

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 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 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).
- 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./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).
 - Permanent 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 insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
 - Seed - Turf type tall fescue (blend of 3 cultivars) 350 lbs./acre (8 lbs./1,000 sq. ft.) or other approved seed, plant between March 1 and October 1 (summer seeding requires irrigation).
 - 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).
- The site shall at all times be graded and maintained such that all stormwater runoff 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 hay bale 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 28-1.1 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 by the application of water, calcium chloride or other approved method in accordance with Section 15-1 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 8-1 of the NJ Standards.
- The project owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or on-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 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 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. 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 PITS.	1 WEEK
5. CONSTRUCT BUILDING AND APPURTENANCES.	4 MONTHS
6. CONSTRUCT ROOF DRAINS AND SEEPAGE PITS.	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.	1 DAY
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

NOTES (CONT'D):

- ALL ROOF LEADER DRAINS TO BE CONNECTED TO THE PROPOSED SEEPAGE PITS.
- OVERFLOW TEE CONNECTIONS AND SPLASH BLOCKS TO BE INSTALLED AT ALL ROOF LEADER DRAIN DOWNSPOUTS.
- APPLICANT GRANTS TOWNSHIP OFFICIALS AND EMPLOYEES PERMISSIONS TO ENTER PROPERTY FOR THE PURPOSE OF SURVEYS/INSPECTIONS.
- ALL CURB & ROADWAY DAMAGED DURING CONSTRUCTION TO BE REPLACED TO TOWNSHIP STANDARDS.
- PROPOSED CURB TO BE CONSTRUCTED TO THE TOWNSHIP'S SPECIFICATIONS.
- A POST CONSTRUCTION CERTIFICATION OF ZERO NET INCREASE IN RUNOFF BY THE DESIGN ENGINEER OF RECORD MUST BE PROVIDED TOGETHER WITH A FINAL AS BUILT SURVEY INCLUDING TOPOGRAPHY IS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- PRIOR TO THE IMPORT OF ANY SOIL, A SOIL MANIFEST, CERTIFICATE OF ORIGIN SHALL BE PROVIDED TO THE TOWNSHIP ENGINEER TO ENSURE ALL IMPORTED MATERIAL OF DEBRIS AND DOES NOT CONTAIN CONTAMINANTS WHICH EXCEED THE RESIDENTIAL DIRECT CONTACT SOIL REMEDIATION STANDARDS (NRDCRSRS).

SOIL MOVING CALCULATIONS:

BASEMENT EXCAVATION
 AREA OF NEW BASEMENT = 2,490 S.F.
 87.75 (B.F.) - 6" = 87.25
 AVERAGE EXISTING GRADE AROUND BASEMENT = 89.00
 89.00 - 87.25 = 1.75' AVG. CUT
 2,490 S.F. x 1.75' = 4,357 C.F. / 27 = 161 C.Y. (CUT)

BASEMENT EXCAVATION @ EXISTING BASEMENT
 AREA OF NEW BASEMENT AT EXISTING BASEMENT = 566 S.F.
 87.75 (B.F.) - 6" = 87.25
 EXISTING BASEMENT ELEVATION = 89.20 - 6" = 88.70
 88.70 - 87.25 = 1.45' AVG. CUT
 565 S.F. x 1.45' = 819 C.F. / 27 = 30 C.Y. (CUT)

GARAGE SLAB FILL @ EX. BASEMENT
 AREA OF GARAGE = 948 S.F.
 93.00 (G.F.) - 6" = 92.50
 AVG. GRADE AROUND GARAGE = 90.00
 92.50 - 90.00 = 2.5' AVG. FILL
 948 S.F. x 2.5' = 2,370 C.F. / 27 = 88 C.Y. (FILL)

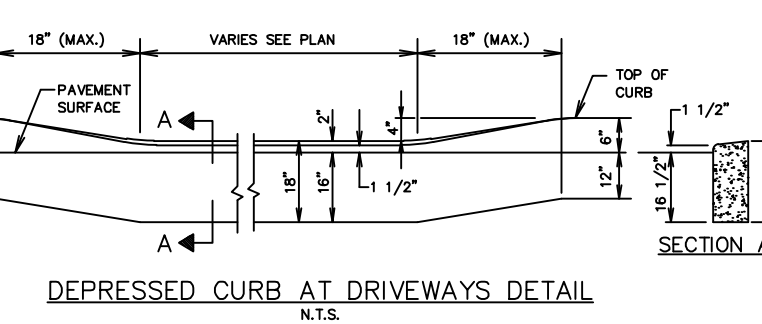
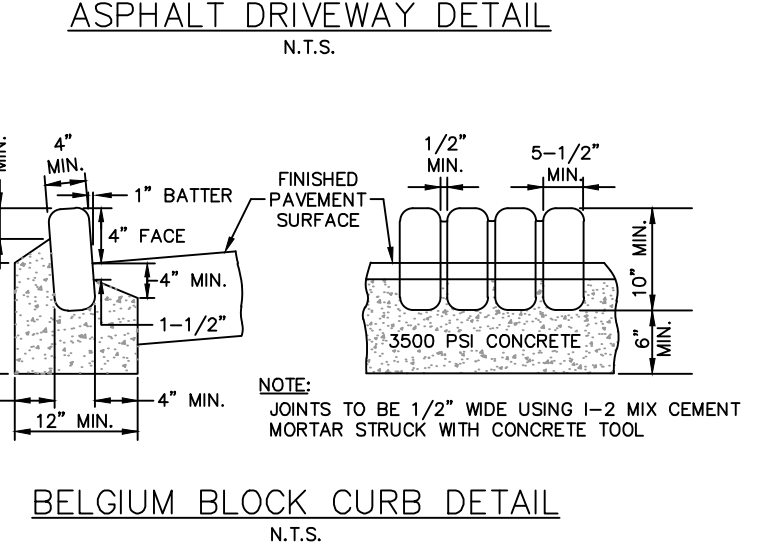
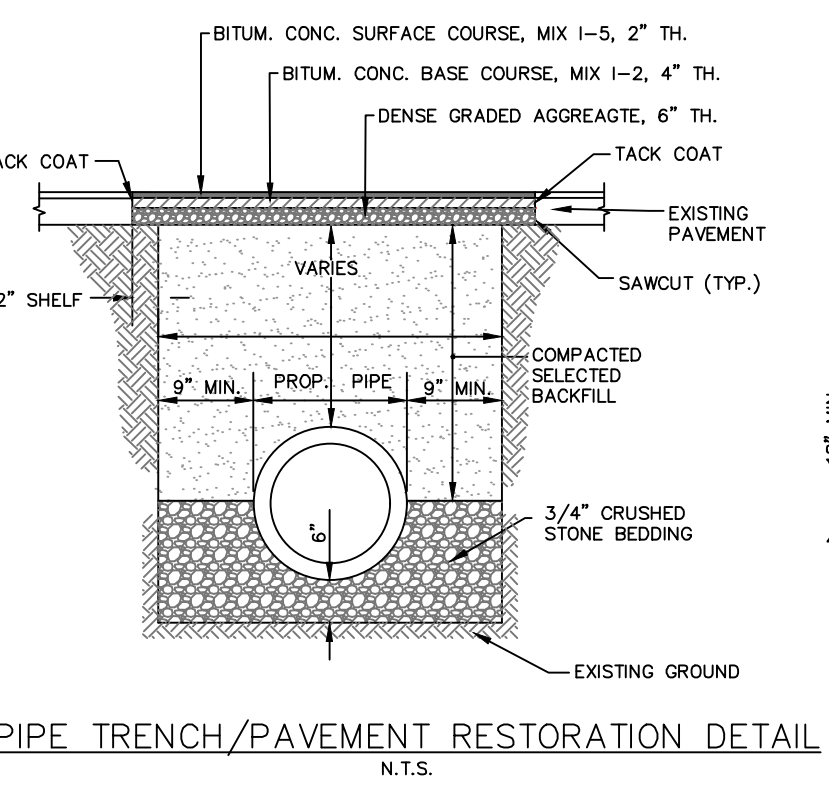
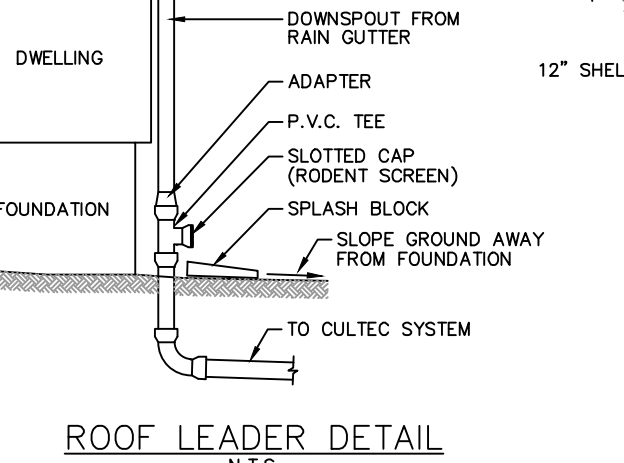
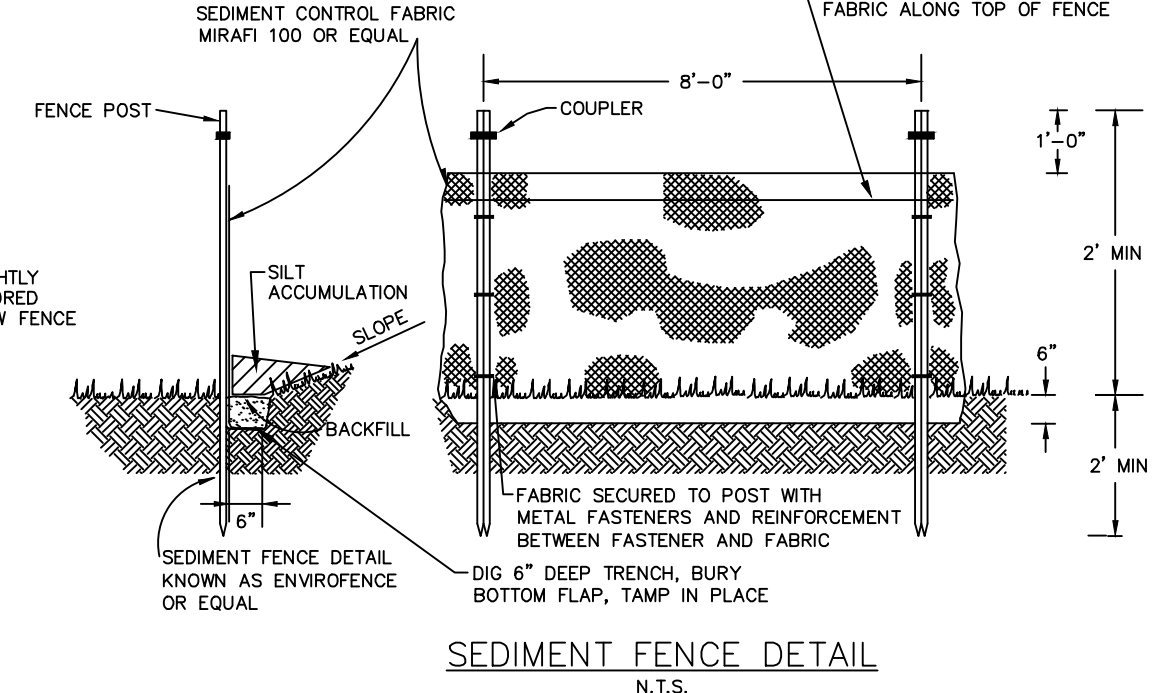
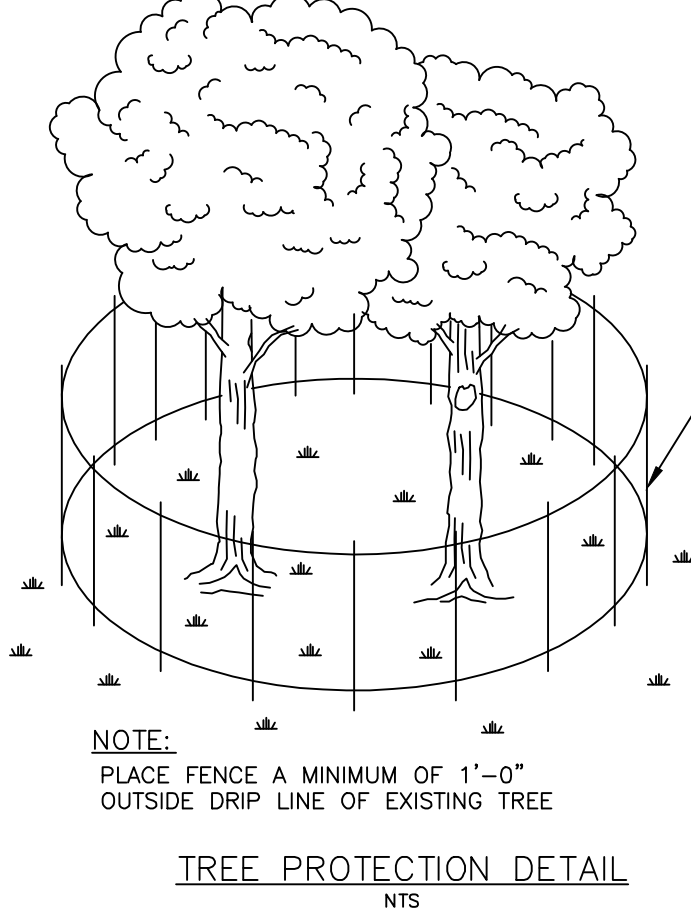
GARAGE SLAB FILL
 AREA OF GARAGE = 439 S.F.
 93.00 (G.F.) - 6" = 92.50
 AVG. GRADE AROUND GARAGE = 90.00
 92.50 - 90.00 = 2.5' AVG. FILL
 439 S.F. x 2.5' = 1,098 C.F. / 27 = 41 C.Y. (FILL)

SEEPAGE PIT EXCAVATION
 13.5' x 7.0' x 3.0' = 1,093 C.F. / 27 = 40 C.Y. (CUT)

GRADING FILL
 17,000 S.F. x 1.25' = 21,250 C.F. / 27 = 787 C.Y. (FILL)

DRIVEWAY FILL
 4,855 S.F. x 2.25' = 10,990 C.F. / 27 = 405 C.Y. (FILL)

TOTAL CUT = 372 C.Y.
TOTAL FILL = 1,289 C.Y.
TOTAL TO BE IMPORTED = 917 C.Y.
TOTAL SOIL MOVEMENT = 1,661 C.Y.

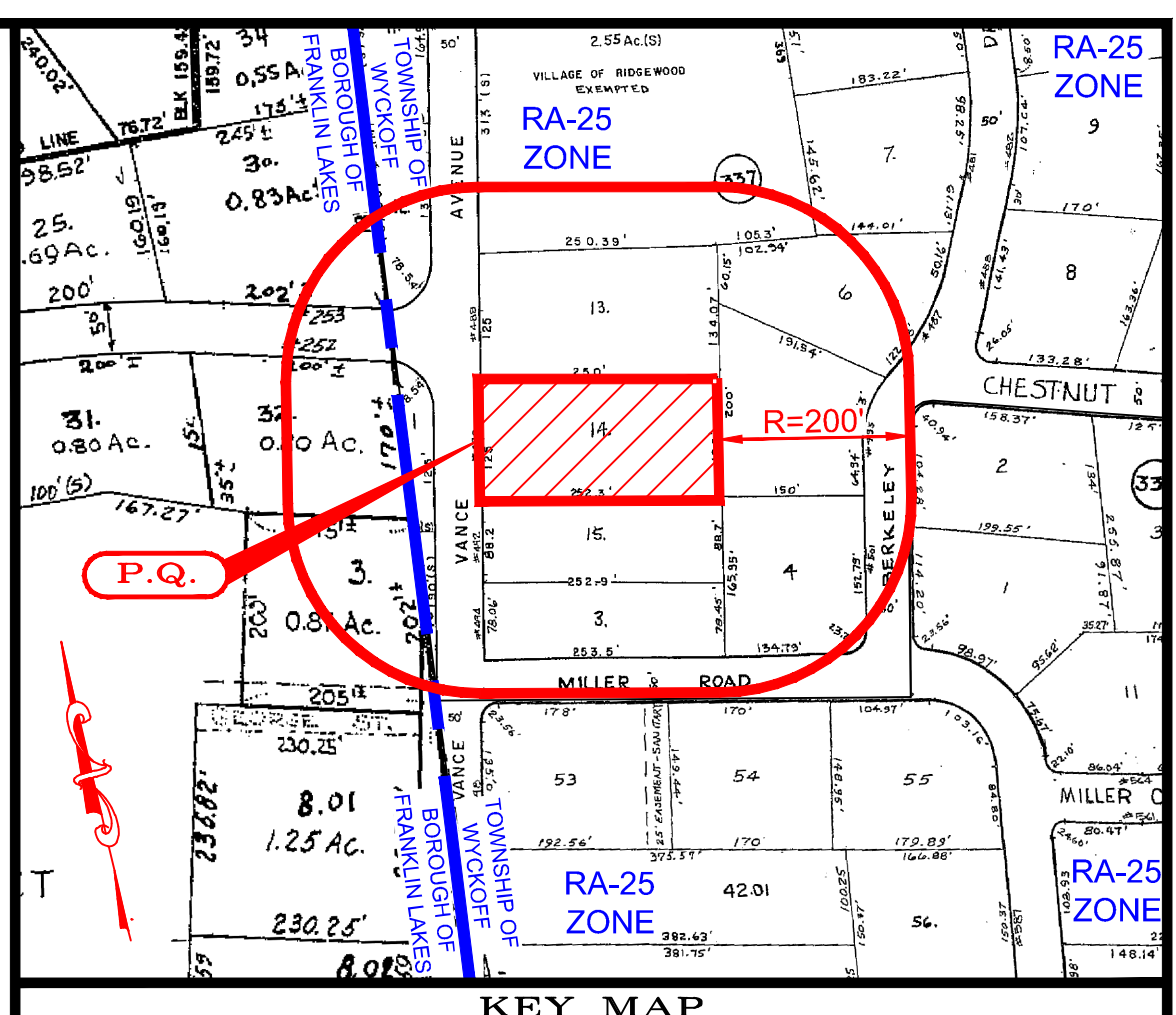
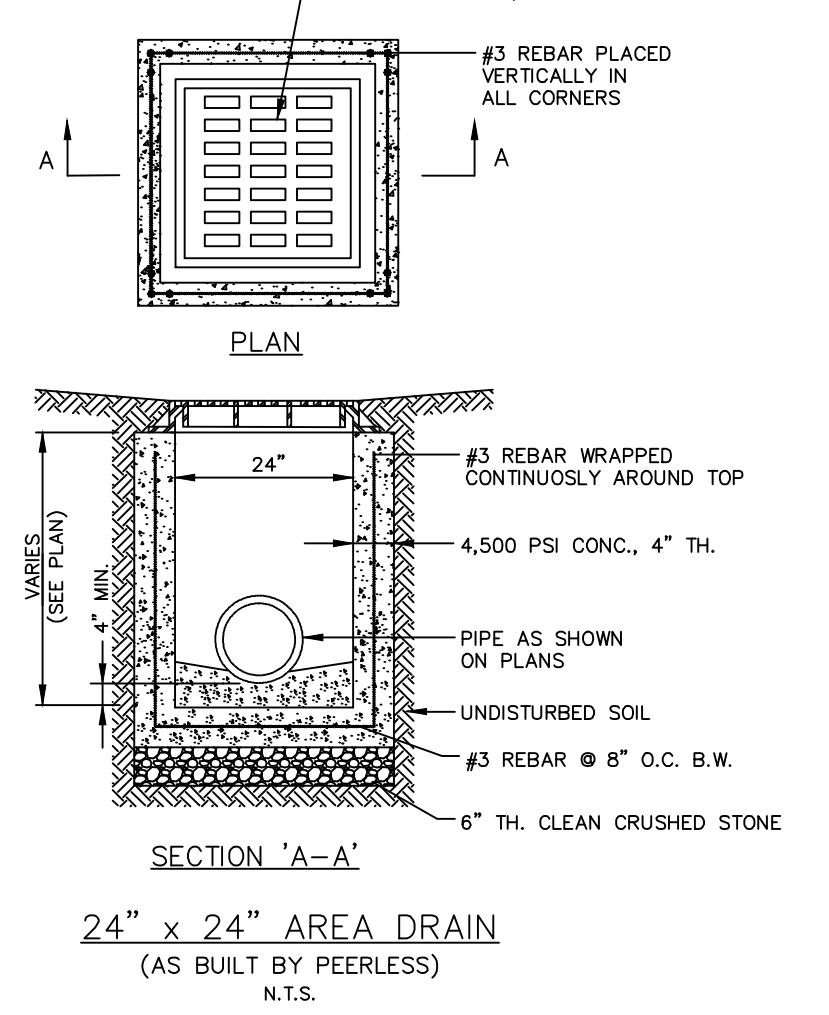
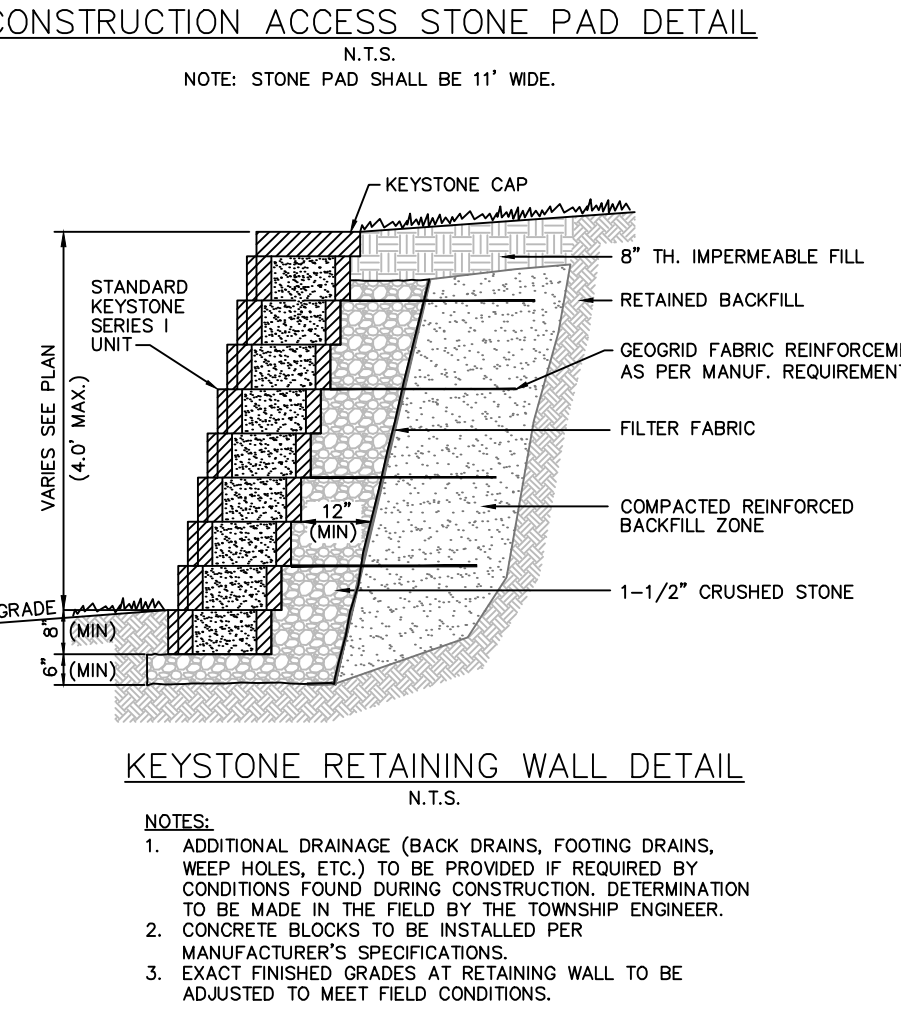
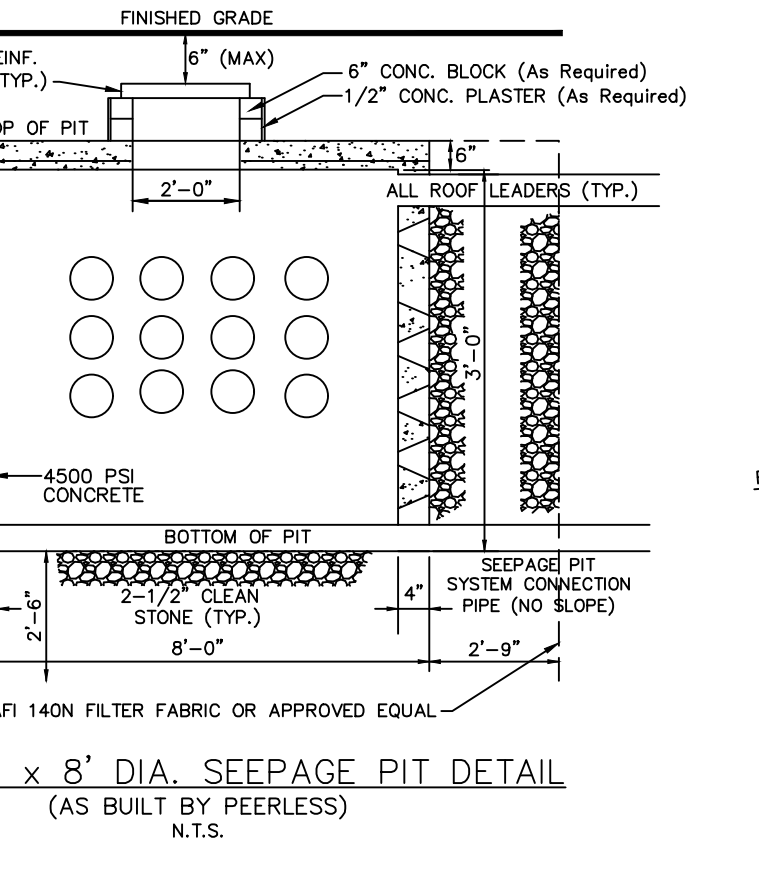


APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WYCKOFF ON _____, 2020

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____



NOTES:

- PROPERTY KNOWN AS LOT 14 BLOCK 337 AS SHOWN ON THE CURRENT TAX MAP SHEET 28, LAST REV. JANUARY 2000 OF THE TOWNSHIP OF WYCKOFF.
- PROPERTY OWNER/APPLICANT: REDA AWAD 490 VANCE AVENUE WYCKOFF, N.J. 07481
- AREA OF ENTIRE PROPERTY: 31,440 S.F. OR 0.722 AC.
- PROPERTY LOCATED IN THE RA-25 RURAL RESIDENCE DISTRICT.
- THE VERTICAL ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.

6. ZONING DATA:

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	25,000 S.F.	31,440 S.F.	31,440 S.F.
MIN. LOT WIDTH/FRONTAGE	125.0'	125.0'	125.0'
MIN. LOT DEPTH	150.0'	251.5'	251.5'
MIN. FRONT YARD	40.0'	84.2'	86.0'
MIN. SIDE YARD			
LEFT SIDE *	27.0'	37.4'	31.7'
RIGHT SIDE **	25.0'	38.8'	25.0'
MIN. REAR YARD	40.0'	141.1'	101.9'
MAX. BUILDING HEIGHT	2.5 STY. - 35.0'	2 STY. <35.0'	2.5 STY. - 35.0'
MIN. FLOOR AREA	1,200 S.F.	1,800± S.F.	5,886 S.F. (P/ARCH.)
MAX. LOT COVERAGE	15.0%	4.2%	12.8%
MAX. IMPERVIOUS COVERAGE	28.5%	9.3%	28.2%

* BASED ON SIDE FACING GARAGE
 ** BASED ON GROSS BUILDING AREA

7. LOT COVERAGE CALCULATIONS:
 EXISTING DWELLING = 1,314 S.F. / 31,440 S.F. = 4.2%
 PROPOSED DWELLING = 4,018 S.F. / 31,440 S.F. = 12.8% (INCLUDES COVERED PORCH)

8. IMPERVIOUS COVERAGE CALCULATIONS:

EXISTING	REQUIRED
DWELLING = 1,314 S.F. (INCLUDES COVERED PORCH)	
DRIVEWAY = 1,438 S.F.	
DECK = 0 S.F. (ALLOWS FOR FREE DRAINAGE)	
CONC. WALK PLATFORM = 111 S.F. (INCLUDES STEPS)	
2,913 S.F. / 31,440 S.F. = 9.3%	

PROPOSED

PROPOSED	REQUIRED
DWELLING = 4,018 S.F. (INCLUDES COVERED PLATFORM)	
DRIVEWAY = 4,765 S.F.	
DECK = 0 S.F. (ALLOWS FOR FREE DRAINAGE)	
FRONT STEPS = 40 S.F.	
REAR STEPS = 29 S.F.	
8,852 S.F. / 31,440 S.F. = 28.2%	

9. ACCESSORY BUILDING CALCULATIONS:
 EXISTING DECK = 379 S.F. / 31,440 S.F. = 1.2% (INCLUDES COVERED PORCH)
 PROPOSED DWELLING = 696 S.F. / 31,440 S.F. = 2.2% (INCLUDES COVERED PORCH)

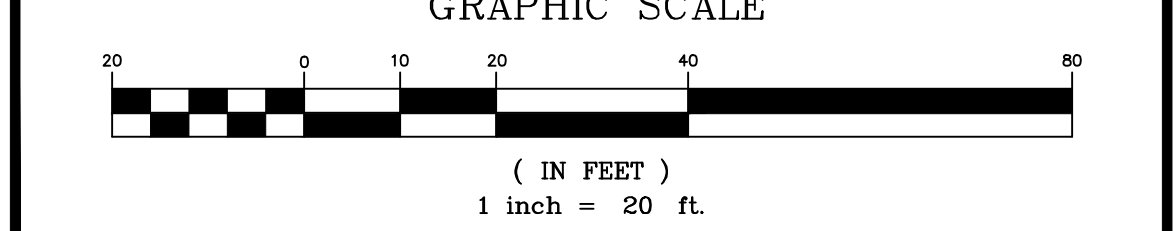
10. BUILDING HEIGHT CALCULATION:
 LOWEST PROP. FINISHED GRADE = 92.00
 PROP. RIDGE ELEVATION = 127.00
 PROP. BUILDING HEIGHT = 35.00'

11. ALL EXISTING SITE AMENITIES ARE TO BE REMOVED AS PART OF THIS PROJECT.

12. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITY CONNECTIONS TO BE RECONNECTED TO PROPOSED DWELLING IN ACCORDANCE WITH TOWNSHIP & APPLICABLE UTILITY STANDARDS & SPECIFICATIONS.

13. FORTY-NINE (49) TREES ARE PROPOSED TO BE REMOVED FOR THIS PROJECT.

14. SEEPAGE PITS SHALL BE INSPECTED ONCE PER YEAR AND AFTER EACH RAINFALL EVENT OF 1" PRECIPITATION PER 24 HOUR PERIOD. ANY BUILDUP OF LEAVES OR DEBRIS SHALL BE REMOVED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



12-30-20 Per Township Planning Board PEP
 11-24-20 Per Township Engineer PEP
 Date: 10-23-20 Description: No Change This Sheet Check By: PEP
 Revisions

SITE PLAN AND SOIL EROSION & SEDIMENT CONTROL PLAN, NOTES AND DETAILS

Prepared For
REDA AWAD
 490 VANCE AVENUE
 Block 337 - Lot 14
 Township of Wyckoff
 Bergen County New Jersey

Azzolina & Feury Engineering Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 30 Madison Avenue, Paramus, NJ 07652 - (201) 846-8600 - Fax (201) 846-8620
 310 Stage Road, Morristown, NJ 08959 - (949) 792-9601 - Fax (949) 792-9212

N.J. CERTIFICATE OF AUTHORIZATION
 24GA28003600

Date: 6-15-20 Drawn By: CDD Checked By: PEP
 Scale: 1" = 20' Dwg. No. 1 of 3 Job No: 10877