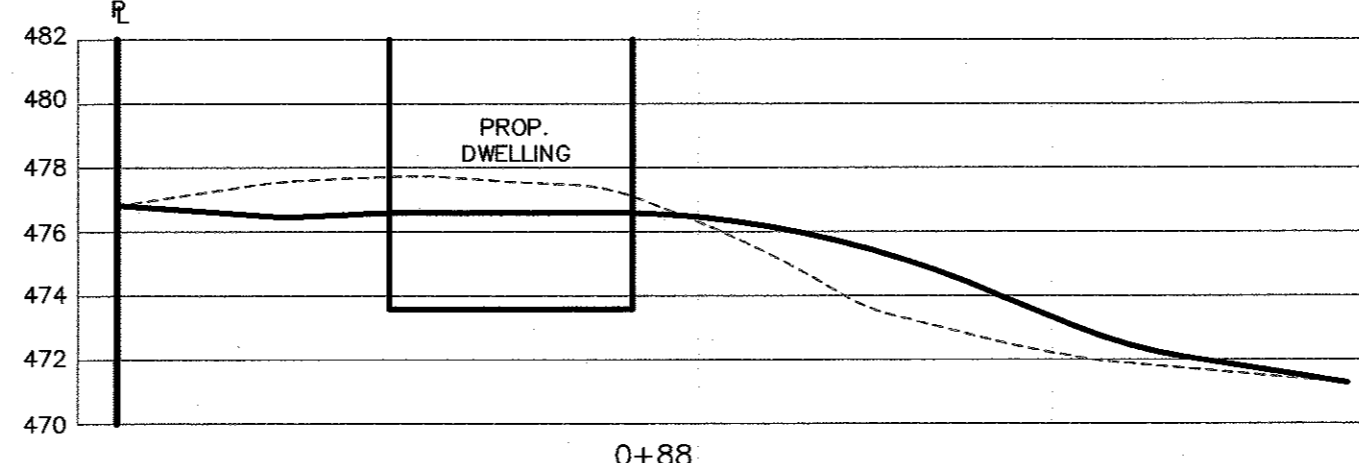
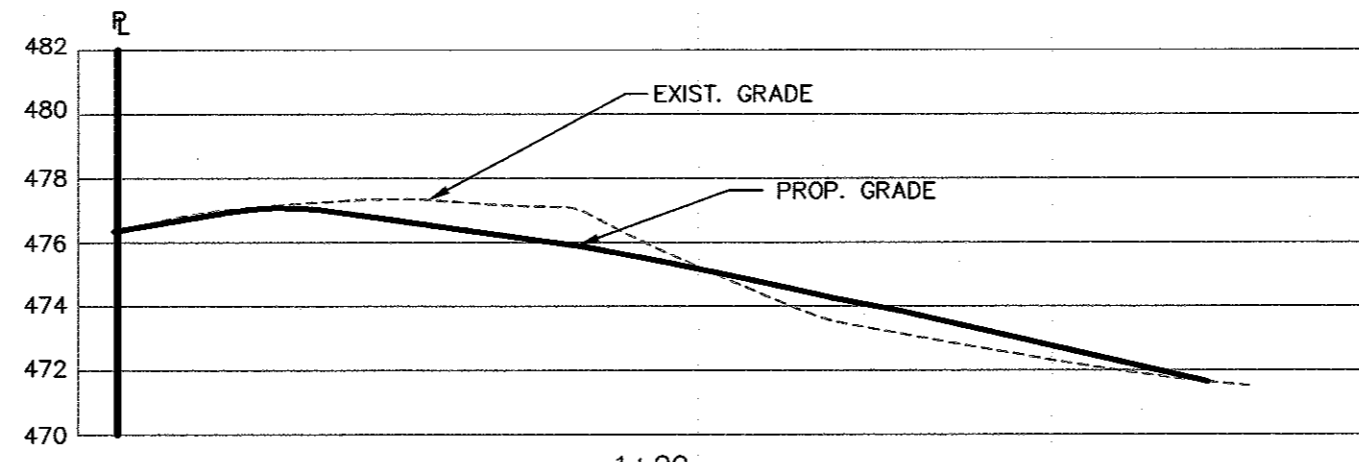


LOT 38

LOT 39



SCALE: 1" = 30'



SCALE: HORIZ. 1" = 30'
VERT. 1" = 6'

CUT TABLE					
STATION	DISTANCE	AREA (SF)	AVG. AREA (SF)	VOLUME (CF)	VOLUME (CY)
0+00	16	44	29	464	17
0+16 B	-	14	-	-	-
A	11	17	68	748	28
0+27 B	-	120	-	-	-
A	37	0	50	1850	68
0+64 B	-	100	-	-	-
A	24	162	115	2760	102
0+88 B	-	69	-	-	-
A	21	186	115	2415	89
1+09	45				
TOTAL:				304	

FILL TABLE					
STATION	DISTANCE	AREA (SF)	AVG. AREA (SF)	VOLUME (CF)	VOLUME (CY)
0+00	16	0	17	272	10
0+16 B	-	35	-	-	-
A	11	168	169	1859	68
0+27 B	-	171	-	-	-
A	37	181	162	5994	222
0+64 B	-	143	-	-	-
A	24	143	128	3072	113
0+88 B	-	113	-	-	-
A	21	113	70	1470	54
1+09	28				
TOTAL:				467	

CROSS SECTIONS
BLOCK 429 - LOT 32
802 ALBEMARLE STREET
FOR
NICHOLAS & JENNIFER DIMITRAKIOU
TOWNSHIP OF WYCKOFF, BERGEN CO., N.J.

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DATE	BY	DESCRIPTION
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11-18-20	MN 2	REMOVED PLANTINGS
9-25-20	MN 1	REV PER OWNER

SCALE: AS SHOWN
DATE: SEPT. 9, 2020
JOB NO: 8073-2261
SHEET NO: 2 OF 2