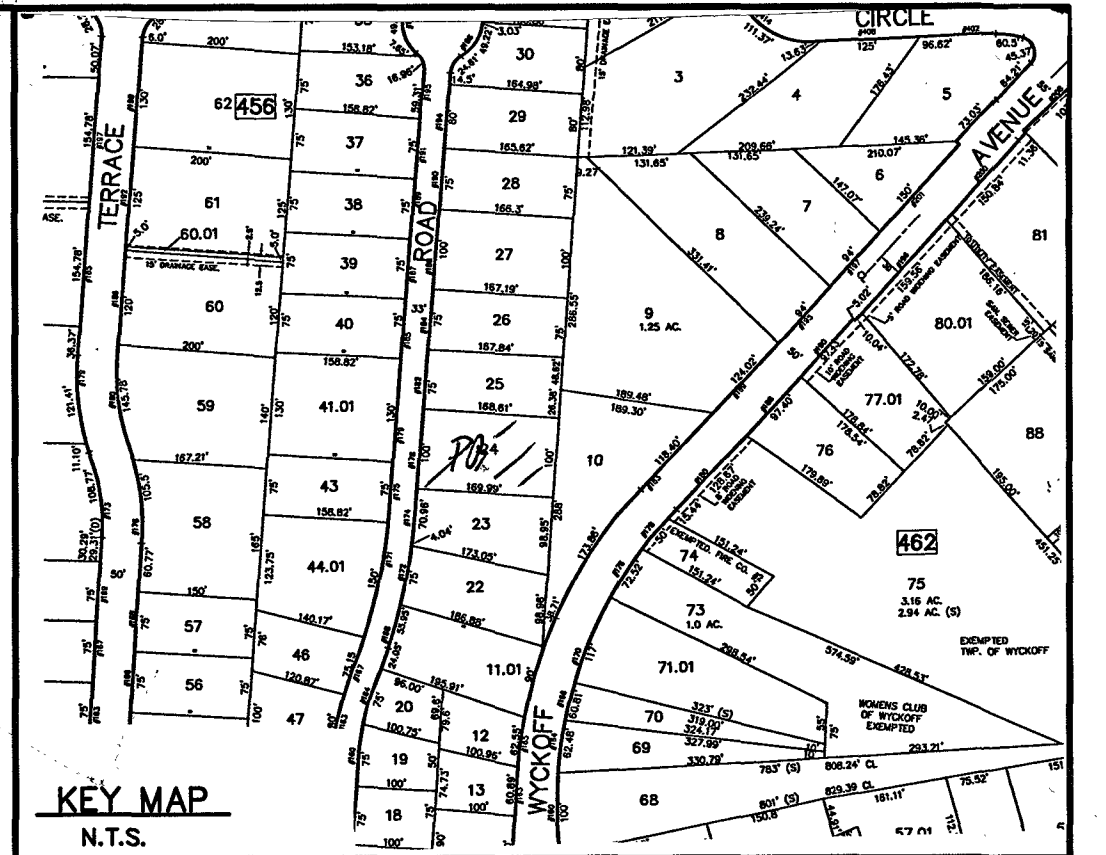


- BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES**
- All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is achieved. If the erosion control practice is not maintained, the disturbed area will be reworked with undisturbed soil at a rate of 2 tons per acre as approved by approved methods (i.e. peg and twine, mulch netting, or liquid mulch blocker).
 - Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in conjunction 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 10-10-10 or equivalent with 50% water soluble nitrogen (unless a soil test indicates otherwise).
 - Seed - Commercial species 100 lbs. acres (2.5 lbs. /1,000 sq. ft.) or other approved seed; plant between March 1 and May 15 or between August 15 and October 15.
 - Mulch - Unrotted straw or hay at a rate of 70 to 90 lbs. /1,000 sq. ft. applied to achieve 90% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch blocker).
 - Permanent Seeding and Mulching:
 - Seeding - A uniform application to an average depth of 6", minimum of 4" firm to 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 soluble nitrogen (unless a soil test indicates otherwise).
 - Seed - Commercial species 100 lbs. acres (2.5 lbs. /1,000 sq. ft.) or other approved seed; plant between March 1 and October 15.
 - Mulch - Unrotted straw or hay at a rate of 70 to 90 lbs. /1,000 sq. ft. applied to achieve 90% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch blocker).
 - The site shall be stabilized with 1" - 2" crushed stone or sod before final construction.
 - Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
 - Stumps are not to be removed within 50' of a building, slope, roadway or drainage facility. The base of all stumps shall be contained by a suitable sediment barrier or all fence.
 - A crushed stone, vehicle wheel-cleaning blower will be installed wherever a construction access road intersects any paved roadway. Said blower will be composed of 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" crushed stone or sod before final construction.
 - 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 clean at all times.
 - Clearance shall be maintained in accordance with Section 14.1 of the NJ Standards.
 - Clearance shall be maintained in accordance with Section 14.1 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 method 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 14.1 of the NJ Standards.
 - Trees to remain after construction are to be protected with a suitable fence installed at the site and maintained in accordance with Section 14.1 of the NJ Standards.
 - The project owner shall be responsible for any erosion or sedimentation that may occur below stormwater outlets or off-site as a result of construction in the field.
 - Application to the District for 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 in Bergen County (NJ), 200 Godwin Avenue, Suite 100, Oradell, NJ 07649, Tel. 201-261-4407; Fax 201-261-7973.
 - The Bergen County Soil Conservation District may request additional measures to maintain on or off-site erosion problems during construction.
 - The owner must obtain a District Inspected 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 reports 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 12/17/11)



- NOTES**
- ELEVATIONS SHOWN HEREON ARE IN THE USGS DATUM.
 - TOTAL LOT AREA: 16,930 SF., .40 AC.
 - REFERENCE MAP: AS BUILT SURVEY PREPARED BY SCHWANEWEDER/HALS ENGINEERING, DATED 6/6/13
 - DEED RESTRICTIONS: NONE
 - PROPERTY LOCATED IN THE RA-25 ZONE.
 - ALL EXIST. UTILITIES TO REMAIN.
 - "THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA".

ZONING DATA (RA-25 ZONE)

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	25,000 SF.	16,930 SF. *	16,930 SF. *
MIN. FRONTAGE	125 FT.	100 FT. *	100 FT. *
MIN. LOT WIDTH	125 FT.	100 FT. *	100 FT. *
MIN. DEPTH	150 FT.	168.61 FT.	168.61 FT.
SETBACKS:			
PRINCIPAL BLDG.			
MIN. FRONT YARD (BLDG.)	40 FT.	44.7 FT.	44.7 FT.
MIN. SIDE YARD	20 FT.	20.2 FT.	20.2 FT.
MIN. REAR YARD	40 FT.	85.59 FT.	85.59 FT.
ACCESSORY BLDG.			
MIN. REAR YARD (FT.)	20 FT.	18.0 FT. *	22.7 FT.
MIN. SIDE YARD (FT.)	15 FT.	14.1 FT. *	33.3 FT.
SHEDS (<80 SF., <10 FT. H.)			
LOT COVERAGE:			
BUILDING COVERAGE	15% MAX.	12.8%	12.8%
ACCESSORY COVERAGE	5% MAX.	0.72%	10.0% **
COMBINED LOT COVERAGE	20% MAX.	13.56%	22.8% **
TOTAL LOT COVERAGE	34.6% MAX.	30.1%	29.1%
DWELLING AREA			
TOTAL SF.	1,200 SF. MIN.	2,021 SF.	2,021 SF.
BUILDING HEIGHT (FT.)	35 FT. MAX.	34 FT.	34 FT.
NUMBER OF STORIES	2 1/2 MAX.	2 STORY	2 STORY

* EXISTING NON CONFORMITY
** VARIANCE REQUESTED

SOIL MOVEMENT QUANTITIES

EXCAVATIONS:

POOL: 512 SFx 4'DEEP/27 = 76 CY

SEEPAGE PIT: 10'x10'x8'DEEP/27 = 30 CY

106 CY

- STANDARD CONSTRUCTION SCHEDULE**
- INSTALL ALL SILT FENCING AND WHEEL TRACKING STRIP & INLET FILTERS.
 - CLEAR TREES AS APPROVED BY BOROUGH.
 - CLEAR AND STRIP TOPSOIL FROM ALL AREAS TO BE DISTURBED. REMOVE ANY EXISTING PAVED AREAS SO MARKED.
 - STOCKPILE TOPSOIL AND TEMPORARILY SEED SAME.
 - EXCAVATE FOR AND INSTALL ALL FOUNDATION FOR DWELLING.
 - INSTALL ALL UNDERGROUND UTILITIES.
 - CONSTRUCT DWELLING AS REQUIRED.
 - UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.
 - REMOVE ALL SILT FENCE AND OTHER SOIL CONSERVATION & SEDIMENT CONTROL MEASURES ONCE DISTURBED AREAS ARE STABILIZED. CLEAN OUT SEDIMENTATION AREAS AND PROVIDE FOR PERMANENT REVEGETATION AFTER ALL CONSTRUCTION IS COMPLETED AND RESTORE AREA TO DESIGN OR ORIGINAL CONDITION.

COTTAGE ROAD (50' ROW)

684.01' TO THE INTERSECTION FORMED BY THE EASTERLY SIDELINE OF COTTAGE ROAD WITH THE NORTHERLY SIDELINE OF GRANDVIEW AVE.

COVERAGE BREAKDOWN: EXISTING

DWELLING:	2,021 SF.
FRONT PORCH:	140 SF.
PRINC. BLDG. CVG.	2,161 SF., 12.8%
SHED:	122 SF.
ACCY. CVG.	122 SF., 0.72%
GRASS PAVERS:	228 SF.
DRIVEWAY:	1,080 SF.
FRONT WALK:	103 SF.
R/PATIO:	1,390 SF.
TOTAL LOT COVERAGE:	5,084 SF., 30.0%

COVERAGE BREAKDOWN: PROPOSED WITH REAR PATIO/WALKS

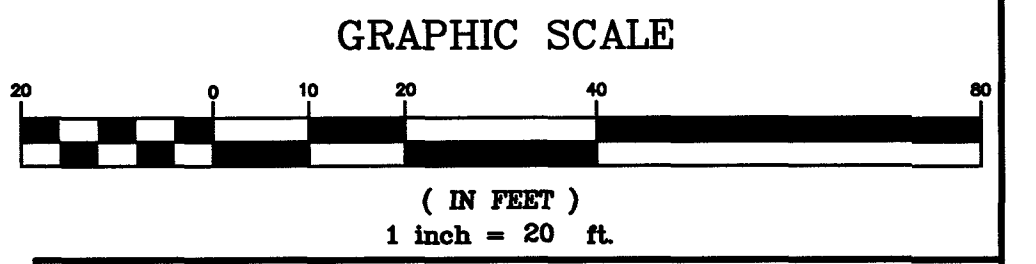
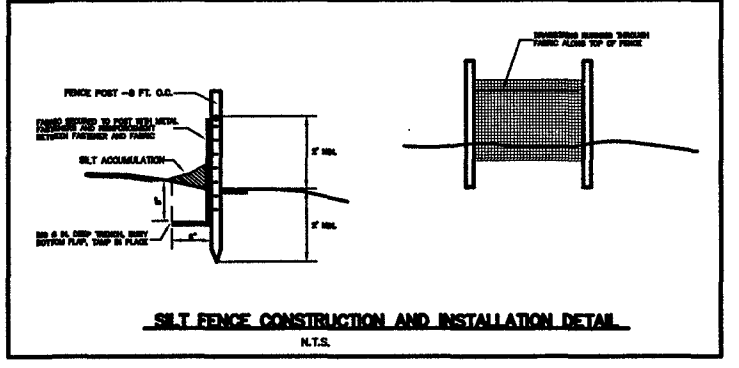
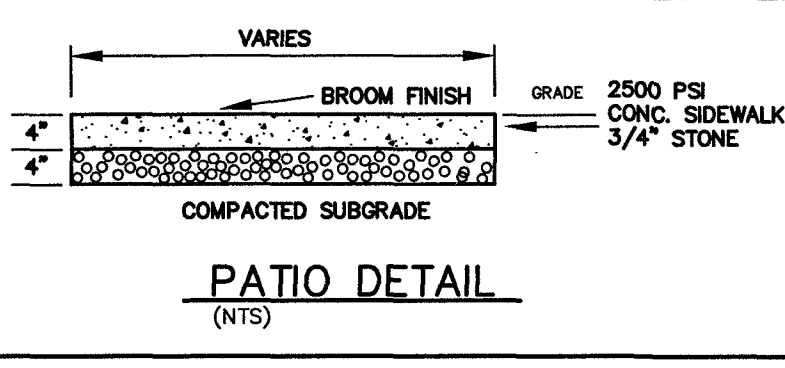
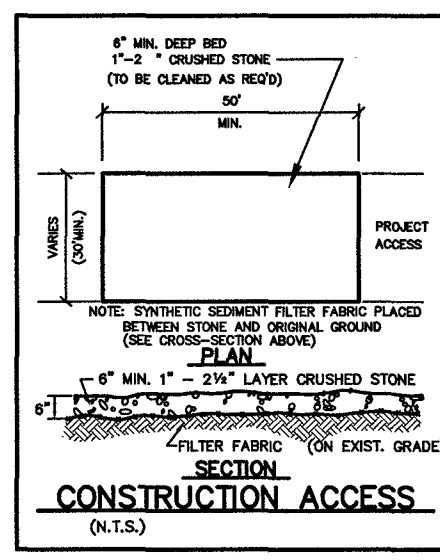
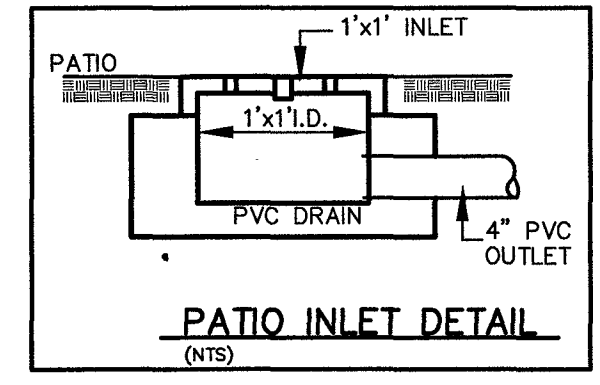
DWELLING:	2,021 SF.
FRONT PORCH:	140 SF.
PRINC. BLDG. CVG.	2,161 SF., 12.8%
SHED:	512 SF.
ACCY. CVG.	1,688 SF., 10.0%
STEPPING STONES:	192 SF.
DRIVEWAY:	1,080 SF.
FRONT WALK:	103 SF.
R/UNCOVERED PATIO:	1,001 SF.
TOTAL LOT COVERAGE:	6,225 SF., 36.8%

** VARIANCE REQUESTED

COVERAGE BREAKDOWN: PROPOSED WITHOUT REAR PATIO/WALKS

DWELLING:	2,021 SF.
FRONT PORCH:	140 SF.
PRINC. BLDG. CVG.	2,161 SF., 12.8%
POOL:	512 SF.
CRVD. PATIOS & POWDER ROOM:	924 SF.
CRVD. DINING AREA:	252 SF.
ACCY. CVG.	1,888 SF., 10.0%
DRIVEWAY:	1,080 SF.
TOTAL LOT COVERAGE:	4,929 SF., 29.1%

** VARIANCE REQUESTED



POOL PLAN

SOIL EROSION AND SEDIMENT CONTROL PLAN

LOT 24, BLOCK 456
CURRENT TAX ASSESSMENT MAP
178 COTTAGE ROAD
TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY

SCALE: 1"=20' DRAFTED BY: JDL DATE: 11/19/20 JOB. NO. 2020-0190400000000000 SHEET: 1 OF 1
CHECKED BY: RJW

OWNER/APPLICANT
MR. & MRS. GRANO
178 COTTAGE ROAD
WYCKOFF, N.J. 07481

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
CERTIFICATION OF AUTHORIZATION # 24GA27926800

NO.	DATE	DESCRIPTION	BY
6	10/29/21	PE DISC. W/ENG.	RJW
5	9/28/21	REV. PATIO PER OWNER	RJW
4	5/13/21	REV. PER OWNER	RJW
3	4/26/21	REMOVE CRVD PATIO, SHED, BATH	RJW
2	4/8/21	REV. CRVD. PATIO PER AIA	RJW
1	3/19/21	REDUCE DETACHED CRVD. PATIO	RJW

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