

KEY MAP
1"=200'

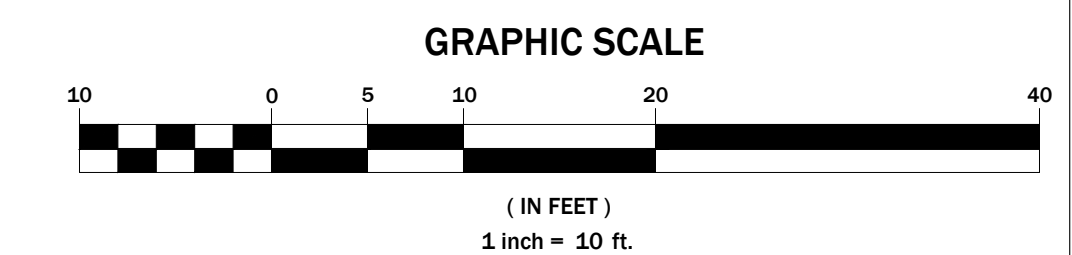
- GENERAL NOTES
1. BEING KNOWN AND DESIGNATED AS LOT 8 IN BLOCK 422 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY.
 2. PROPERTY LIES IN THE RA-25 DISTRICT, RESIDENTIAL ZONING DISTRICT.
 3. AREA OF LOTS: 27,952 S.F. OR 0.642 ACRES.
 4. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.
 5. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWNSHIP OF WYCKOFF ORDINANCES AND/OR SPECIFICATIONS.
 6. PROPERTY OWNERS: RICHARD ROSE
474 IVY LANE
WYCKOFF, NJ 07481
APPLICANT: RICHARD ROSEN
474 IVY LANE
WYCKOFF, NJ 07481
 7. THE LOCATION AND DEPTHS OF ALL UTILITIES SHOWN ARE APPROXIMATE. FOR THEIR EXACT LOCATION AND DEPTHS, THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES AT 1-800-272-1000. PRIOR TO ANY CONSTRUCTION CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY CONFLICTS WITH THIS PLAN THE ENGINEER/ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTORS INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES, AND CLEARANCES AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS, AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
 8. ALL DISTURBED AREAS ARE TO BE STABILIZED DURING CONSTRUCTION BASED ON THE REQUIREMENTS OF BERGEN COUNTY SOIL CONSERVATION DISTRICT.
 9. BOUNDARY SHOWN HERE IN ACCORDANCE WITH SURVEY PREPARED BY PMC LAND SURVEYING ENTITLED "SURVEY OF LANDS IN: TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY LOT 8 BLOCK 422, DATED NOVEMBER 9, 2020"
 10. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 11. FEMA MAP, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY, PANEL 156 OF 332, MAP NO.3400300156.F, MAP REVISED, AUGUST 28, 2019. ENTIRE PROPERTY IS SHOWN AS BEING IN THE FOLLOWING FLOOD ZONES:
PROPERTY AREA IS DETERMINED TO BE IN "ZONE X". AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD THE REMAINING PROPERTY AREAS IN "ZONE X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 12. BEARINGS ARE SHOWN HEREON AS PER DEED BK. V 3176 PG. 1586.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER STATING THAT HE/SHE HAS PROVIDED ON-SITE INSPECTION DURING THE WALL CONSTRUCTION, THAT PROPER METHODS WERE UTILIZED IN THE CONSTRUCTION, THE WALL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN DRAWINGS, THE WALL HAS BEEN PROPERLY STABILIZED, AND THE WALL WILL PROVE ADEQUATE FOR THE INTENDED PURPOSE. THE INSPECTING ENGINEERS MUST ALSO CERTIFY THAT THE APPROPRIATE BATTER, HEIGHT AND LOCATION HAVE BEEN RESPECTED PURSUANT TO THE APPROVED DESIGN DRAWINGS.

INSTALL FILL IN LIFTS OF TO 12 INCHES THEN SOIL IS TO BE COMPACTED BY PROOF ROLLING.

BOTTOM OF WALL (BW) SHOWN IS THE EXPOSED SECTION OF THE WALL AT NORMAL GRADE

LAND DISTURBANCE FOR PROPOSED WORK SHALL BE LESS THAN 5000 SQUARE FEET

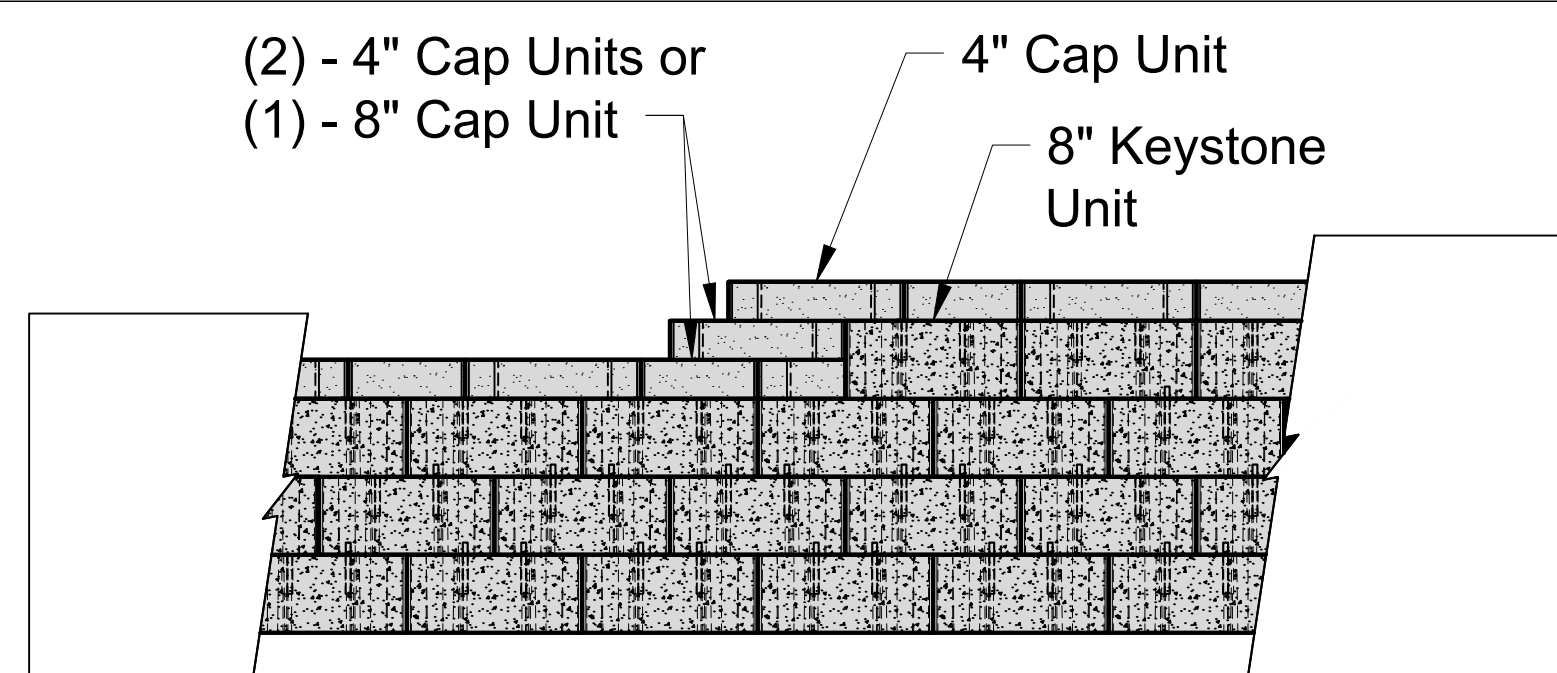
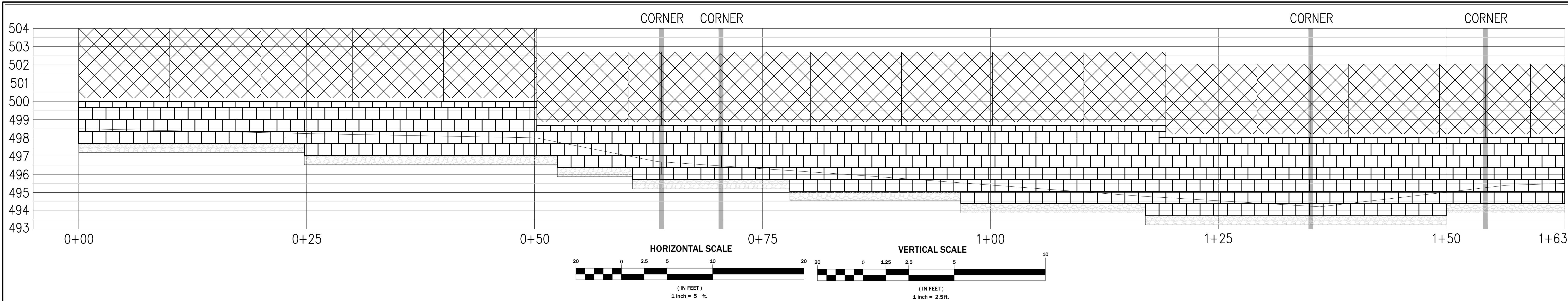


C COSTA ENGINEERING CORPORATION
PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS
State of New Jersey Certificate of Authorization No. GA 276726.
325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601
TEL: (201) 487-0016 FAX: (201) 487-3122

DATE	BY	CHKD	DESCRIPTION

ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
PROFESSIONAL ENGINEER AND PLANNER
SIGNED: [Signature] DATE: JULY 16, 2021
DAVID JAMIOLKOWSKI NJ P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR
SIGNED: [Signature] DATE: []

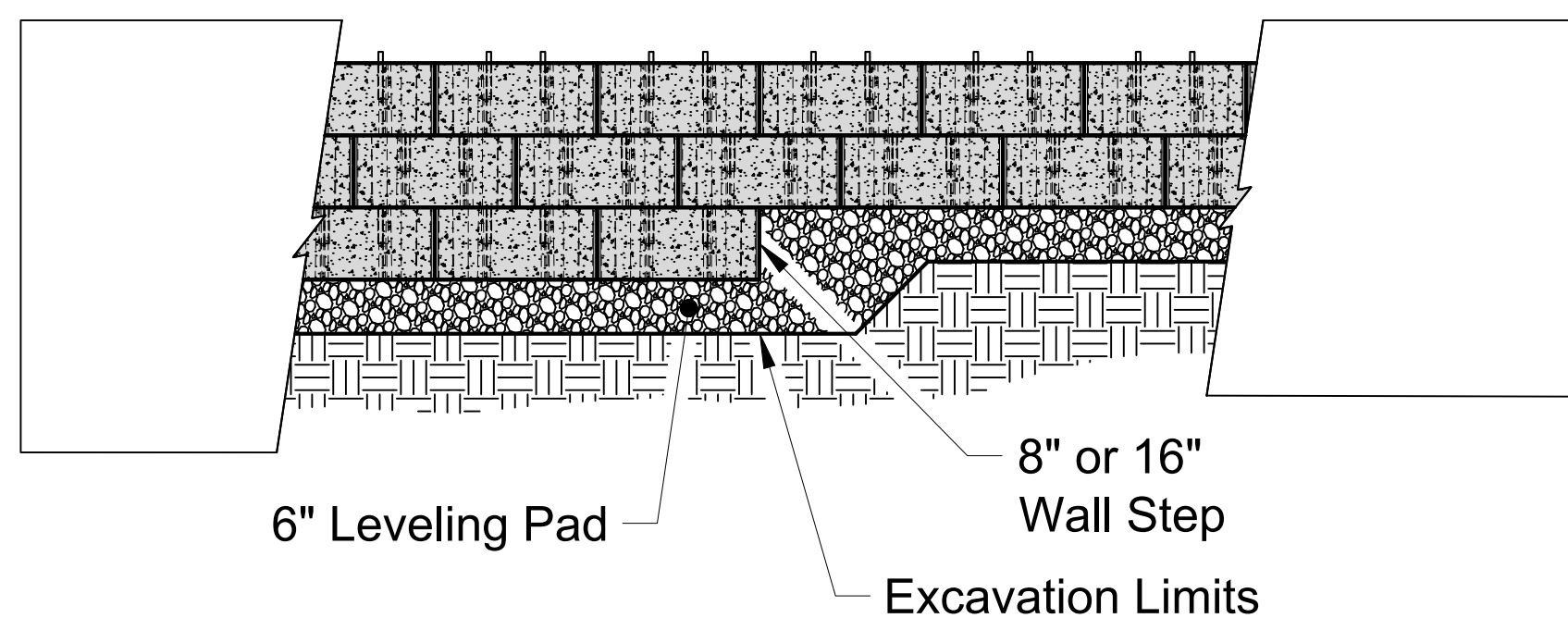
DRAWING TITLE: **SITE PLAN**
PROJECT NAME: 474 IVY LANE RETAINING WALL
LOCATION: LOT 8, BLOCK 422
TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY
PROJ. NO. 21-2255 SCALE: 1"=10' DRAWN BY: GO



Note:

- Secure all cap units with Keystone Kapseal or equal.

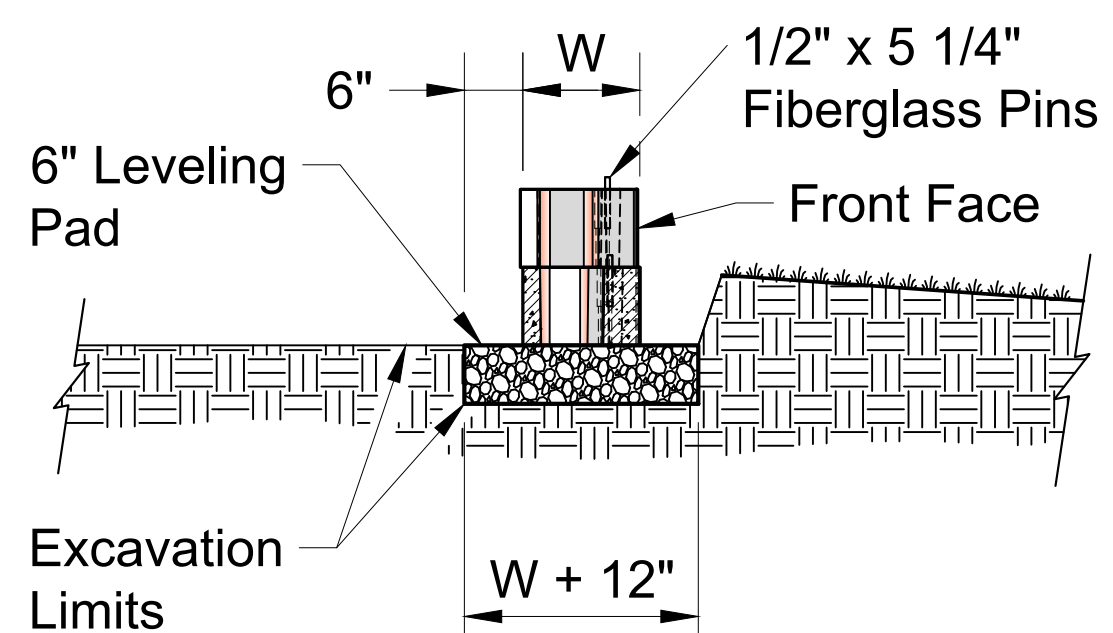
Top of Wall Steps



Elevation

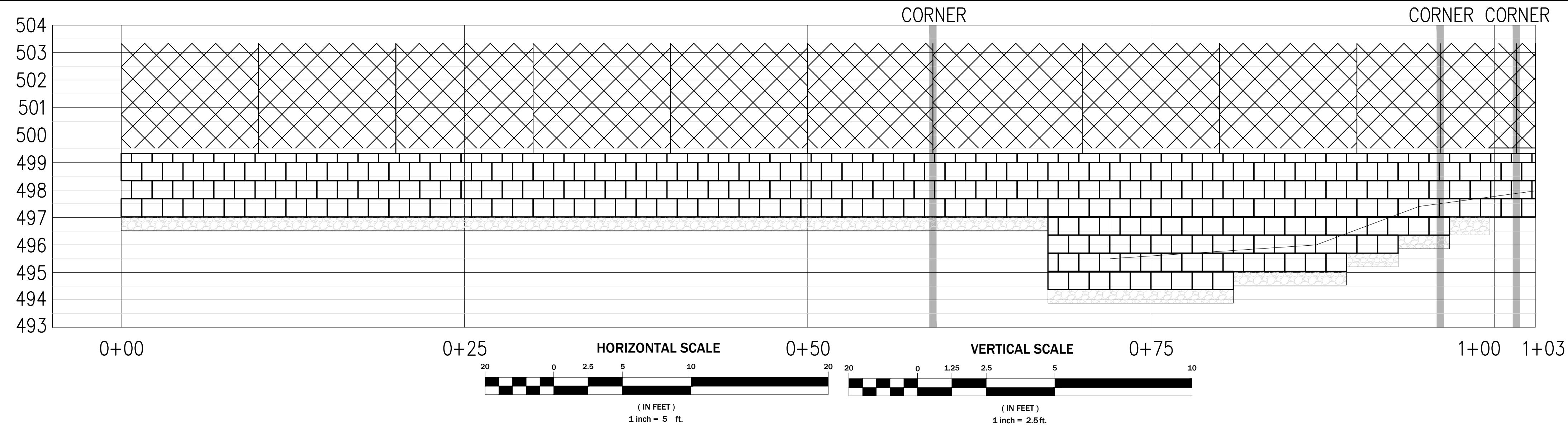
Note:

- The leveling pad is to be constructed of crushed stone or 2000 psi ± unreinforced concrete.



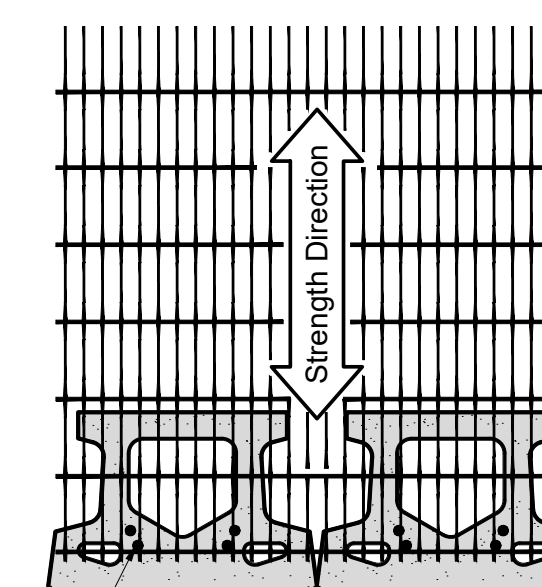
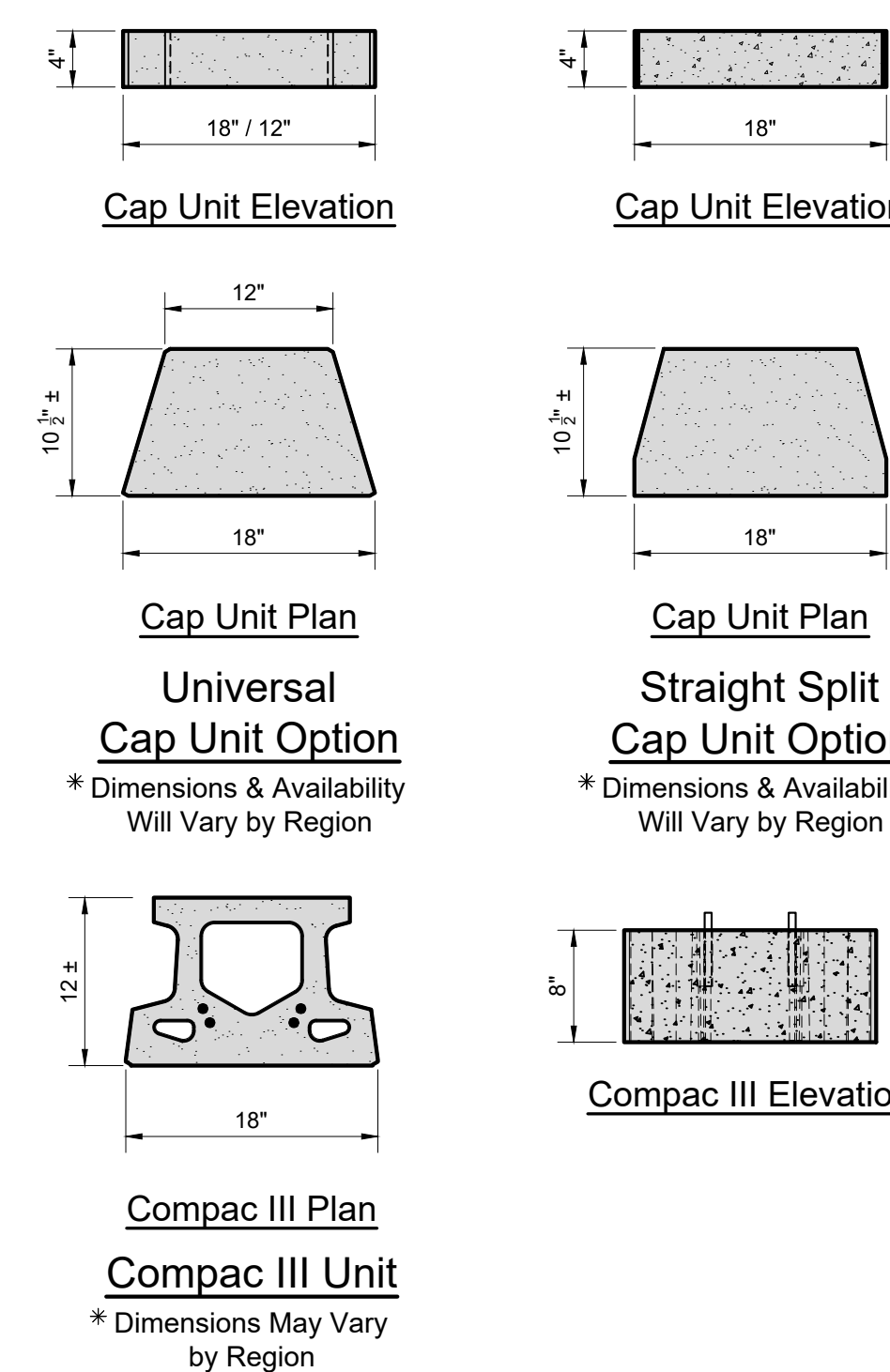
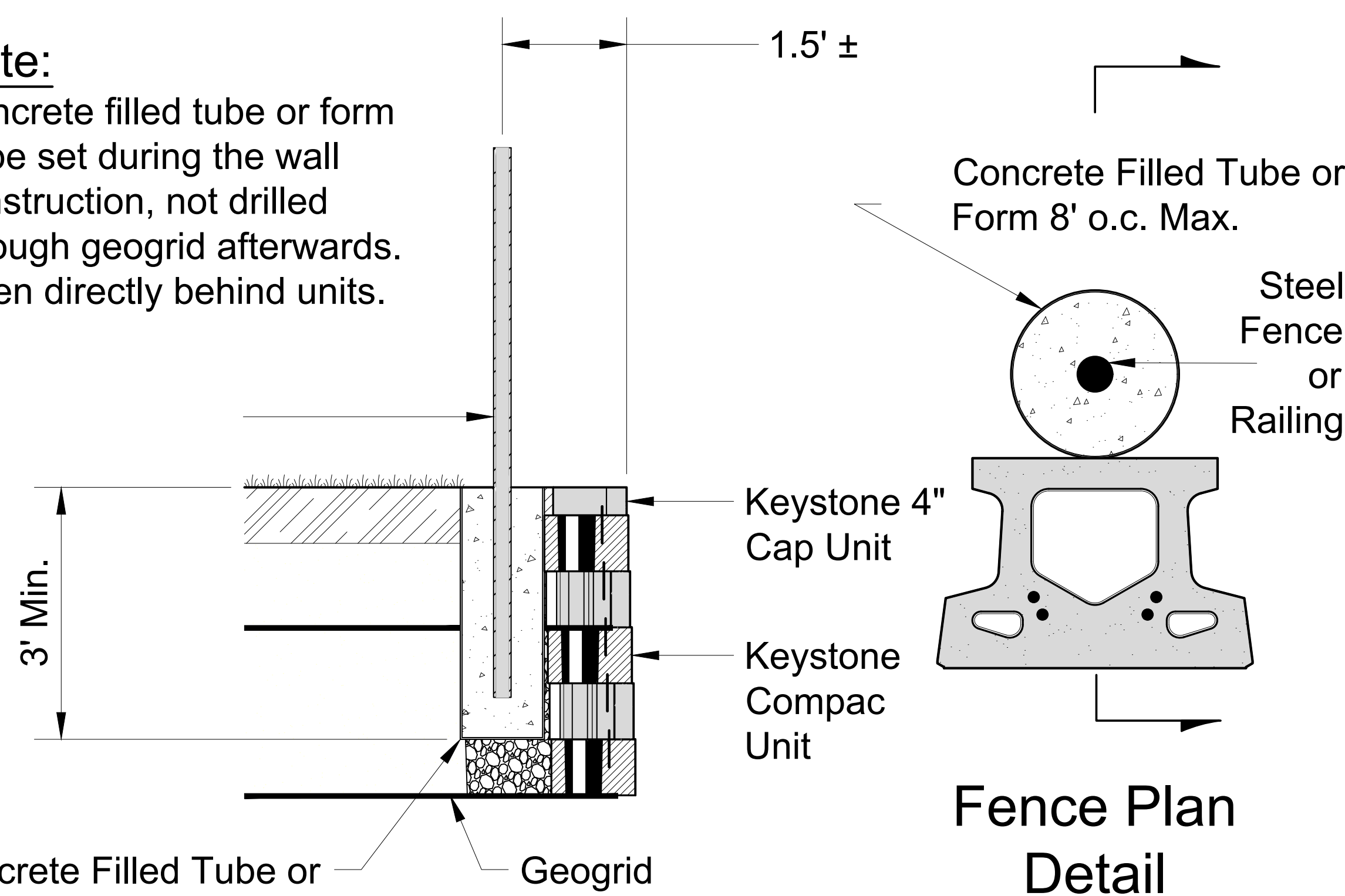
Section

Leveling Pad Detail



Note:

- Concrete filled tube or form to be set during the wall construction, not drilled through geogrid afterwards, when directly behind units.



Grid & Pin Connection

Fence Section & Plan Detail

CompacII Unit - Near Vertical Setback

DATE	BY	OWN	DESCRIPTION	REVISIONS

ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
PROFESSIONAL ENGINEER AND PLANNER

SIGNED: _____ DATE: August 2, 2021

DAVID JAMIOLKOWSKI NJ P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR

SIGNED: _____ DATE: _____

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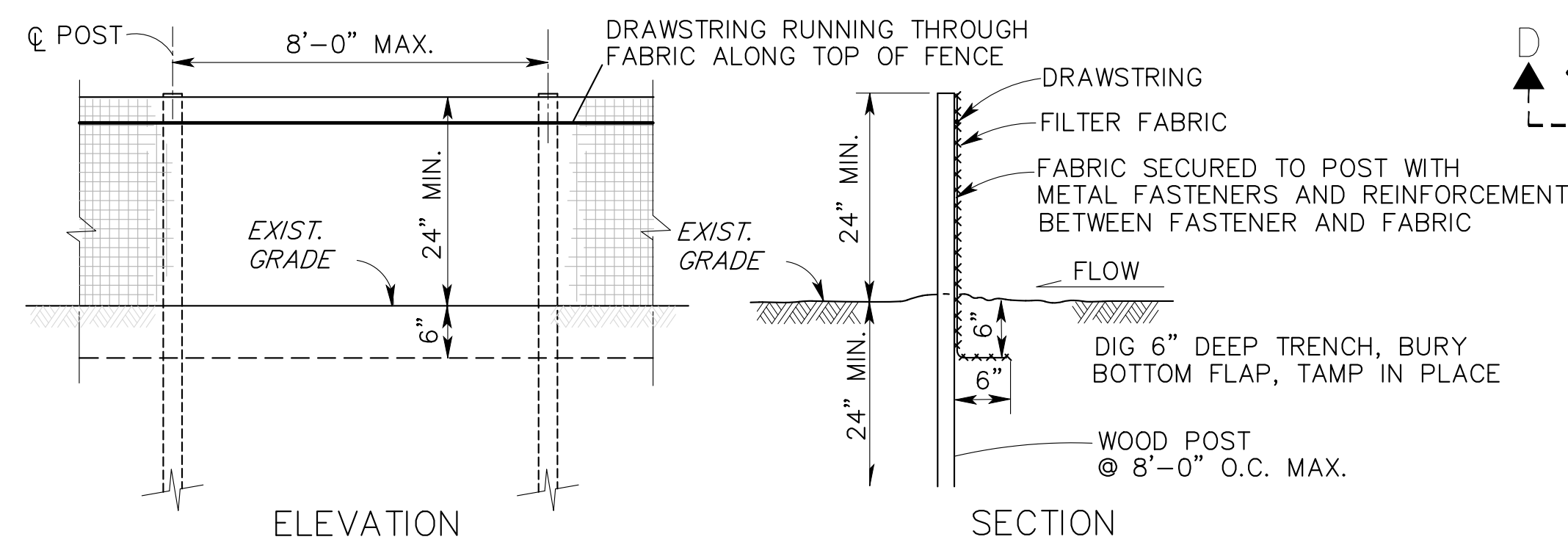
DRAWING TITLE: **CONSTRUCTION DETAILS - 1**

PROJECT NAME: 474 IVY LANE RETAINING WALL

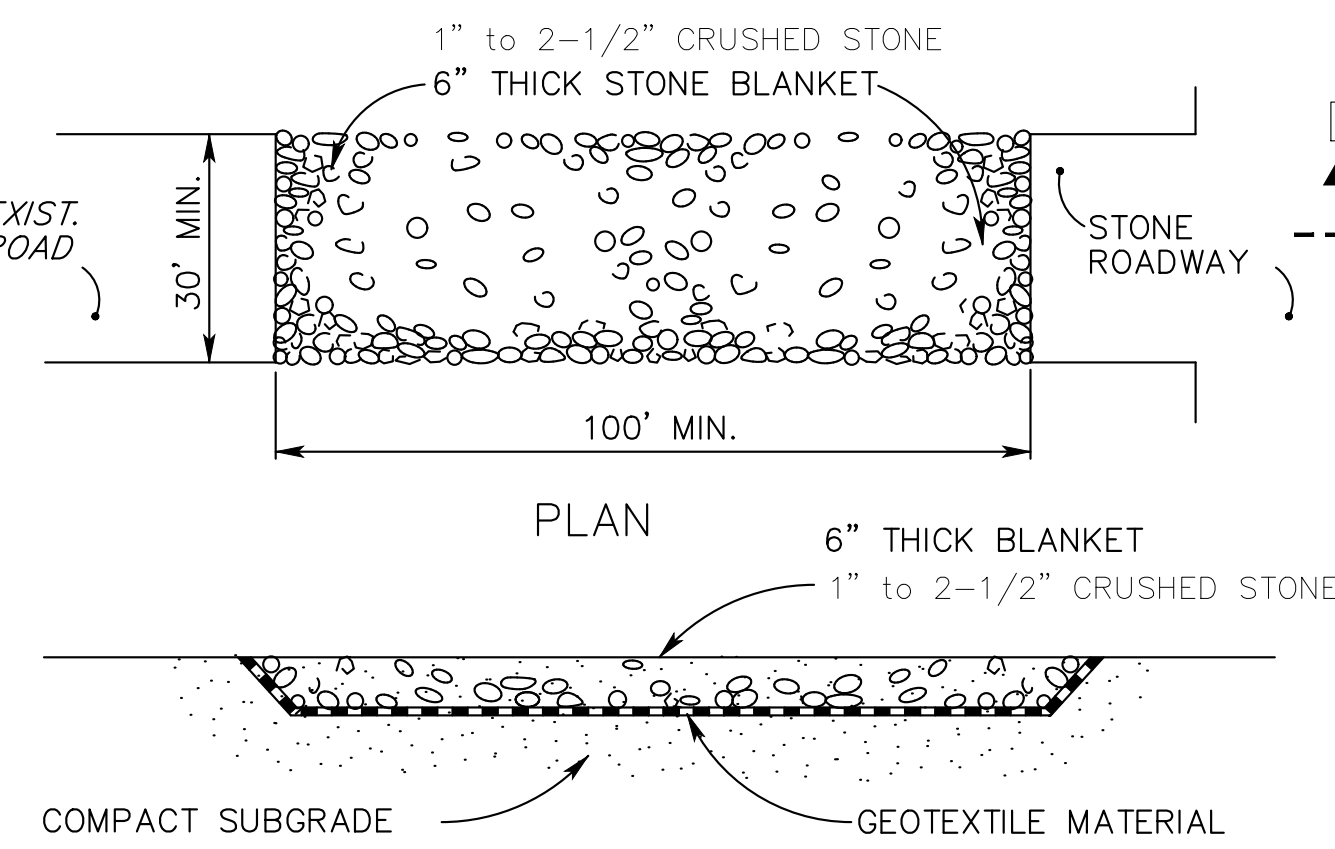
LOCATION: LOT 8, BLOCK 422
TOWN OF WEST NEW YORK
HUDSON COUNTY, NEW JERSEY

PROJ. NO. 21-2257 SCALE: NTS DRAWN BY: GO

2
3

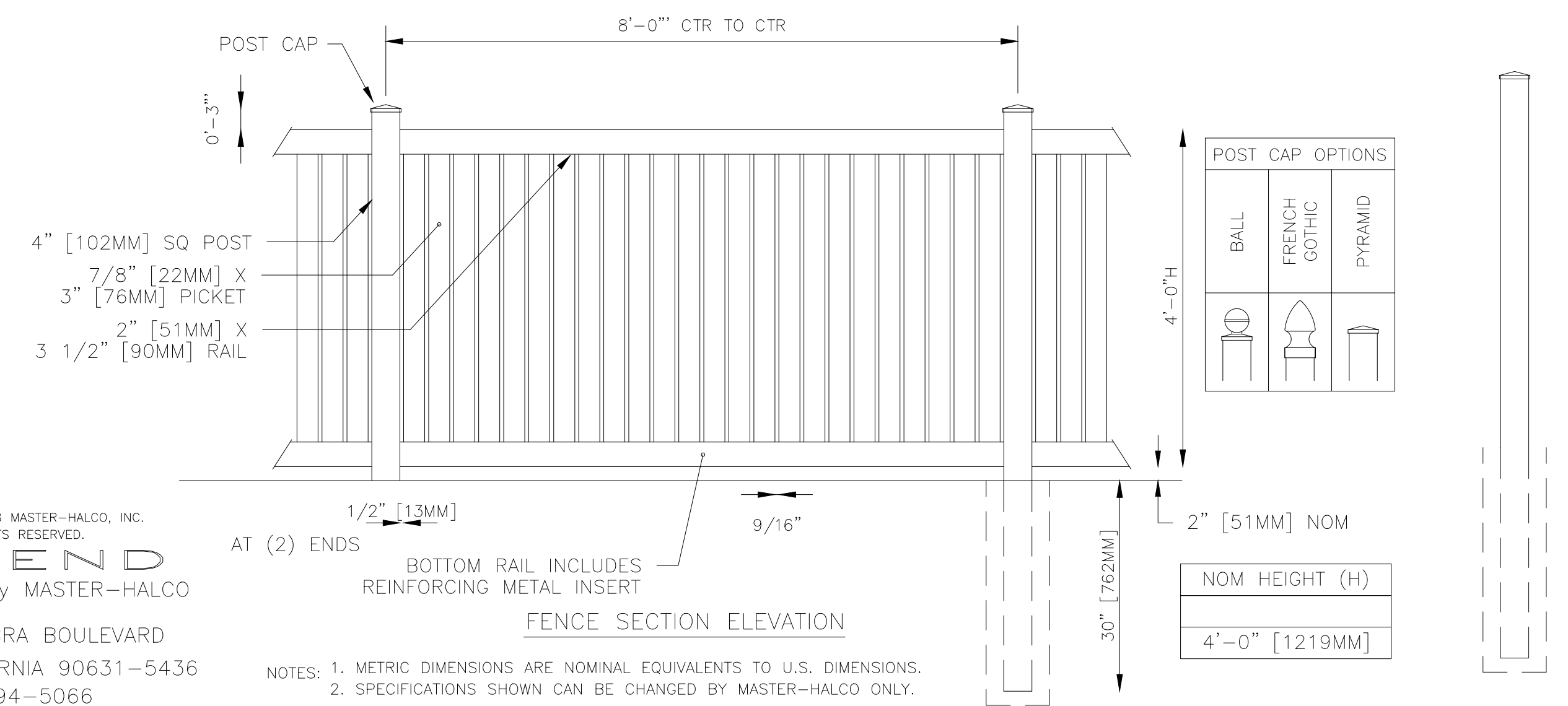


SEDIMENT FENCE BARRIER
NTS

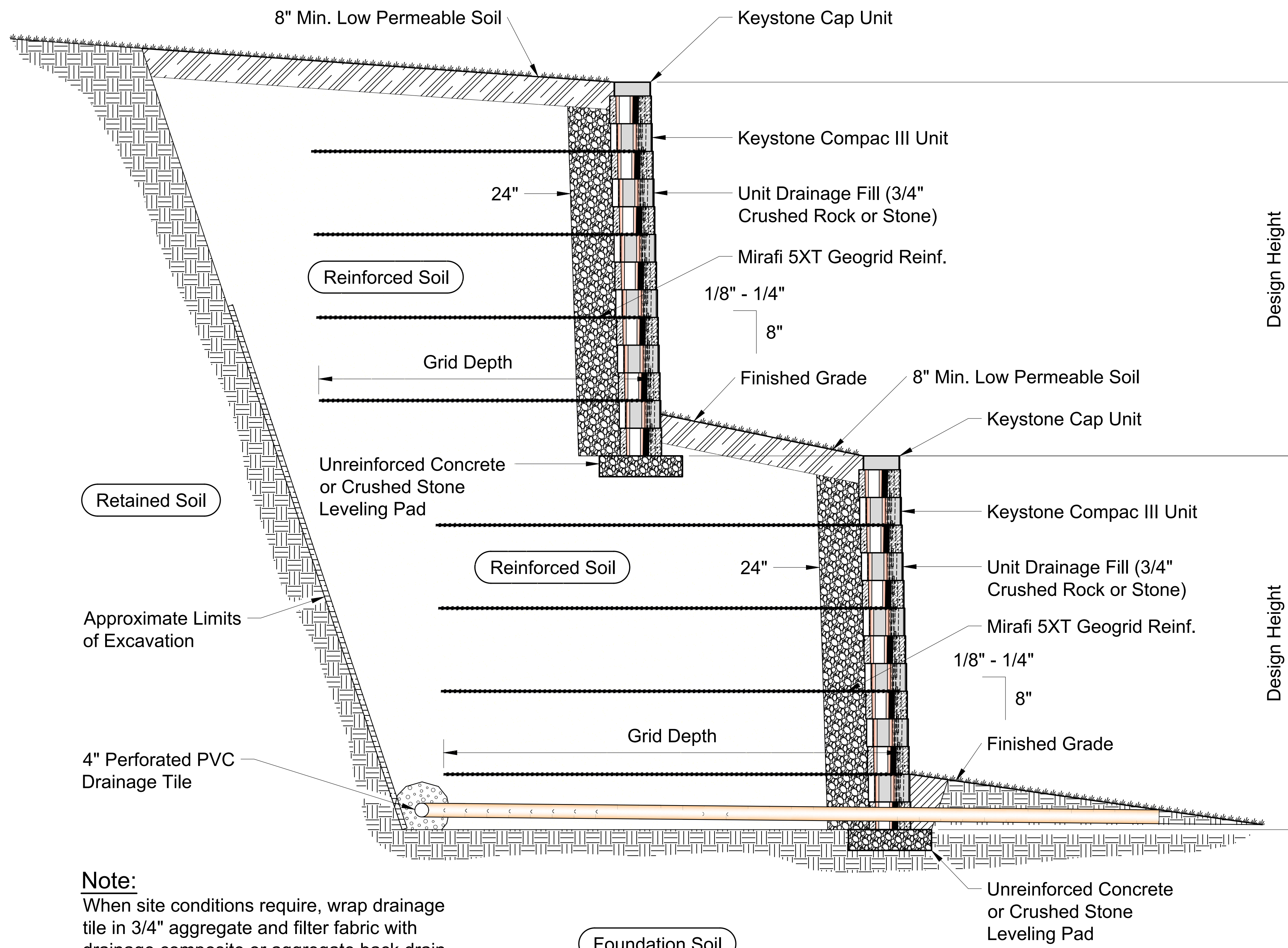


**SECTION D-D
STABILIZED CONSTRUCTION ENTRANCE**
NTS

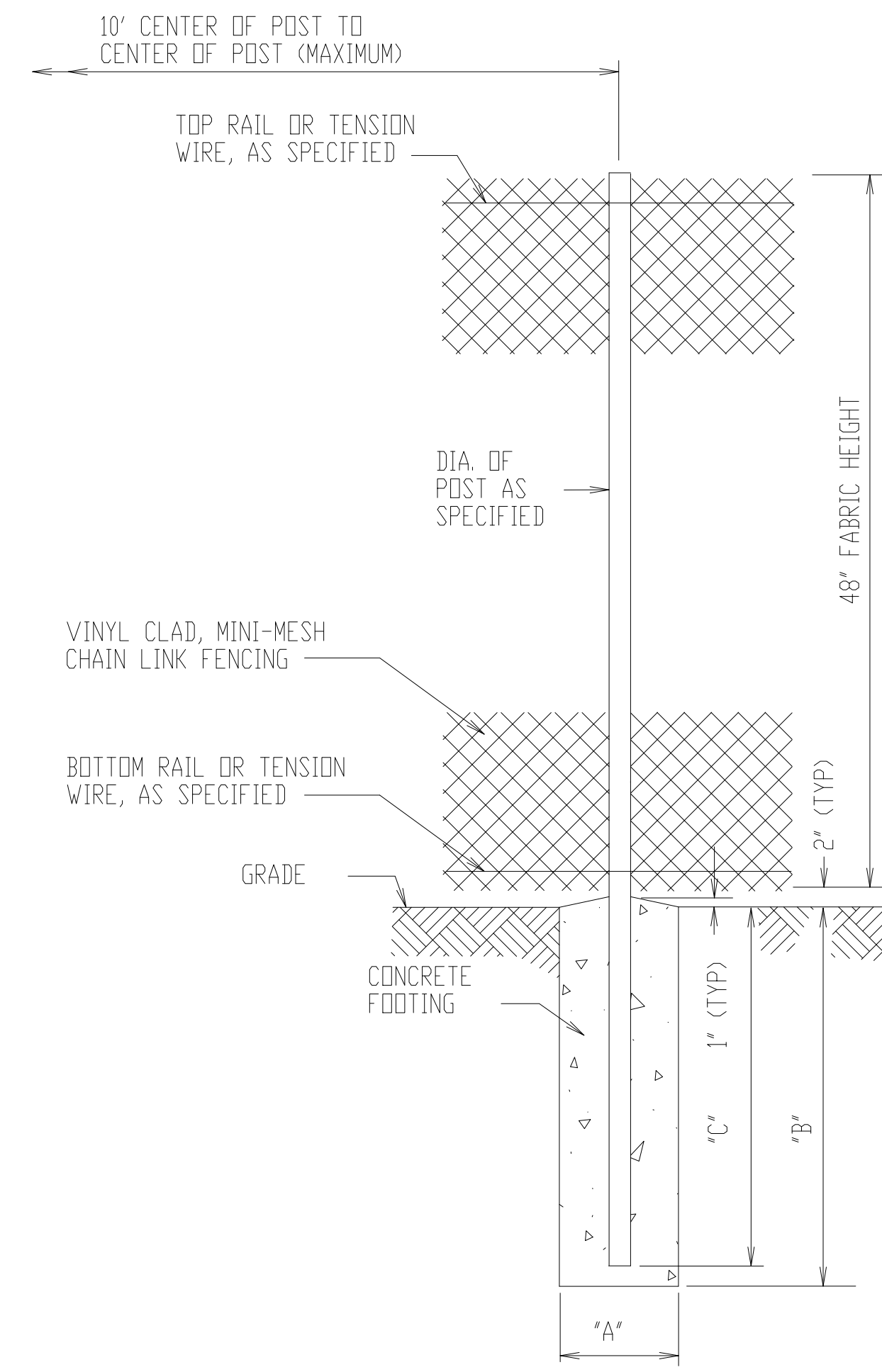
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LEGEND
by MASTER-HALCO
110 E. LA HABRA BOULEVARD
LA HABRA, CALIFORNIA 90631-5436
(562) 694-5066
(562) 691-4686 FAX



**4' HIGH PVC FENCE
DESIGN: UNIVERSAL III**
OR EQUAL/EQUIVALENT



Typical Reinforced Tiered Wall Section
Compac III Unit - Near Vertical Setback



LINE AND TERMINAL POSTS

FABRIC HEIGHT	TYPE POST	"A" DIAM	"B" DEPTH	"C" POST EMBEDMENT
3'-0" TO 4'-0"	LINE	6"	26"	24"
	TERMINAL	10"	32"	30"

NOTE: TERMINAL POSTS INCLUDE END, CORNER, AND PULL POSTS
TERMINAL POSTS 2 1/2" DIAMETER, LINE POSTS 2" DIAMETER

48" CHAIN LINK FENCE & FOUNDATION

DATE	BY	OWN	DESCRIPTION	REVISIONS

ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
PROFESSIONAL ENGINEER AND PLANNER
SIGNED: _____ DATE: JULY 16, 2021
DAVID JAMIOLKOWSKI NJ P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR
SIGNED: _____ DATE: _____

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DRAWING TITLE: **CONSTRUCTION DETAILS - 2**
PROJECT NAME: 474 IVY LANE RETAINING WALL
LOCATION: LOT 8 BLOCK 422
TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

PROJ. NO. 21-2255 SCALE: NTS DRAWN BY: GO

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