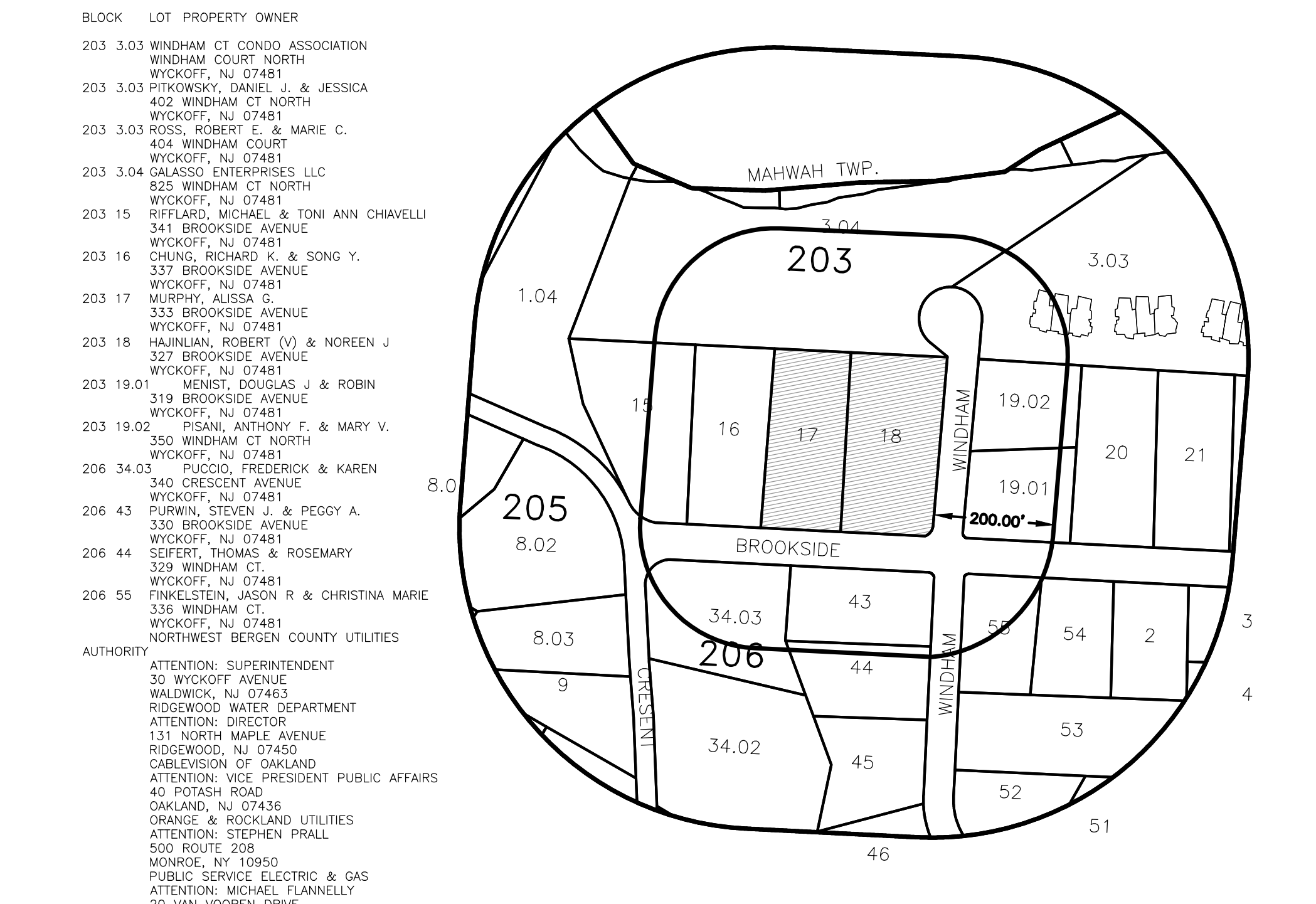
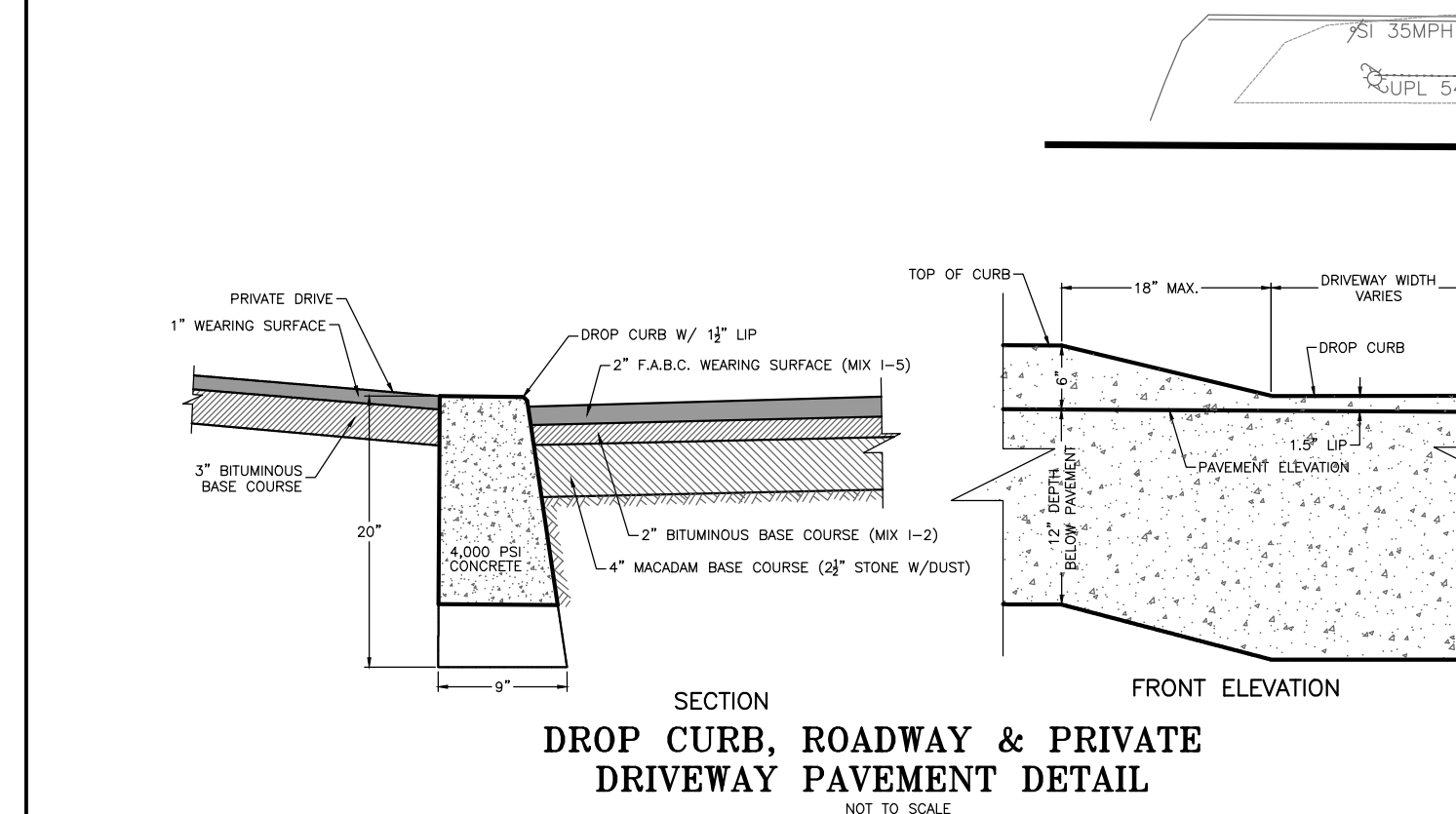
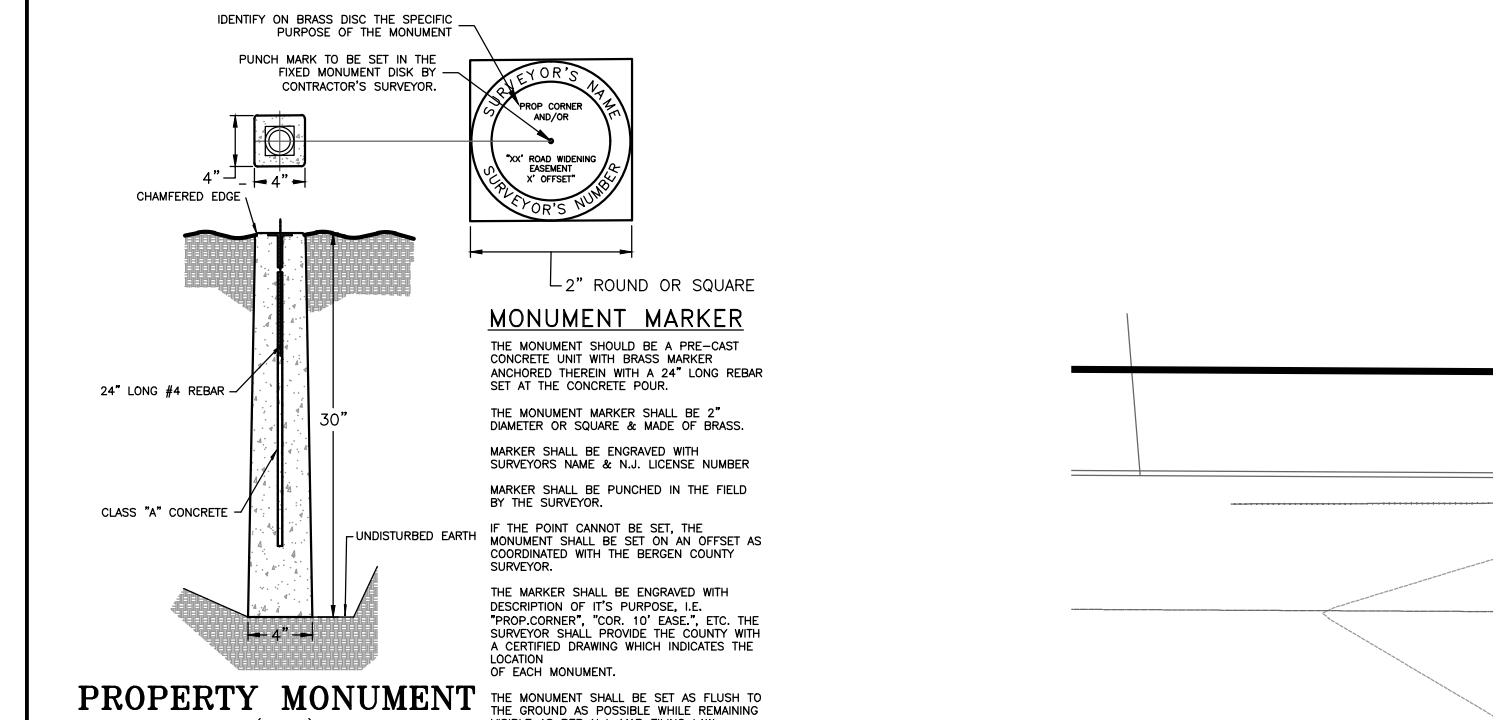
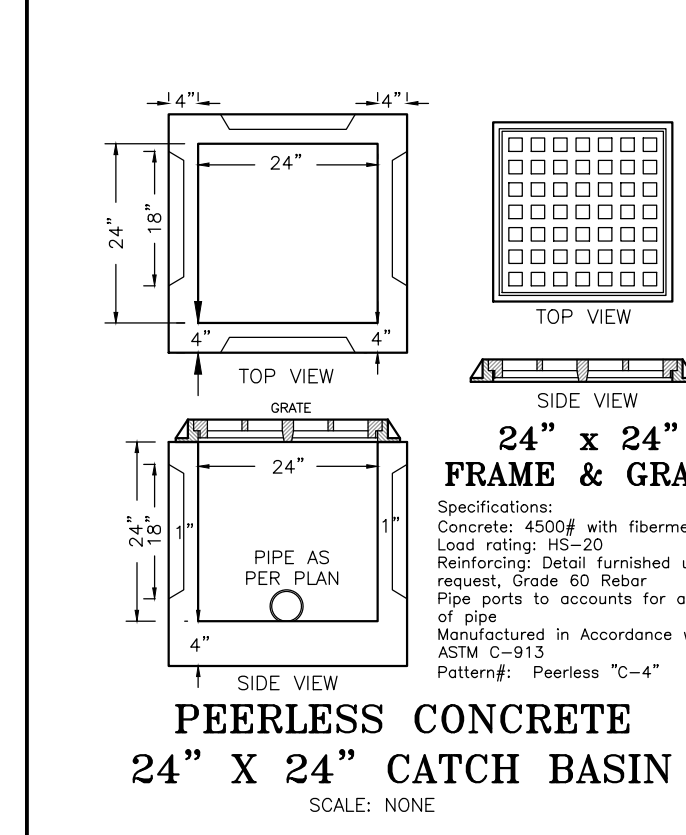
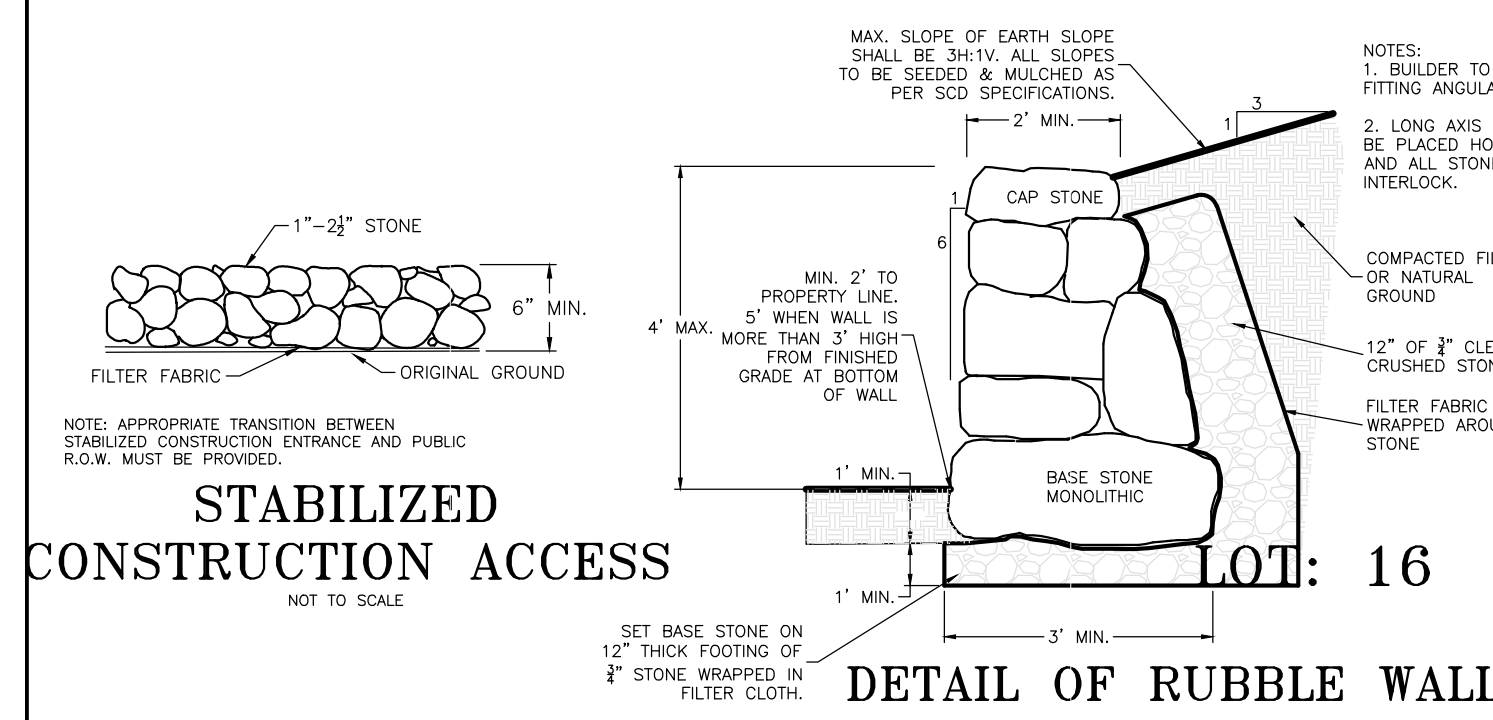
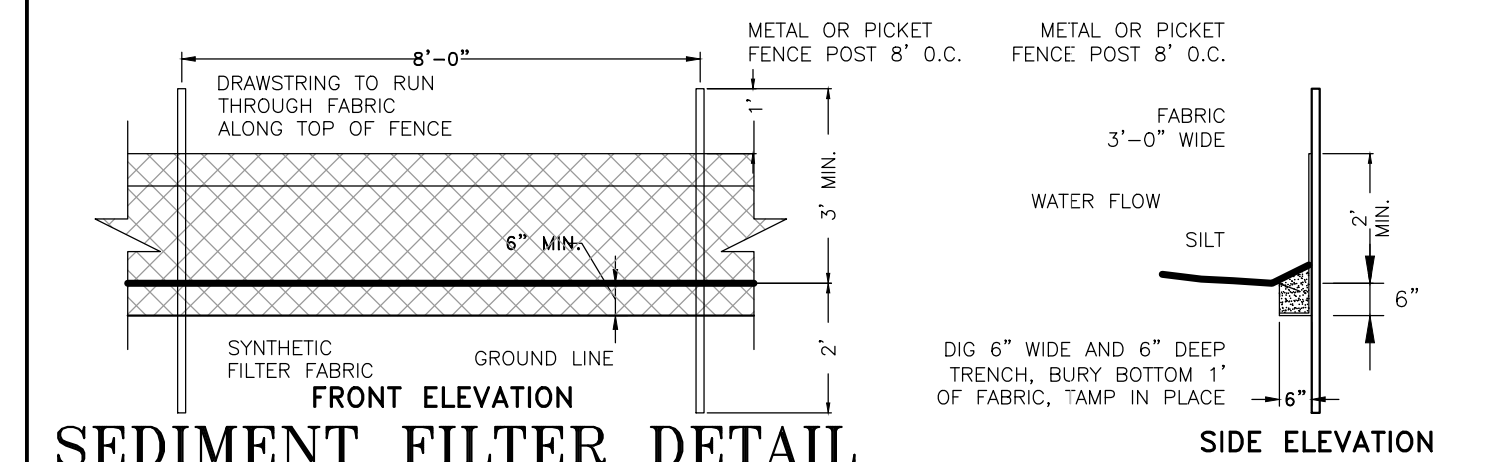


# SOIL EROSION CONTROL NOTES

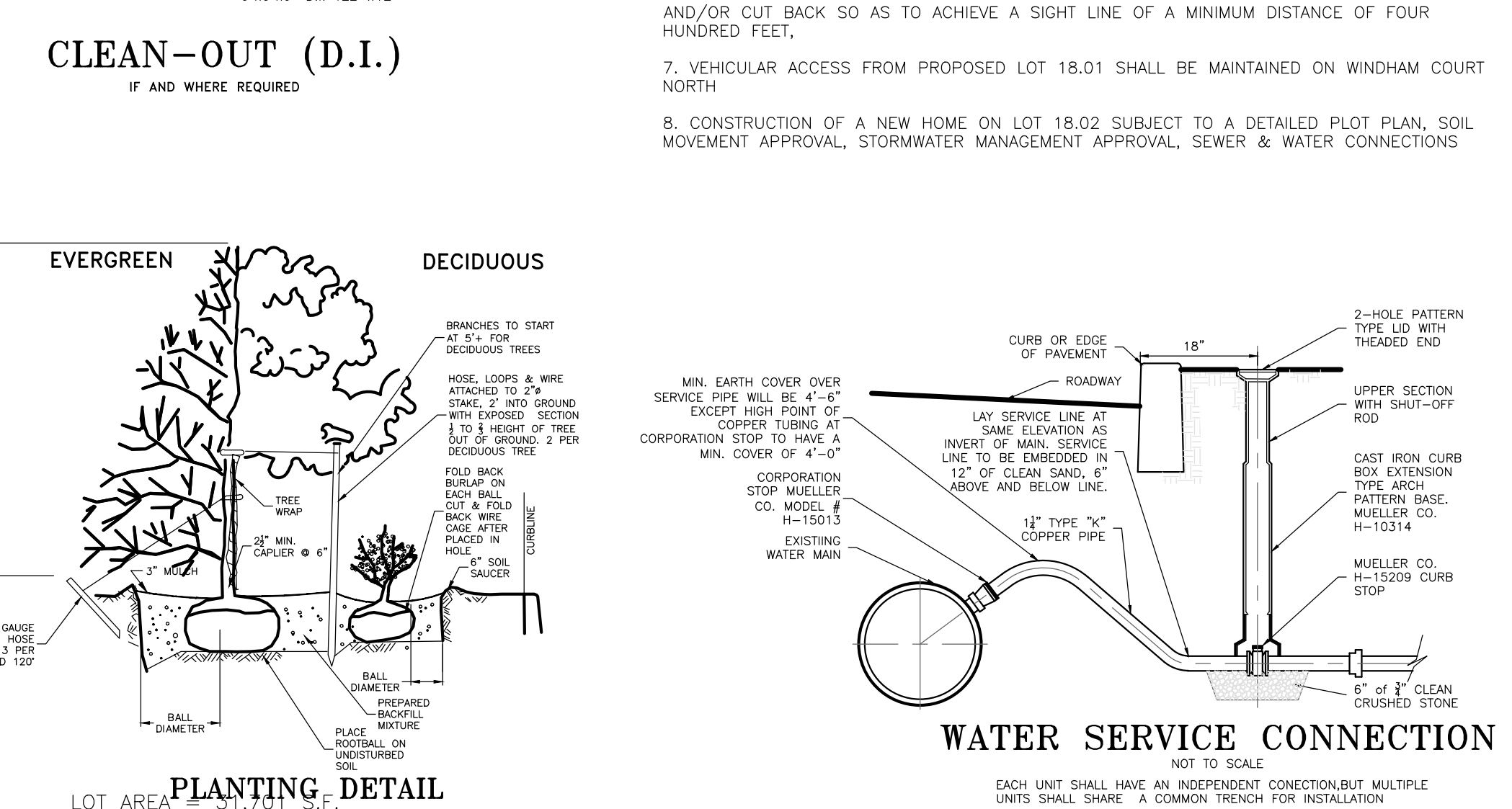
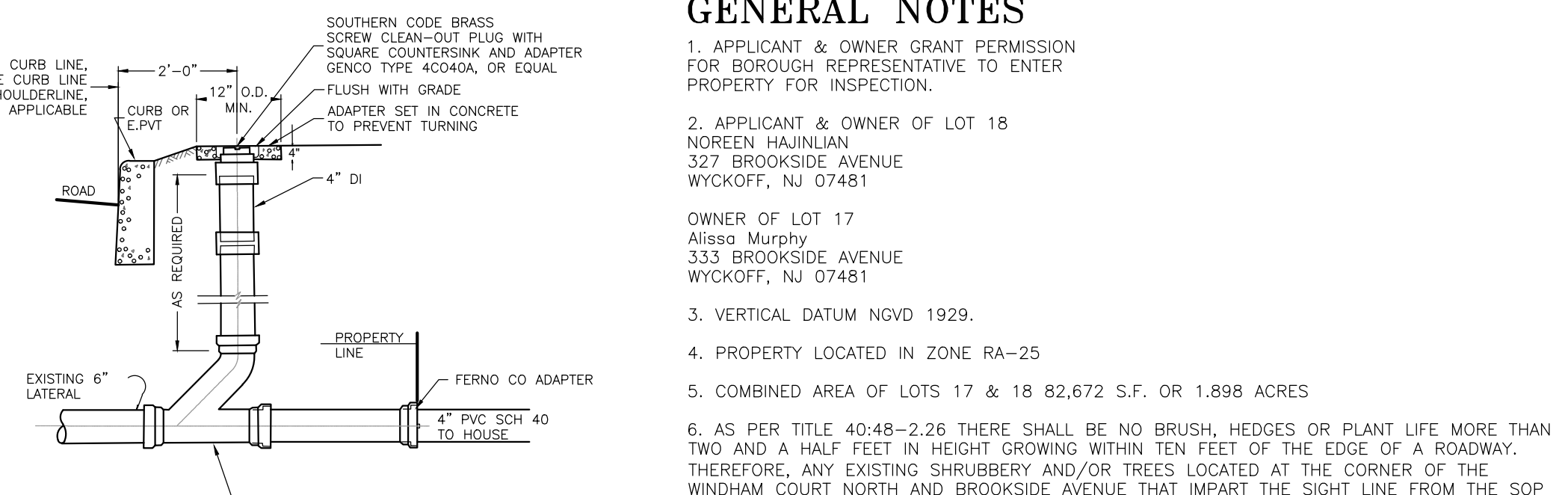
- BERGEN COUNTY SOIL CONSERVATION DISTRICT**  
**SOIL EROSION AND SEDIMENT CONTROL NOTES**
- All soil erosion and sediment control practices will be installed in accordance with the standards for Soil Erosion and Sediment Control, and will be installed in proper sequence and maintained until permanent stabilization is established.
  - Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall temporarily receive a temporary seeding and mulching. If the erosion control is temporary seeding, the disturbed area will be mulched with untreated straw at a rate of 2 tons per acre and covered by approved methods (i.e. peg and vane, mesh netting, or liquid mulch).
  - 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 11lbs./1,000 sq ft of 10-20-10 or equivalent with 20% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
      - Seed - General purpose grasses 1 lb./1,000 sq ft or other approved seed - Turf type tall fescue (divided 3 cultivars) 3/4 lb./acre (6 lbs./1,000 sq ft) or other approved seeds, plant between March 1 and October 1 (summer seedings require irrigation).
      - Mulch - Untreated 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 vane, mesh netting, or liquid mulch).
      - Permanent Seeding and Mulching:
        - Tallgrass - Uniform application to a depth of 5" (untreated).
        - Ground Limestone - Applied uniformly according to soil test recommendations.
        - Fertilizer - Apply 11 lbs./1,000 sq ft of 10-10-10 or equivalent with 20% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
        - Seed - Turf type tall fescue (divided 3 cultivars) 3/4 lb./acre (6 lbs./1,000 sq ft) or other approved seeds, plant between March 1 and October 1 (summer seedings require irrigation).
        - Mulch - Untreated 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 vane, mesh netting, or liquid mulch).
    - The site shall at all times be graded and maintained such that all stormwater runoff is directed 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.
    - Storages are not to be located within 50' of a floodplain, slope, roadway or drainage facility. The base of all storages shall be contained by a highly resistant barrier or sill fence.
    - A crushed stone, vehicle wheel-cleaning tanks will be installed wherever a connection across road intersects any paved roadway. Said tanks will be composed of 1" - 2" crushed stone, 4" thick, will be at least 30" x 150" and should be underlain with a suitable synthetic sediment filter fabric and impounded.
    - 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 subbase prior to individual lot construction.
    - All soil washed, dropped, spilled or tracked outside the limit of disturbance or into public waterways shall be removed immediately. Paved roadways must be kept clean all times.
    - Color sweep units will be protected with an inlet filter designed in accordance with Section 9-1 of the NJ Standards.
    - Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
    - Discharge operations must discharge directly into a sediment control bay or other approved filter in accordance with Section 9-1 of the NJ Standards.
    - Application of approved chemical disinfectant or other approved method 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 erosion 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.
    - Any revision to the certified Soil Erosion and Sediment Control Plan must be available at all times at the project site.
    - The Bergen County Soil Conservation District must be notified, in writing, at least 48 hours prior to any final disturbance (Bergen County, 200, Wisconsin Road, Suite 108, Oradell, NJ 07649, Tel: 201-261-4407, Fax: 201-261-7973).
    - 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 completion of all report of compliance inspections. All site work must be complete, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.



**REFERENCE**  
 LOTS 17 & 18 IN BLOCK 203 AS SHOWN ON A MAP ENTITLED "WINTON GAIT ESTATES OF WYCKOFF, FINAL SUBDIVISION MAP" PROPERTY OF ENVIRONMENTAL DEVELOPERS INC. OF WYCKOFF, BERGEN COUNTY, N.J., AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON AUGUST 14, 1978 AS FILED MAP # 7666. ALSO LOTS 17 & 18 IN BLOCK 203 ON PAGE 2 OF THE WYCKOFF TOWNSHIP TAX MAPS.

**GENERAL NOTES**

- APPLICANT & OWNER GRANT PERMISSION FOR BROUGH REPRESENTATIVE TO ENTER PROPERTY FOR INSPECTION.
- APPLICANT & OWNER OF LOT 18 NOREN HAJJILIAN 327 BROOKSIDE AVENUE WYCKOFF, NJ 07481
- VERTICAL DATUM NGVD 1929.
- PROPERTY LOCATED IN ZONE RA-25
- COMBINED AREA OF LOTS 17 & 18 82,672 S.F. OR 1.898 ACRES
- AS PER TITLE 40-48-2.26 THERE SHALL BE NO BRUSH, HEDGES OR PLANT LIFE MORE THAN TWO AND A HALF FEET IN HEIGHT GROWING WITHIN TEN FEET OF THE EDGE OF A ROADWAY. THEREFORE, ANY EXISTING SHRUBBERY AND/OR TREES LOCATED AT THE CORNER OF THE WINDHAM COURT NORTH AND BROOKSIDE AVENUE THAT IMPAIR THE SIGHT LINE FROM THE STOP BAR LOOKING WEST FOR A VEHICLE EXISTING WINDHAM COURT NORTH MUST BE REMOVED AND/OR CUT BACK SO AS TO ACHIEVE A SIGHT LINE OF A MINIMUM DISTANCE OF FOUR HUNDRED FEET.
- VEHICULAR ACCESS FROM PROPOSED LOT 18.01 SHALL BE MAINTAINED ON WINDHAM COURT NORTH
- CONSTRUCTION OF A NEW HOME ON LOT 18.02 SUBJECT TO A DETAILED PLOT PLAN, SOIL MOVEMENT APPROVAL, STORMWATER MANAGEMENT APPROVAL, SEWER & WATER CONNECTIONS



**PLANTING DETAIL**  
 LOT AREA = 21,701 S.F.

EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE
BUILDING DRIVEWAY & WALK: 2,313 S.F.	BUILDING DRIVEWAY & WALK: 2,313 S.F.
DECK: 950 S.F.	DECK: 950 S.F.
WALKWAY & PATIO: 470 S.F.	WALKWAY & PATIO: 470 S.F.
TOTAL: 3,733 S.F.	TOTAL: 3,733 S.F.

**LOT 18.01 LOT COVER SUMMARY**  
 LOT AREA = 25,000 S.F.

EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE
BUILDING DRIVEWAY: 2,048 S.F.	BUILDING DRIVEWAY: 2,048 S.F.
DECK: 950 S.F.	DECK: 950 S.F.
WALKWAY & PATIO: 470 S.F.	WALKWAY & PATIO: 470 S.F.
TOTAL: 3,468 S.F.	TOTAL: 3,468 S.F.

LOT COVERAGE: 5,684 /31,672 S.F.=17.95%  
 LOT COVERAGE: 3,985 /25,000 S.F.=15.94%

**RA-25 ZONING SCHEDULE**

BULK ZONE REQUIREMENT	LOT AREA	FRONT YARD	1ST SIDE YARD	2ND SIDE YARD	BOTH SIDE YARDS	REAR YARD	LOT WIDTH	LOT DEPTH	BUILDING COVER	LOT COVER	BLD. HGT.
EXISTING	28,000 SF	40'	20'	20'	40'	40'	125'	150'	15%	20%	35' OR 3'
PROPOSED	28,000 SF	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0%	0.0%	0.0'	0.0'
PROPOSED	28,000 SF	40.0'	20.0'	20.0'	50.0'	62.6'	131.0'	155.9'	9.8%	14.6%	25'

**IMPERVIOUS SURFACE COVER**

BUILDING (PRIMARY)	BUILDING (ACCESSORY)	TOTAL BUILDING COVERAGE	DRIVEWAY	WALKWAY	PATIO & DECK	POOL & COPING	UTILITY PADS	WALLS	TOTALS
EXISTING	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 S.F.
PROPOSED	2550 SF	0 SF	2550	1254 SF	0 SF	0 SF	0 SF	0 SF	3804 S.F.

## WYCKOFF PLANNING BOARD

APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF WYCKOFF HELD ON 2017

APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY

**REVISION DIGEST**

NO.	DATE	DESCRIPTION

**CONKLI ASSOCIATES ENGINEERS AND SURVEYORS**  
 29 CHURCH STREET  
 P.O. BOX 282, RAMSEY, NJ 07446  
 PHONE (201) 327-0443, FAX (201) 934-1097  
 CERTIFICATE OF AUTHORIZATION #24028046300

TIBOR LATINCIS N.J.P.E. 32444, N.J.P.P. 3736  
 STEPHEN P. EID N.J.P.E. 30081 PROFESSIONAL ENGINEER & LAND SURVEYOR

**PLOT PLAN**  
**LOT 18.02 - BLOCK 203**  
 IN THE  
**TOWNSHIP OF WYCKOFF**  
**BERGEN COUNTY, NEW JERSEY**

SCALE: 1"=20'  
 ORIGINAL PLAN DATE: 09/17/21  
 FILE NO.: YK-2  
 PLOT NO.: 17\_18PLOT.dwg