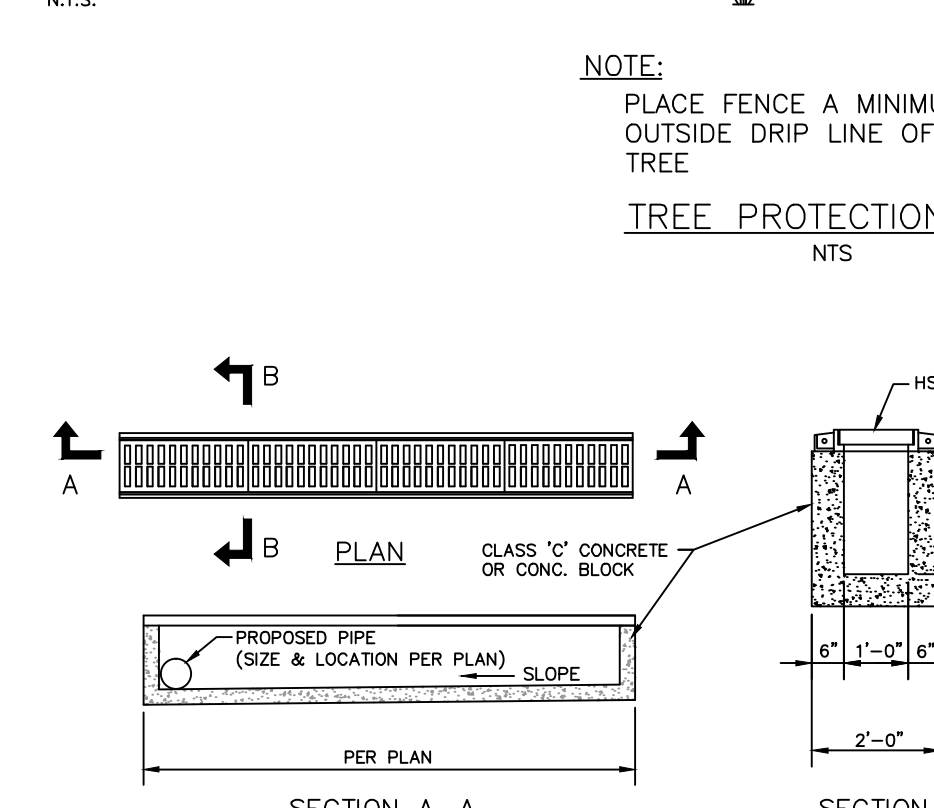
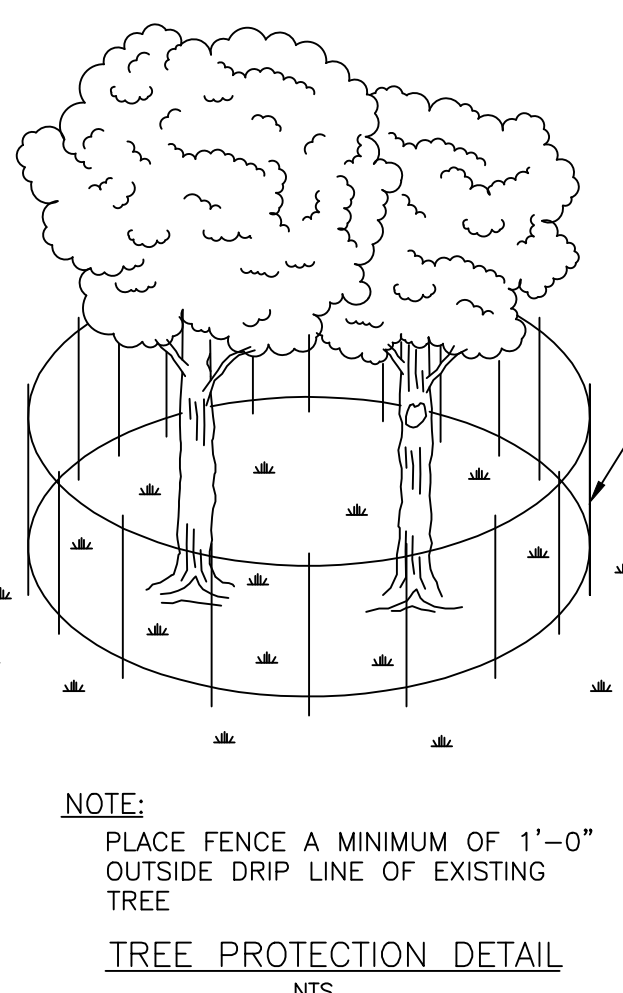
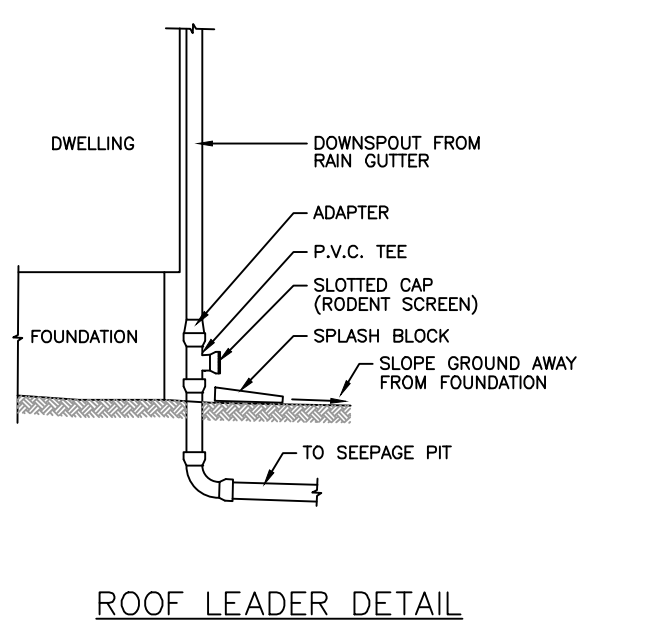
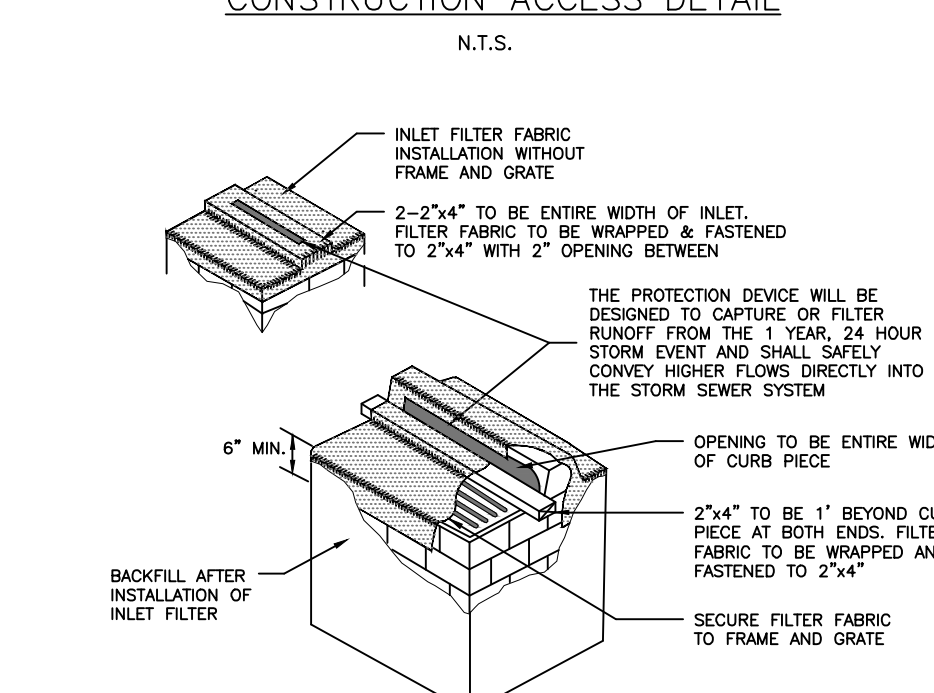
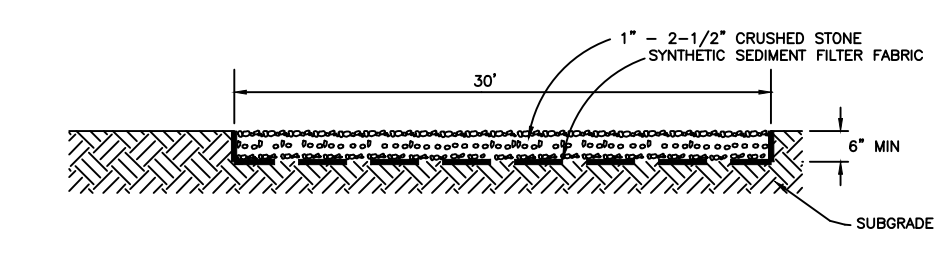
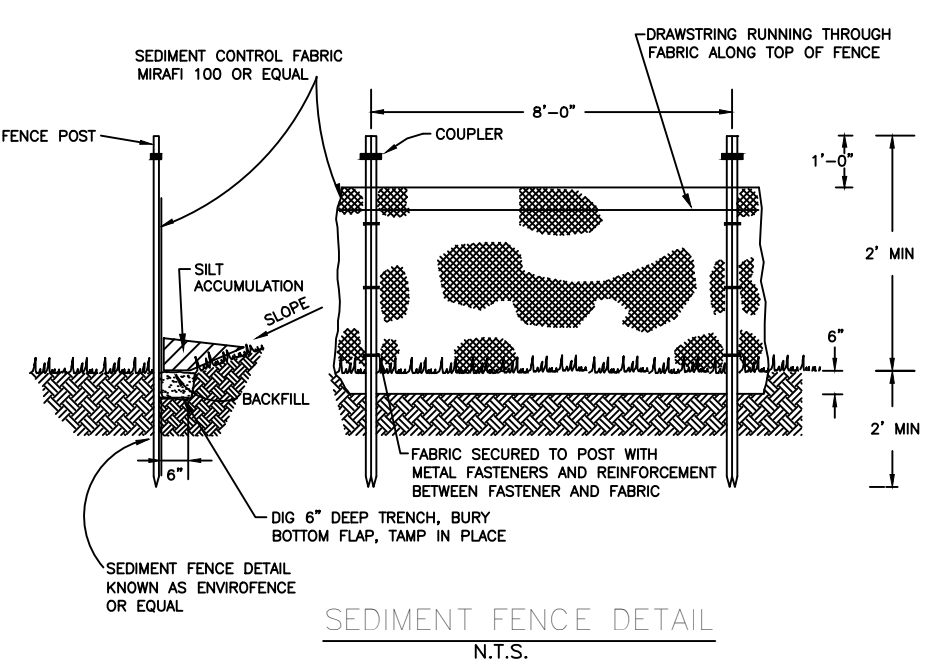
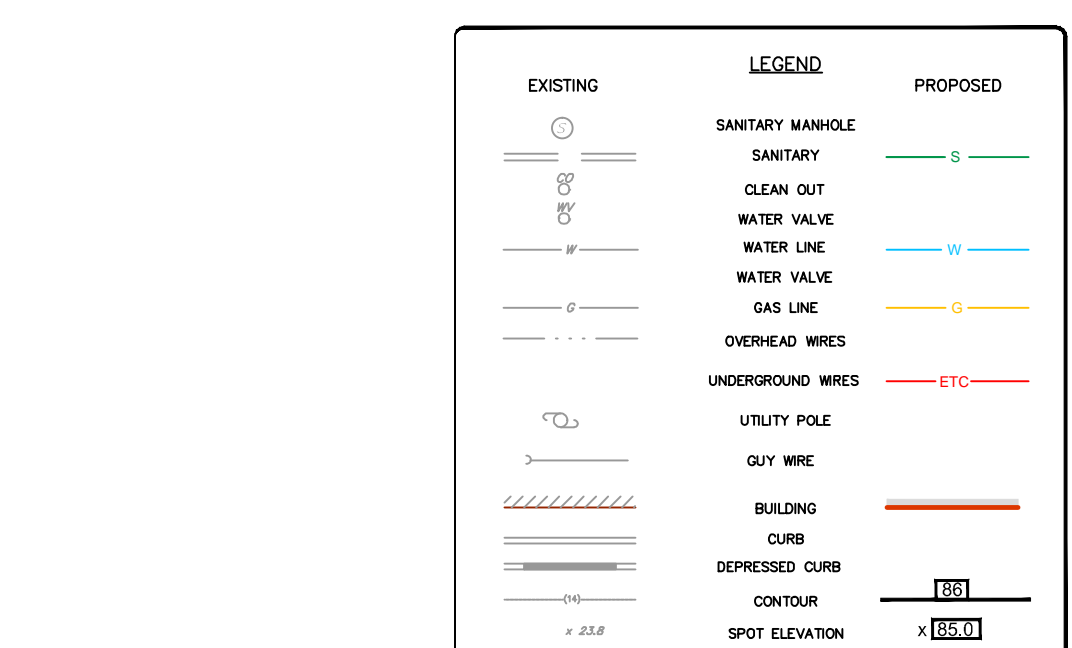
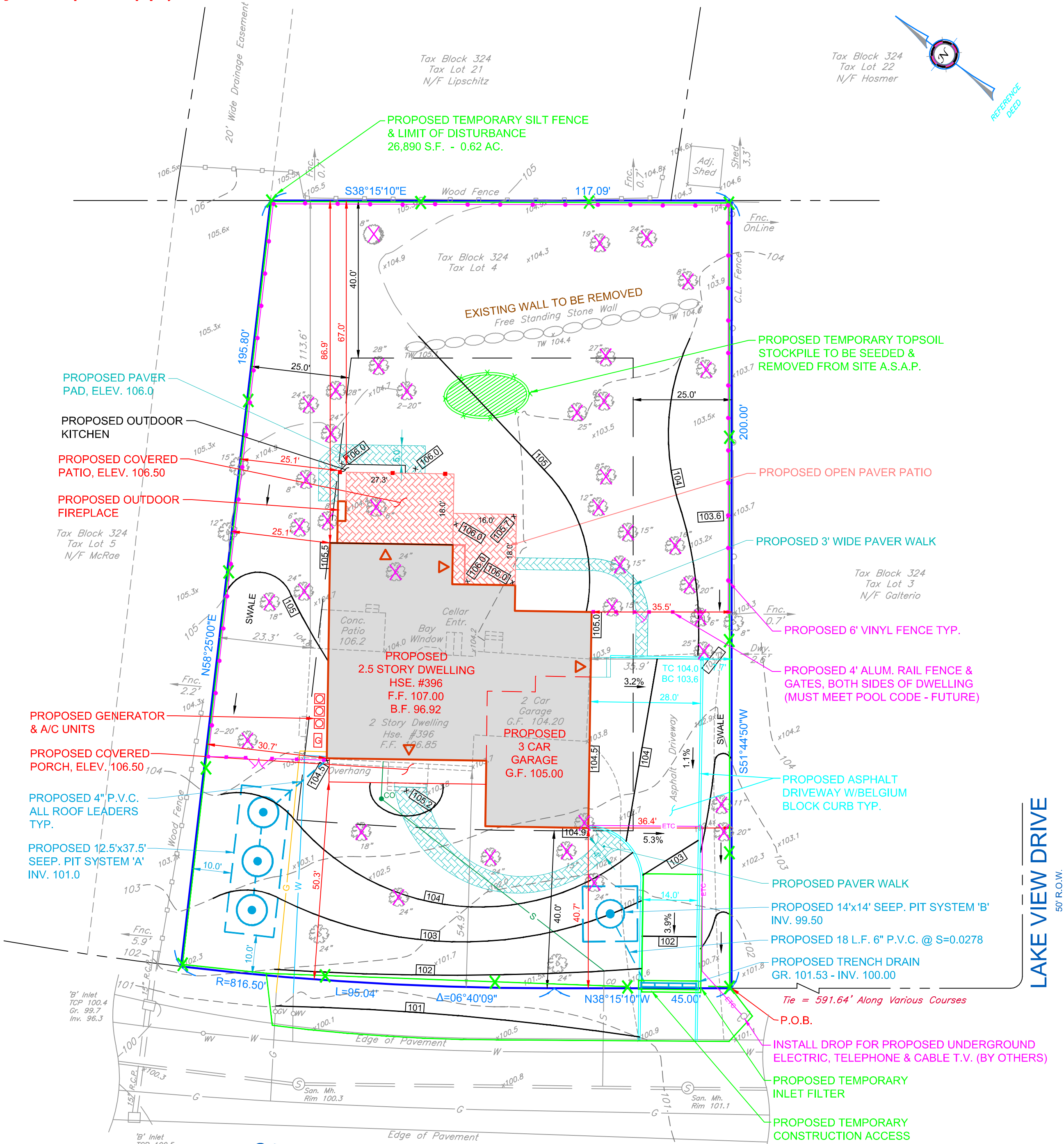


NOTE: Lot Corners were not set as per contractual agreement with purchaser of property.



BERGEN COUNTY SOIL CONSERVATION DISTRICT
 SOIL EROSION AND SEDIMENT CONTROL NOTES
 1. 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.
 2. 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).
 3. 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.
 4. Stabilization Specifications:
 A. 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).
 B. Permanent Seeding and Mulching:
 Topsoil - A uniform application to an average depth of 6", minimum of 4" firming in place is required.
 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).
 5. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
 6. Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
 7. 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 hay bale sediment barrier or silt fence.
 8. 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 fabric and maintained.
 9. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
 10. Driveways must be stabilized with 1" - 2 1/2" crushed stone or subbase prior to individual lot construction.
 11. 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.
 12. Catch basin inlets will be protected with an inlet filter designed in accordance with Section 28-11 of the NJ Standards.
 13. Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
 14. Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14-1 of the NJ Standards.
 15. 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.
 16. Trees to remain shall be protected with a suitable fence installed at the drip line or beyond in accordance with Section 9-1 of the NJ Standards.
 17. 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 of the project.
 18. Any review 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.
 19. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
 20. 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 07640. Tel: 201-261-4407; Fax: 201-261-7973.
 21. The Bergen County Soil Conservation District may request additional measures to minimize on or off-site erosion problems during construction.
 22. 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 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 12/7/17

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

CONSTRUCTION SEQUENCE (SITEWORK):

CONSTRUCTION SEQUENCE (SITEWORK)	DURATION
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.	1 DAY
2. CONSTRUCT SILT FENCE.	1 DAY
3. CLEAR SITE WITHIN LIMIT OF DISTURBANCE, STRIP AND STOCKPILE TOPSOIL AND GRADE SITE.	1 DAY
4. EXCAVATE FOR FOUNDATION & SEEPAGE PIT.	1 WEEK
5. CONSTRUCT BUILDING AND APPURTENANCES.	3 MONTHS
6. CONSTRUCT ROOF DRAINS AND SEEPAGE PIT.	2 DAYS
7. AFTER BUILDING IS COMPLETE, PERFORM FINAL GRADING, UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE. FINAL LANDSCAPING.	1 WEEK
8. CONSTRUCT BASE COURSE PAVEMENT AND FINAL PAVEMENT COURSE.	1 DAY
9. REMOVE EROSION CONTROL DEVICES WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.	1 DAY

SOIL MOVING CALCULATIONS:

BASEMENT EXCAVATION
 AREA OF NEW BASEMENT = 1,323 S.F.
 96.92 (B.F.) - 6" = 96.42
 AVG. GRADE AROUND BASEMENT = 104.00
 104.00 - 96.42 = 7.58' AVG. CUT
 1,323 S.F. x 7.58' = 10,028 C.F. / 27 = **371 C.Y. (CUT)**

BASEMENT EXCAVATION
 AREA OF BASEMENT AT EXISTING BASEMENT = 1,060 S.F.
 96.92 (B.F.) - 6" = 96.42
 EXISTING BASEMENT ELEVATION = 97.65 - 6" = 97.15
 97.15 - 96.42 = 0.73' AVG. CUT
 1,060 S.F. x 0.73 = 774 C.F. / 27 = **29 C.Y. (CUT)**

BASEMENT AREA'S FILL (EXISTING)
 AREA OF EXIST. BASEMENT = 120 S.F.
 97.65 (B.F.) - 6" = 97.15
 AVG. GRADE AROUND BASEMENT = 104.00
 104.00 - 97.15 = 6.85' AVG. FILL
 120 S.F. x 6.85' = 822 C.F. / 27 = **30 C.Y. (FILL)**

BASEMENT EXCAVATION AT EXISTING GARAGE
 AREA OF BASEMENT AT EXISTING GARAGE = 258 S.F.
 96.92 (B.F.) - 6" = 96.42
 EXISTING GARAGE ELEVATION = 104.20 - 6" = 103.70
 103.70 - 96.42 = 7.28' AVG. CUT
 258 S.F. x 7.28' = 1,878 C.F. / 27 = **70 C.Y. (CUT)**

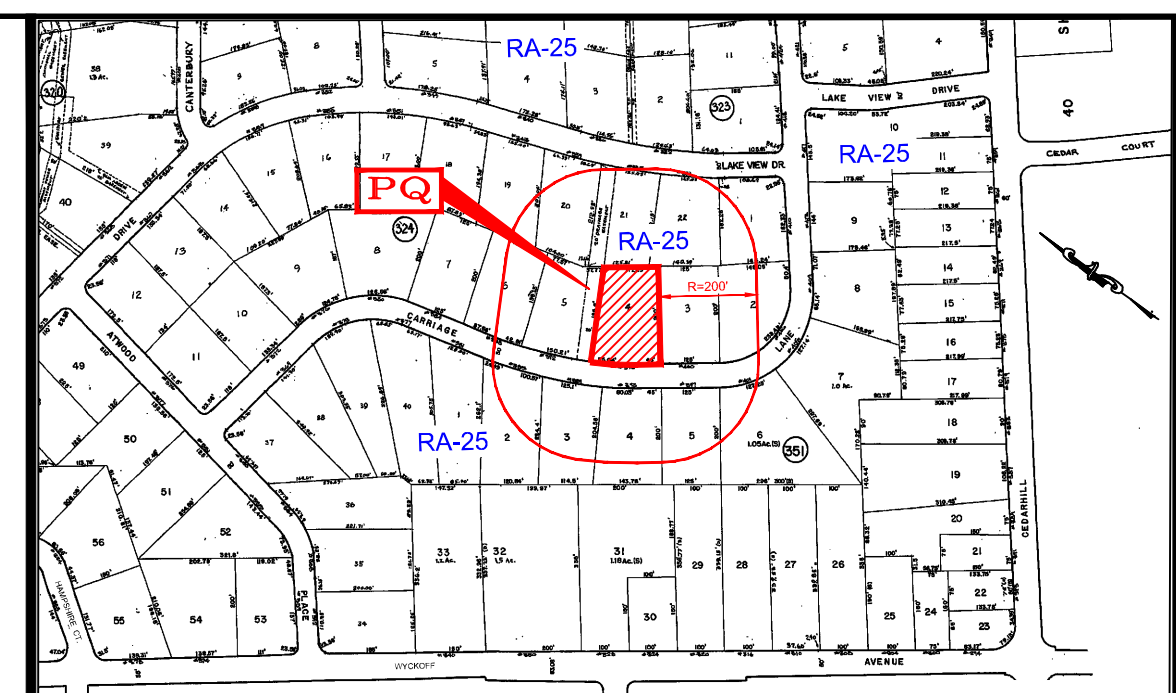
GARAGE SLAB FILL AT EXISTING GARAGE
 AREA OF GARAGE = 360 S.F.
 105.00 (G.F.) - 8" = 104.50
 EXIST. GARAGE ELEVATION = 104.20 - 6" = 103.70
 104.50 - 103.70 = 0.80' AVG. FILL
 360 S.F. x 0.80' = 288 C.F. / 27 = **11 C.Y. (FILL)**

GARAGE SLAB FILL
 AREA OF GARAGE = 595 S.F.
 105.00 (G.F.) - 6" = 104.50
 AVG. GRADE AROUND GARAGE = 103.60
 104.50 - 103.60 = 0.9' AVG. FILL
 595 S.F. x 0.9' = 536 C.F. / 27 = **20 C.Y. (FILL)**

SEEPAGE PIT EXCAVATION
 12.5' x 7.5' x 6" = 2,813 C.F. / 27 = **104 C.Y. (CUT)**

GRADING FILL
 5,900 S.F. x 1.0' AVG. = 5,900 C.F. / 27 = **219 C.Y. (FILL)**

TOTAL CUT = 574 C.Y.
TOTAL FILL = 280 C.Y.
TOTAL TO BE REMOVED = 294 C.Y.
TOTAL SOIL MOVEMENT = 864 C.Y.



- NOTES:**
- PROPERTY KNOWN AS LOT 4 IN BLOCK 324 AS SHOWN ON THE CURRENT TAX MAP SHEET 35, LAST REV. FEB. 1999 OF THE TOWNSHIP OF WYCKOFF.
 - PROPERTY OWNER/APPLICANT: KERYN & MICHAEL LIEBERMAN, 396 CARRIAGE LANE, WYCKOFF, N.J.
 - AREA OF ENTIRE PROPERTY: 25,580 S.F. OR 0.567 AC.
 - PROPERTY LOCATED IN THE RA-25 RURAL RESIDENTIAL ZONE.
 - THE VERTICAL ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
 - ZONING DATA:

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	25,000 S.F.	25,580 S.F.	25,580 S.F.
MIN. LOT WIDTH	125.0'	128.54'	128.54'
MIN. LOT FRONTAGE	155.0'	140.04'	140.04'
MIN. LOT DEPTH	150.0'	199.95'	199.95'
MIN. FRONT YARD	40.0'	54.9'	40.7'
MIN. SIDE YARD	*25.0'	25.3'	25.1'
MIN. REAR YARD	40.0'	113.6'	67.0'
MAX. BUILDING HEIGHT	2.5 STY. - 35.0'	2 STY. - <35.0'	2.5 STY. - 34.0'
MIN. FLOOR AREA	1,200 S.F.	>1,800 S.F.	SEE ARCH'S DWG.'S
MAX. LOT COVERAGE	15.0%	7.0% (1,800 S.F.)	17.3% (0 DWG.'S)
MAX. IMPERVIOUS COVERAGE	28.5%	16.5% (4,217 S.F.)	28.4%

* = BUILDING AREA EXCEEDS 3,700 S.F. (V) = DENOTES VARIANCE REQUIRED

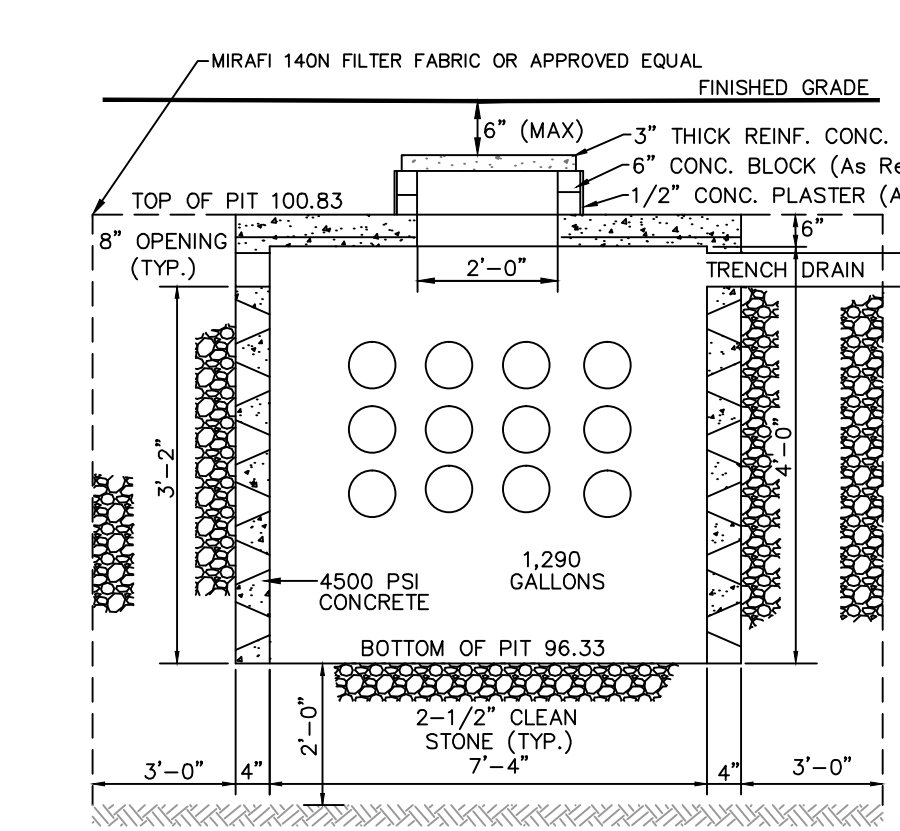
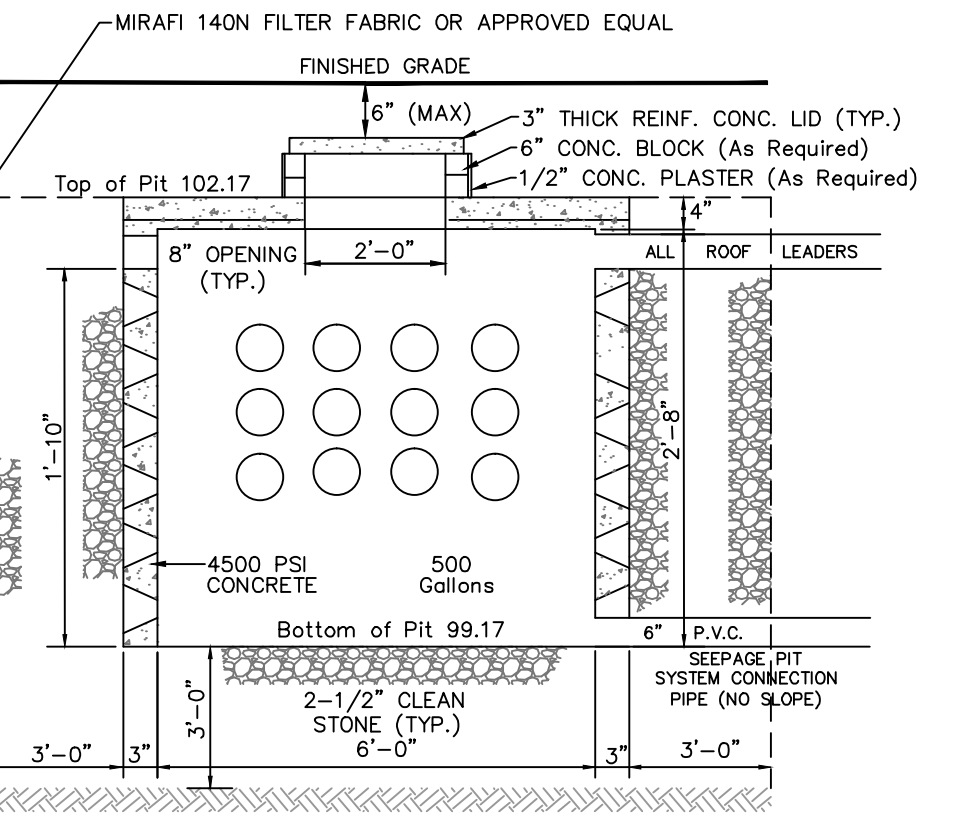
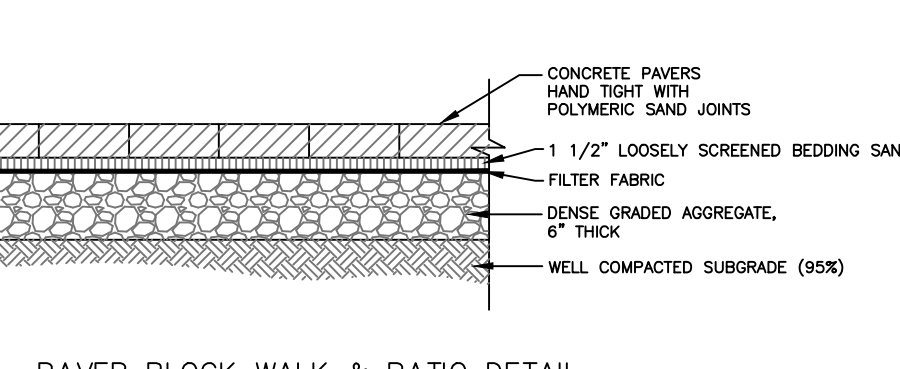
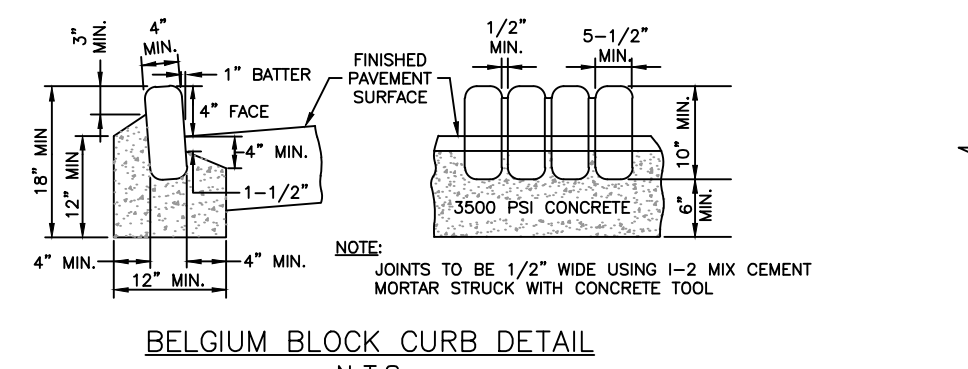
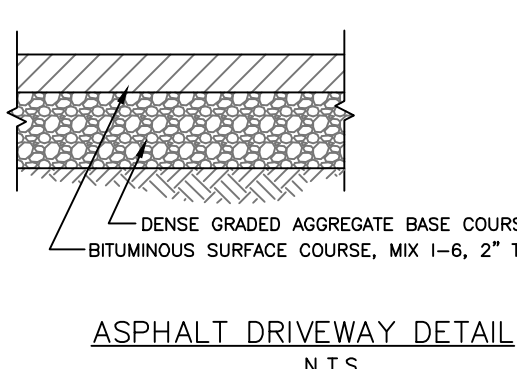
- PROPOSED BUILDING HEIGHT CALCULATIONS:
 FIRST FLOOR ELEV. = 107.00'
 FIRST FLOOR TO RIDGE = 31.50'
 PROPOSED RIDGE ELEV. = 138.50'
 LOWEST PROPOSED GRADE = 104.50'
 PROPOSED BUILDING HEIGHT = 34.00'
- PROPOSED LOT COVERAGE CALCULATIONS:
 DWELLING = 4,423 S.F. / 25,580 S.F. = 17.3% (INCLUDES CONV. PORCH, CONV. PATIO, OUTDOOR KITCHEN & FIREPLACE)
- PROPOSED IMPERVIOUS COVERAGE CALCULATIONS:
 LOT COVER = 4,423 S.F.
 DRIVEWAY = 1,818 S.F. (INCLUDES STEPS)
 PAVEMENT WALKS = 520 S.F. (INCLUDES STEPS)
 OPEN PATIO = 288 S.F. (INCLUDES LANDING)
 PAVEMENT PAD = 186 S.F.
 A/C UNITS = 19 S.F.
 GENERATOR = 7 S.F.
 TOTAL = 7,261 S.F. / 25,580 S.F. = 28.4%
- EXISTING BUILDING AND ALL OTHER SITE AMENITIES ARE TO BE REMOVED IN ACCORDANCE WITH THE TOWNSHIP'S APPLICABLE DEMOLITION CODE.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION & RECONNECT TO PROPOSED DWELLING IN ACCORDANCE WITH TOWNSHIP & APPLICABLE UTILITY STANDARDS & SPECIFICATIONS. ALL PROPOSED UTILITIES TO BE RAN UNDERGROUND.
- LOCATION & INVERT OF EXISTING SANITARY SEWER LATERAL TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE EXISTING SEWER LATERAL IS TO BE UTILIZED, THE TOWNSHIP REQUIRES A VIDEO INSPECTION. THE APPLICANT SHALL PROVIDE DVD OF THE VIDEO TO THE SUPERINTENDENT OF PUBLIC WORKS PRIOR TO A CERTIFICATE OF OCCUPANCY.
- APPLICANT TO PERFORM SOIL LOG & PERCOLATION TEST AT THE TIME OF EXCAVATION FOR THE PROPOSED FOUNDATION. TEST TO BE PERFORMED AT THE LOCATION OF THE PROPOSED SEEPAGE PITS. TOWNSHIP ENGINEER'S OFFICE MUST BE NOTIFIED.
- SEEPAGE PIT MAINTENANCE, TWICE ANNUALLY AS WELL AS, AFTER EVERY RAINFALL EVENT GREATER THAN 2 INCHES, EACH PIT SHALL BE OPENED & CLEANED OF ACCUMULATING LEAVES AND/OR SEDIMENT BY OWNER.
- ALL ROOF LEADERS SHALL BE CONNECTED TO THE PROPOSED SEEPAGE PITS.
- OVERFLOW TEE CONNECTIONS AND SPLASH BLOCKS TO BE INSTALLED AT ALL ROOF LEADER DOWNSPOUTS.
- THERE ARE 39 THIRTY EIGHT TREES TO BE REMOVED.
- APPLICANT GRANTS BOROUGH OFFICIALS AND EMPLOYEES PERMISSIONS TO ENTER PROPERTY FOR THE PURPOSE OF SURVEYS/INSPECTIONS.
- SNOW FENCE TO BE INSTALLED AND MAINTAINED AT LIMIT OF DISTURBANCE. ALL SILT FENCE, TREE PROTECTION AND L.O.D. FENCING MUST BE INSTALLED PRIOR TO RELEASE OF ANY PERMITS.

6-24-20	Add Roof To Rear Patio & Rev. Coverage Calc's	PEP
5-11-20	As Per Borough Comments	PEP
Date: 4-1-20	Description: As Per Borough Comments	Check By: PEP
Revisions		

PILOT PLAN & SOIL EROSION CONTROL PLAN
 Prepared For
KERYN & MICHAEL LIEBERMAN
 396 CARRIAGE LANE
 Block 324 - Lot 4
 Township of Wyckoff
 Bergen County New Jersey

Azzolina & Feury Engineering Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 30 Madison Avenue, Paramus, NJ 07652 (908) 465-8500 - Fax (908) 465-8825
 110 Stage Road, Monroe, NY 10950 - (845) 782-8661 - Fax (845) 782-4212

N.J. CERTIFICATE OF AUTHORIZATION
 24GA20036900



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WYCKOFF ON: _____ 2020

DATE _____

DATE _____

3' HI x 6' DIA. SEEPAGE PIT 'A' DETAIL
 (AS BUILT BY PEERLESS)
 N.T.S.

4'-6' HI x 8' DIA. SEEPAGE PIT 'B' DETAIL
 (AS BUILT BY PEERLESS)
 N.T.S.

TRENCH DRAIN
 N.T.S.

