

NOTES: (CONTINUED)

- 18. THE APPLICANT SHALL BE RESPONSIBLE TO ADDRESS ANY POST CONSTRUCTION DRAINAGE ISSUES AS A RESULT OF THE PROJECT AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE BOROUGH CONSTRUCTION DEPARTMENT AND BOROUGH ENGINEER.
- 19. STREET TO BE CLEANED AND SWEPT ON A DAILY BASIS.
- 20. ALL CURB, & ROADWAY DAMAGED DURING CONSTRUCTION TO BE REPLACED OR AS DIRECTED BY CITY ENGINEER.
- 21. THE APPLICANT MUST OBTAIN A TREE PERMIT PRIOR TO COMMENCEMENT OF WORK.
- 22. THE APPLICANT MUST OBTAIN A SOIL EROSION AND SEDIMENT CONTROL PERMIT PRIOR TO COMMENCEMENT OF WORK.
- 23. THE APPLICANT MUST OBTAIN A SOIL REMOVAL PERMIT PRIOR TO COMMENCEMENT OF
- 24. THE APPLICANT MUST OBTAIN A RIGHT OF WAY PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL SIDEWALKS, APRONS, CURBS, SEWER LATERALS, AND PAVEMENT REPAIRS
- WITHIN THE RIGHT OF WAY, SHALL ADHERE TO CITY OF ENGLEWOOD DETAILS. 25. APPLICANT TO INCORPORATE LEAF GUARDS OR SCREENS ON GUTTER SYSTEM.

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

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 11lbs. /1,000 sf 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 sf) 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 sf 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 5", minimum of 4?firmed in place

Ground Limestone — Applied uniformly according to soil test recommendations. Fertilizer - Apply 11 lbs. /1,000 sf 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 sf) 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 sf 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 haybale 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" - 21/2" crushed

stone, 6" thick, will be at least 30' x 100' and should be underlain with a suitable synthetic sediment filter fabric and maintained. 9. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved 10. Driveways must be stabilized with $1"-2\frac{1}{2}"$ 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 rightof-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 -1 of the NJ Standards.

13. Storm drainage outlets will be stabilized, as required, before the discharge points become

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 after construction are to 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 outfalls or off—site as a result of construction of the project. 18. 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. 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 07649. Tel: 201-261-4407; Fax 201-261-7573.

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

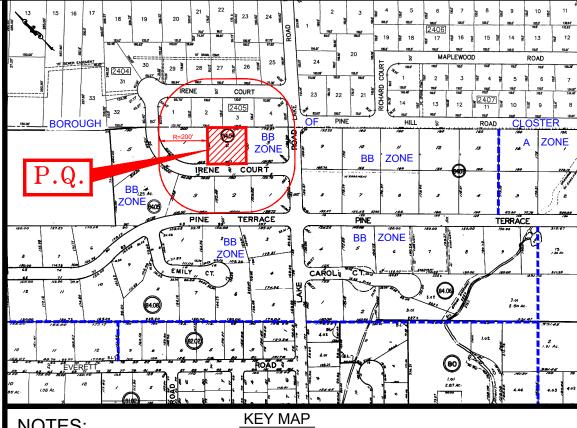
certificate of occupancy. The District requires at least one week's notice to facilitate the scheduling of all report of compliance inspections. All site work must be completed, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a report of compliance by the District. Revised 12/7/17

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

<u>CO1</u>	NSTRUCTION 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	1 DAY
	STOCKPILE TOPSOIL AND GRADE SITE.	
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,	1 WEEK
	UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5".	
	MINIMUM OF 4", FIRMED IN PLACE & INSTALL FINAL LANDSCAPING.	
8.	CONSTRUCT BASE COURSE PAVEMENT AND FINAL PAVEMENT COURSE.	1 DAY
9.	REMOVE EROSION CONTROL DEVICES WHEN ALL DISTURBED AREAS	1 DAY

HAVE BEEN STABILIZED.

GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.



NOTES:

PROPERTY KNOWN AS LOT 2 IN BLOCK 84.04 AS SHOWN ON THE CURRENT TAX MAP SHEET 5, LAST REVISED 8-15-02, OF THE BOROUGH OF DEMAREST

PROPERTY OWNER/APPLICANT: RRF PROPERTIES LLC 199 WHITMAN STREET

AREA OF ENTIRE PROPERTY: 24,000 S.F. OR 0.5510 AC.

LOT CORNERS WERE NOT SET AS PER CONTRACTUAL AGREEMENT WITH PURCHASER OF

HAWORTH, N.J. 07641

- THE VERTICAL ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
- PROPERTY LOCATED IN THE SINGLE FAMILY RESIDENCE BB (R-BB).

ZONING DATA:

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT FRONTAGE MIN. LOT DEPTH MIN. LOT AREA MIN. FRONT YARD MIN. SIDE YARD ABUTTING A STREET MIN. SIDE YARD ABUTTING A LOT MIN. REAR YARD MAX. NUMBER OF FAMILIES MAX. BUILDING COVERAGE MAX. BUILDING HEIGHT MAX. LIVABLE FLOOR AREA MAX. IMPROVED LOT COVERAGE MAX. RESIDENTIAL & PARKING COVERAGE	150.0' 150.0' 30,000 S.F. 50.0' 50.0' 25.0' 1 15.0% 30.0' 22.5% 30.0% 25.0%	160.0' 150.0' 24,000 S.F. (E) 49.7' (E) N.A. 37.4' 65.4' 1 9.2% <30.0' <22.5% 28.2% 16.2% (3,884 S.F.)	160.0' 150.0' 24,000 S.F. (E) 50.2' N.A. 26.8' 51.3' 1 14.99% 26.49' SEE ARCH. DWG. 29.99% 21.12% (5,068 S.F.)
			1

(E) = DENOTES EXISTING NON-CONFORMANCE (V) = DENOTES VARIANCE REQUIRED BUILDING COVERAGE CALCULATIONS;

DWELLING = 2,104 S.F. (INCLUDES COVERED LANDING & CHIMNEY) SHED

2,204 S.F. / 24,000 S.F. = 9.2%

PROPOSED DWELLING = 3,599 S.F. / 24,000 S.F. = 14.99% (INCLUDES COVERED LANDING & OVERHANG)

IMPROVED LOT COVERAGE CALCULATIONS;

BUILDING COVERAGE = 2,204 S.F. DRIVEWAY = 1.780 S.F.

POOL = 623 S.F. (INCLUDES STEPS) WALKS = 445 S.F. **PATIOS** = 1,696 S.F. (INCLUDES STEPS) POOL EQUIPMENT = 20 S.F.

6,768 S.F. / 24,000 S.F. = 28.2% PROPOSED **BUILDING COVERAGE** 3.599 S.F DRIVEWAY = 1,469 S.F.

FRONT WALK = 357 S.F. (INCLUDES STEP) = 68 S F (INCLUDES STEPS) LANDINGS IN-GROUND POOL = 648 S.F. (INCLUDES COPING) REAR PATIOS 964 S.F. (INCLUDES STEP)

POOL EQUIPMENT = 32 S.F 60 S.F A/C PADS 7,197.F. / 24,000 S.F. = 29.99%

EXISTING BUILDING AND ALL OTHER SITE AMENITIES, ARE TO BE REMOVED IN ACCORDANCE WITH THE BOROUGH'S APPLICABLE DEMOLITION CODE.

EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. UTILITIES NOT USED SHALL BE CAPPED OFF AS PER BOROUGH CODE. CONTRACTOR TO COORDINATE WITH THE PROPER UTILITY COMPANIES AND BOROUGH OFFICIALS WITH ALL UTILITY CONNECTIONS AND ABANDONMENT.

APPLICANT TO PERFORM SOIL LOG & PERCOLATION AT THE TIME OF THE FOOTING EXCAVATION. TEST TO BE PERFORMED AT THE LOCATION OF THE PROPOSED SEEPAGE PIT SYSTEMS. THE BOROUGH ENGINEER MUST BE CONTACTED WHEN TEST IS SCHEDULED AND TEST RESULTS MUST BE FURNISHED TO THE BOROUGH AND THE BOROUGH ENGINEER.

ALL ROOF LEADERS FROM DWELLING SHALL BE CONNECTED TO THE PROPOSED FRONT SEEPAGE PITS WITH OVERFLOW TEE CONNECTIONS AND SPLASH BLOCKS AT ALL DOWNSPOUTS.

THERE ARE (3) THREE TREES TO BE REMOVED.

APPLICANT GRANTS BOROUGH OFFICIALS AND EMPLOYEES PERMISSIONS TO ENTER PROPERTY FOR THE PURPOSE OF SURVEYS/INSPECTIONS.

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.

PLOT PLAN & SOIL EROSION CONTROL PLAN Prepared For

RRF PROPERTIES LLC

12 Irene Court Block 84.04 - Lot 2

Borough of Demarest Bergen County New Jersey



Azzolina & Feury Engineering Inc. PROFESSIONAL ENGINEERS AND LAND SURVEYORS Madison Avenue, Paramus, NJ 07652 - (201) 845-8500 - Fax (201) 845-3825 110 Stage Road, Monroe, NY 10950 - (845) 782-8681 - Fax (845) 782-4212

N.J. CERTIFICATE OF AUTHORIZATION

Date: 12-6-22 Drawn By: JF Checked By: PEF Scale: 1" = 20' Dwg. No. 1 of 3 Job No.: 12466