

Site Plan

LORRAINE RUBBINO

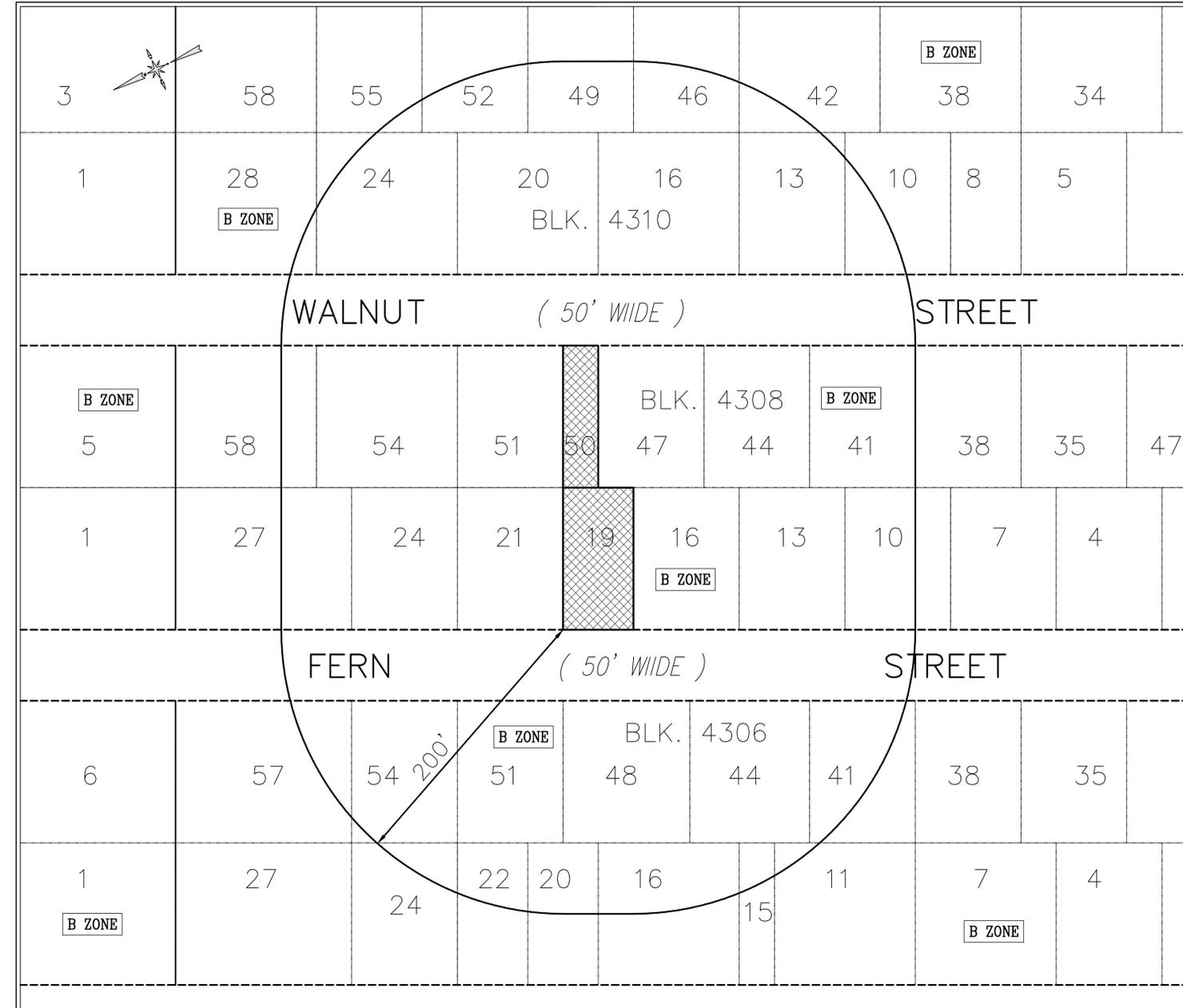
BLOCK 4308 , LOTS 19 & 50

397 FERN STREET

TOWNSHIP OF WASHINGTON

BERGEN COUNTY, NEW JERSEY

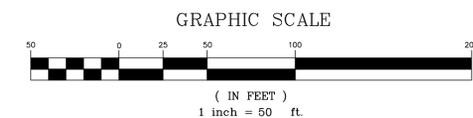
PROPERTY OWNERS WITHIN 200 FEET OF P.Q.			
TOWNSHIP OF WASHINGTON			
BLOCK	LOT	OWNERS NAME & ADDRESS	PROPERTY ADDRESS
4306	11	MINTZ, YONATAN & OSHLINSKY, JULIE 385 BEECH STREET WASHINGTON TWP., NJ 07676	385 BEECH STREET WASHINGTON TWP., NJ 07676
4306	15	TOWNSHIP OF WASHINGTON 350 HUDSON AVENUE WASHINGTON TWP., NJ 07676	350 HUDSON AVENUE WASHINGTON TWP., NJ 07676
4306	16	ROBBINS, MICHAEL & ASHLEY 395 BEECH STREET WASHINGTON TWP., NJ 07676	395 BEECH STREET WASHINGTON TWP., NJ 07676
4306	20	BULDO, JOSEPH & LORRAINE 399 BEECH STREET WASHINGTON TWP., NJ 07676	399 BEECH STREET WASHINGTON TWP., NJ 07676
4306	22	COLLIS, EDWARD & GAIL 745 WAYNE PLACE WASHINGTON TWP., NJ 07676	405 BEECH STREET WASHINGTON TWP., NJ 07676
4306	24	GORDANO, MICHELLE & CHRIS 409 BEECH STREET WASHINGTON TWP., NJ 07676	409 BEECH STREET WASHINGTON TWP., NJ 07676
4306	41	RENEAU, LAURA 386 FERN STREET WASHINGTON TWP., NJ 07676	386 FERN STREET WASHINGTON TWP., NJ 07676
4306	44	MANDERANO, ANTHONY TRSTE 8-17 HENDERSON BLVD. FAIR LAWN, NJ 07410	390 FERN STREET WASHINGTON TWP., NJ 07676
4306	48	CLIFFORD, CAROLINE & MICHAEL 398 FERN STREET WASHINGTON TWP., NJ 07676	398 FERN STREET WASHINGTON TWP., NJ 07676
4306	51	MURPHY, JOHN 402 FERN STREET WASHINGTON TWP., NJ 07676	402 FERN STREET WASHINGTON TWP., NJ 07676
4306	54	MARRERO, RICARDO & LUCY 412 FERN STREET WASHINGTON TWP., NJ 07676	412 FERN STREET WASHINGTON TWP., NJ 07676
4306	57	METZGER, CYNTHIA 418 FERN STREET WASHINGTON TWP., NJ 07676	418 FERN STREET WASHINGTON TWP., NJ 07676
4308	10	WALL III, THOMAS & ELIZABETH 383 FERN STREET WASHINGTON TWP., NJ 07676	383 FERN STREET WASHINGTON TWP., NJ 07676
4308	13	HOFFMAN, ERIC & AMY 387 FERN STREET WASHINGTON TWP., NJ 07676	387 FERN STREET WASHINGTON TWP., NJ 07676
4308	16	LEONE, JOSEPH & LOZUPONE, J. 393 FERN STREET WASHINGTON TWP., NJ 07676	393 FERN STREET WASHINGTON TWP., NJ 07676
4308	21	RUBBINO, LORRAINE 403 FERN STREET WASHINGTON TWP., NJ 07676	403 FERN STREET WASHINGTON TWP., NJ 07676
4308	24	TOGNELLA, RAYMOND & TRACEY 409 FERN STREET WASHINGTON TWP., NJ 07676	409 FERN STREET WASHINGTON TWP., NJ 07676
4308	27	BERZINS, LAIMONIS ARNOLD & BRIGIT 415 FERN STREET WASHINGTON TWP., NJ 07676	415 FERN STREET WASHINGTON TWP., NJ 07676
4308	38	ROTHSTEN, RUSSELL 378 WALNUT STREET WASHINGTON TWP., NJ 07676	378 WALNUT STREET WASHINGTON TWP., NJ 07676
4308	41	MILG, ADAM & DENISE 384 WALNUT STREET WASHINGTON TWP., NJ 07676	384 WALNUT STREET WASHINGTON TWP., NJ 07676
4308	44	MORGAN, RACHEL 390 WALNUT STREET WASHINGTON TWP., NJ 07676	390 WALNUT STREET WASHINGTON TWP., NJ 07676
4308	47	BONIZZI, JOHN & MARIA 392 WALNUT STREET WASHINGTON TWP., NJ 07676	392 WALNUT STREET WASHINGTON TWP., NJ 07676
4308	51	OPPENHEIM, ERIC & JANIS 404 WALNUT STREET WASHINGTON TWP., NJ 07676	404 WALNUT STREET WASHINGTON TWP., NJ 07676
4308	54	SARWOSKI, KEVIN & DAWN 410 WALNUT STREET WASHINGTON TWP., NJ 07676	410 WALNUT STREET WASHINGTON TWP., NJ 07676
4308	58	DIMPSEY, THOMAS & BARBARA 418 WALNUT STREET WASHINGTON TWP., NJ 07676	418 WALNUT STREET WASHINGTON TWP., NJ 07676
4310	10	MISANO, LAURA 388 WALNUT STREET WASHINGTON TWP., NJ 07676	388 WALNUT STREET WASHINGTON TWP., NJ 07676
4310	13	PELUEGER, MICHAEL & CAROLYN 387 WALNUT STREET WASHINGTON TWP., NJ 07676	387 WALNUT STREET WASHINGTON TWP., NJ 07676
4310	16	YAPOLA, DANIEL & KIPP 389 WALNUT STREET WASHINGTON TWP., NJ 07676	389 WALNUT STREET WASHINGTON TWP., NJ 07676
4310	20	CLARK, JEFFREY & KELLY 403 WALNUT STREET WASHINGTON TWP., NJ 07676	403 WALNUT STREET WASHINGTON TWP., NJ 07676
4310	24	MILES, STANLEY & NICHELE 409 WALNUT STREET WASHINGTON TWP., NJ 07676	409 WALNUT STREET WASHINGTON TWP., NJ 07676
4310	28	LACH, ANTHONY & MARY 415 WALNUT STREET WASHINGTON TWP., NJ 07676	415 WALNUT STREET WASHINGTON TWP., NJ 07676
4310	42	TIRPAN, MICHAEL & RITA 386 HICKORY STREET WASHINGTON TWP., NJ 07676	386 HICKORY STREET WASHINGTON TWP., NJ 07676
4310	46	AGRUSTI, RICHARD & JULIE 392 HICKORY STREET WASHINGTON TWP., NJ 07676	392 HICKORY STREET WASHINGTON TWP., NJ 07676
4310	49	BOLOGH, IRA & BRIDGET 400 HICKORY STREET WASHINGTON TWP., NJ 07676	400 HICKORY STREET WASHINGTON TWP., NJ 07676
4310	52	CAVALLLO, PETER & GREGORIO, M. 406 HICKORY STREET WASHINGTON TWP., NJ 07676	406 HICKORY STREET WASHINGTON TWP., NJ 07676
4310	55	ARGUDO-MORA, WALTER DAVID ETAL 412 HICKORY STREET WASHINGTON TWP., NJ 07676	412 HICKORY STREET WASHINGTON TWP., NJ 07676



KEY MAP 1"=50'

LIST OF DRAWINGS	
1.	AREA MAP AND COVER SHEET
2.	SITE PLAN
3.	LOT CONSOLIDATION PLAN
4.	SOIL EROSION & SEDIMENT CONTROL PLAN
5.	CONSTRUCTION DETAILS

ZONE DESIGNATIONS:
B ZONE = ONE FAMILY RESIDENTIAL, 7,500 S.F.



APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NEW JERSEY

THIS PLAN HAS BEEN APPROVED BY THE TOWNSHIP ENGINEER AND IS FOUND TO BE ACCURATE AND COMPLETE.

CHAIRMAN _____

ENGINEER _____

SECRETARY _____

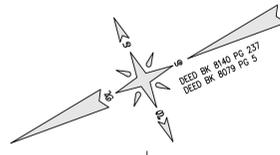
DATE _____

DATE _____

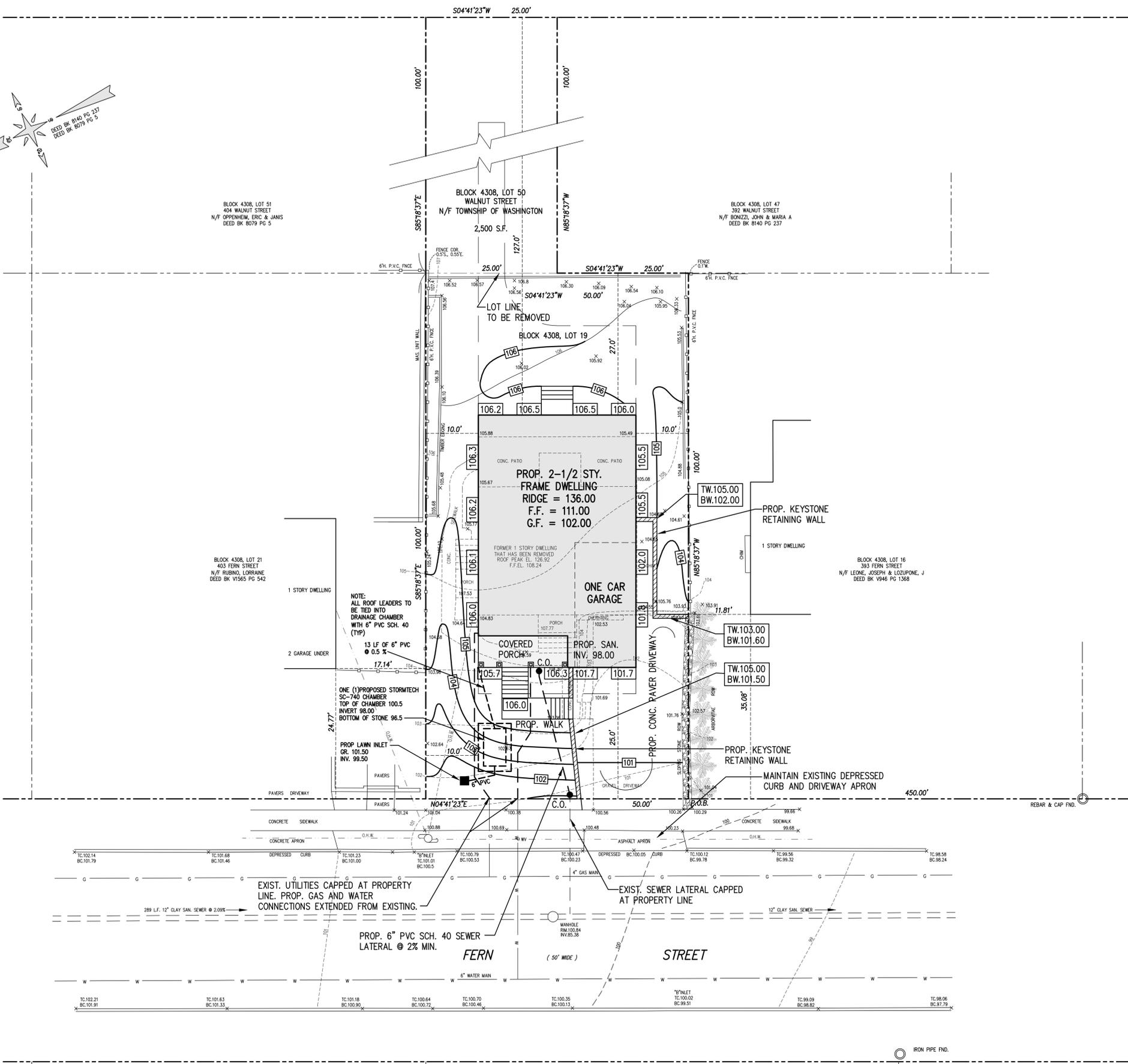
DATE	BY	CRD	DESCRIPTION

ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
PROFESSIONAL ENGINEER AND PLANNER
SIGNED: _____ DATE: 4-21-20
DAVID JAMIOLKOWSKI NJ P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR
SIGNED: _____ DATE: _____

<p>COSTA ENGINEERING CORPORATION PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS State of New Jersey Certificate of Authorization No. CA 276726. 325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601 TEL (201) 487-0015 FAX (201) 487-5122</p>	DRAWING TITLE:	TITLE SHEET AND AREA MAP	
	PROJECT NAME:	LORRAINE RUBBINO	
	LOCATION:	BLOCK 4308, LOTS 19 & 50, 397 FERN STREET TOWNSHIP OF WASHINGTON BERGEN COUNTY, NEW JERSEY	
	PROJ. NO. 19-2197	SCALE: 1"=50'	DRAWN BY: JEM
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1			
5			



WALNUT STREET (50' WIDE)



KEY MAP

GENERAL NOTES:

- Being currently known and designated as Lots 19 & 50 in Block 4308 as shown on the current Tax Assessment Maps of the Township of Washington, Bergen County, New Jersey, Tax Map Sheet No. 20.
- Property lies in the Class B Zone, Single Family Residential District.
- Area of property: 7,500 S.F. or 0.1722 Acres.
- Elevations shown are based on an assumed datum.
- All construction to be in accordance with the Township of Washington Ordinances and/or Specifications.
- Property owners: Lot 19: Lorraine Rubino, 403 Fern Street, Township of Washington, NJ 07676; Lot 50: Twp. of Washington, 350 Hudson Avenue, Township of Washington, NJ 07676
- Applicant: Lorraine Rubino, 403 Fern Street, Township of Washington, NJ 07676
- All utilities shall be constructed as shown on the Site Plan.
- All disturbed areas are to be stabilized during construction based on the requirements of the Bergen County Soil Conservation District as they apply.
- Grading around proposed dwellings shall conform to International Residential Code, New Jersey Edition, 2015, Chapter 4, Foundations, R401.3
- All proposed roof leaders are to be tied into the on-site drainage system.
- Foundation drains and waterproofing as designed by Architect.
- All roof drainage and foundation drainage must remain separated until their final destination.
- 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.

ZONING SCHEDULE: B-RESIDENTIAL DISTRICT

MINIMUMS	REQUIRED	PROVIDED
LOT AREA	7,500 S.F. (580-22)	7,500 S.F.
STREET FRONTAGE	75 FEET (580-22)	50.00 FEET (E) FERN ST. 25.00 FEET (E) WALNUT ST.
FRONT YARD	20 FEET	25.00 FEET FERN STREET 127.00 FEET WALNUT STREET
SIDE YARD, ONE	10 FEET	10.00 FEET
SIDE YARD, OTHER	10 FEET	10.00 FEET
REAR YARD	20 FEET	N/A (THROUGH LOT)
MAXIMUMS	REQUIRED	PROVIDED
BUILDING HEIGHT	2 1/2 STORIES/25 FEET	2 1/2 STY./31.0 FEET (V)
CONDITIONAL USE	16.67 FEET ** (580-95.C)	
BUILDING COVERAGE	20% ** (580-95.A)	19.23% (1,442 S.F.)
IMPERVIOUS COVERAGE	30% ** (580-95.B)	30.47% (2,285 S.F.) (V)

(V) DENOTES VARIANCE REQUIRED (E) DENOTES EXISTING NONCONFORMITY

** ARTICLE XVI. CONDITIONAL USES 580-95 SPECIFICATIONS AND STANDARDS.

A. Maximum coverage. The proposed building, including any overhanging or projecting roof, may not cover more than 20% of the total area of the lot.

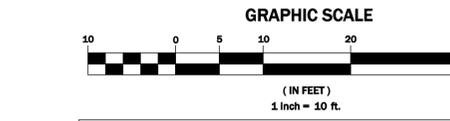
B. ImperVIOUS surface coverage. No more than 30% of the lot may be covered by any impervious surface.

C. Maximum height. The maximum height permitted pursuant to § 580-23 or other applicable provisions of the Code of the Township of Washington shall be reduced by a percentage equal to the street frontage of the lot divided by the street frontage otherwise required in the applicable zone, or the height of any one-family home located on a lot contiguous with the eligible lot, whichever height is less. In no event shall the maximum height be reduced to less than 16 feet. The maximum height provided under § 580-23 or other applicable provisions of the Code of the Township of Washington shall not be increased by virtue of this provision.

BUILDING HEIGHT CALCULATIONS:
The vertical distance between the average ground elevation around the foundation of the building at points 10 feet apart, around the perimeter of the foundation. In the case of development APPLICATIONS UNDER THE PURVIEW OF THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT, THE AVERAGE GROUND ELEVATION SHALL BE OBTAINED BY AVERAGING THE PROPOSED FINISHED GRADE ADJACENT TO THE BUILDING AT POINTS 10 FEET APART, AROUND THE PERIMETER OF THE FOUNDATION.

HEIGHT OF BUILDING
The vertical distance between the average ground elevation around the foundation of the building at points 10 feet apart, around the perimeter of the foundation. In the case of development APPLICATIONS UNDER THE PURVIEW OF THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT, THE AVERAGE GROUND ELEVATION SHALL BE OBTAINED BY AVERAGING THE PROPOSED FINISHED GRADE ADJACENT TO THE BUILDING AT POINTS 10 FEET APART, AROUND THE PERIMETER OF THE FOUNDATION.

AVERAGE GROUND ELEVATION
That elevation obtained by averaging the existing ground elevation adjacent to the building at points 10 feet apart, around the perimeter of the foundation. In the case of development APPLICATIONS UNDER THE PURVIEW OF THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT, THE AVERAGE GROUND ELEVATION SHALL BE OBTAINED BY AVERAGING THE PROPOSED FINISHED GRADE ADJACENT TO THE BUILDING AT POINTS 10 FEET APART, AROUND THE PERIMETER OF THE FOUNDATION.



BLOCK 4306, LOT 51
404 WALNUT STREET
N/F OPPENHEIM, ERIC & JANIS
DEED BK 8079 PG 5

BLOCK 4308, LOT 50
WALNUT STREET
N/F TOWNSHIP OF WASHINGTON
2,500 S.F.

BLOCK 4308, LOT 47
392 WALNUT STREET
N/F BONIZZI, JOHN & MARIA A
DEED BK 8140 PG 237

BLOCK 4308, LOT 21
403 FERN STREET
N/F RUBINO, LORRAINE
DEED BK V1565 PG 542

BLOCK 4308, LOT 16
393 FERN STREET
N/F LEONE, JOSEPH & LOZUPONE, J
DEED BK V948 PG 1368

BLOCK 4306, LOT 49
398 FERN STREET
N/F CLIFFORD, CAROLINE & MICHAEL

BLOCK 4306, LOT 51
402 FERN STREET
N/F MURPHY, JOHN

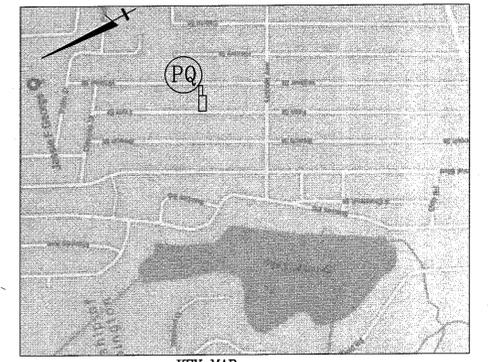
DATE	BY	CHKD	DESCRIPTION
4-21-20	JEM	RLC	ADDED BLOCK 4308, LOT 50 TO PROJECT
2-27-20	JEM	RLC	REVISED UTILITY CONNECTIONS & GRADING

ROBERT L. COSTA N.J. LIC. NO. 34702 & 6439
PROFESSIONAL ENGINEER AND PLANNER
DAVID JAMIOLKOWSKI NJ P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR

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) 487-0015 FAX (201) 487-5122

DRAWING TITLE: **SITE GRADING PLAN**
PROJECT NAME: LORRAINE RUBBINO
LOCATION: BLOCK 4308, LOTS 19 & 50, 397 FERN STREET
TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY

PROJ. NO. 19-2197 SCALE: 1" = 10' DRAWN BY: JEM



KEY MAP

GENERAL NOTES:

- Being currently known and designated as Lots 19 & 50 in Block 4308 as shown on the current Tax Assessment Maps of the Township of Washington, Bergen County, New Jersey, Tax Map Sheet No. 20.
- Property lies in the Class B Zone, Single Family Residential District.
- Area of property: 7,500 S.F. or 0.1722 Acres.
- Elevations shown are based on an assumed datum.
- All construction to be in accordance with the Township of Washington Ordinances and/or Specifications.
- Property owners: Lot 19: Lorraine Rubino, 403 Fern Street, Township of Washington, NJ 07876; Lot 50: Twp. of Washington, 350 Hudson Avenue, Township of Washington, NJ 07876
- Applicant: Lorraine Rubino, 403 Fern Street, Township of Washington, NJ 07876
- 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. 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.

ZONING SCHEDULE: B-RESIDENTIAL DISTRICT

MINIMUMS	REQUIRED	PROVIDED
LOT AREA	7,500 S.F. (580-82)	7,500 S.F.
STREET FRONTAGE	75 FEET (580-82)	50.00 FEET (FERN ST.) 25.00 FEET (WALNUT ST.)

(B) DENOTES EXISTING NONCONFORMITY

DESCRIPTION OF PROPERTY, PROPOSED TAX MAP LOT 19.01, Block 4308 (Deed Bearing System, as per adjacent deeds Bk. 8079, Pg. 5 AND Bk. 8140, Pg. 237.)

All that certain lot, parcel or tract of land situate and lying in the Township of Washington, County of Bergen, State of New Jersey, and being more particularly described as follows:

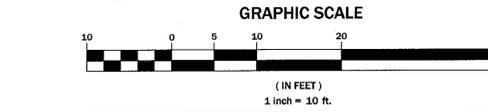
Being known and designated as Lots 19, 20 and 50 in Block 22 as shown on a certain filed map entitled "Map of Westwood Highlands, Township of Washington, Bergen Co. N.J., Owned By Blockdel Realty Co. Inc." filed in the Bergen County Clerks Office on March 31, 1926 as Filed Map No. 2085

Also being know and designated as Lots 19 and 50 in Block 4308 as shown on the current Tax Assessment Map of the Township of Washington, Bergen County, New Jersey, sheet 20.

Beginning at a point, said point being distant 450.00 feet from the intersection formed by the northerly right of way line of Lincoln Avenue (50 feet wide) and the easterly right of way line of Fern Street (50 feet wide) and running thence:

- Along the easterly right of way line of Fern Street on a bearing of N04°41'23"E a distance of 50.00 feet to a point, thence;
- On a bearing of S85°18'37"E a distance of 200.00 feet to the westerly right of way line of Walnut Street, thence;
- Along the westerly right of way line of Walnut Street on a bearing of S04°41'23"W a distance of 25.00 feet to a point, thence;
- On a bearing of N85°18'37"W a distance of 100.00 feet to a point, thence;
- On a bearing of S04°41'23"W a distance of 25.00 feet to a point, thence;
- On a bearing of N85°18'37"W a distance of 100.00 feet to a point in the easterly right of way of Fern Street and the point or place of beginning.

The above described parcel contains 7,500 S.F. 0.17218 Ac.



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) 487-0015 FAX (201) 487-5122

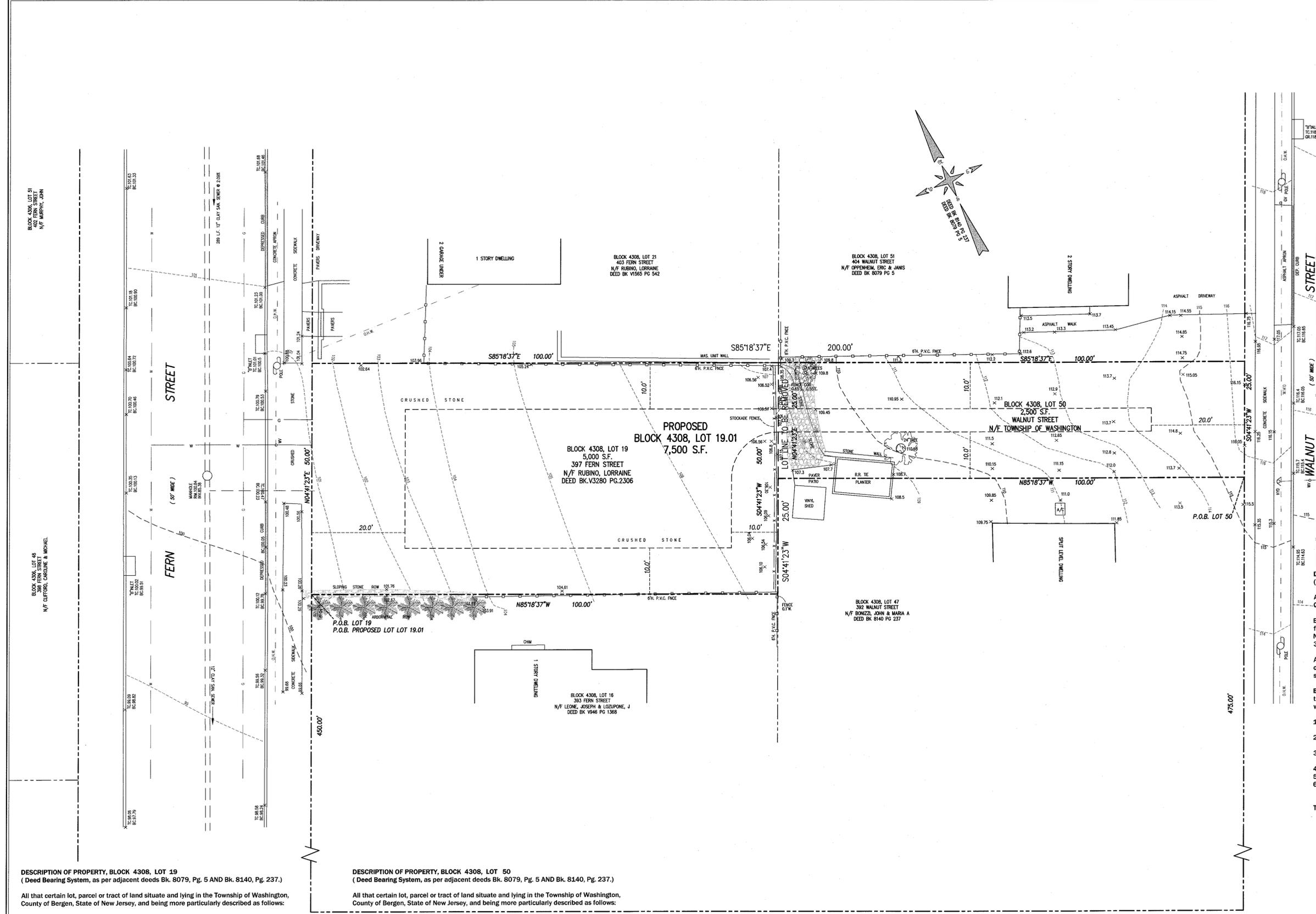
DRAWING TITLE: **LOT CONSOLIDATION PLAN**
PROJECT NAME: LORRAINE RUBBINO
LOCATION: BLOCK 4308, LOTS 19 & 50, 397 FERN STREET
TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY

PROJ. NO. 19-2197 SCALE: 1" = 10' DRAWN BY: JEM

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

DAVID JAMOLKOWSKI N.J. P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR

SIGNED: [Signature] DATE: 4-21-20



DESCRIPTION OF PROPERTY, BLOCK 4308, LOT 19 (Deed Bearing System, as per adjacent deeds Bk. 8079, Pg. 5 AND Bk. 8140, Pg. 237.)

All that certain lot, parcel or tract of land situate and lying in the Township of Washington, County of Bergen, State of New Jersey, and being more particularly described as follows:

Being known and designated as Lots 19 and 20 in Block 22 as shown on a certain filed map entitled "Map of Westwood Highlands, Township of Washington, Bergen Co. N.J., Owned By Blockdel Realty Co. Inc." filed in the Bergen County Clerks Office on March 31, 1926 as Filed Map No. 2085

Beginning at a point, said point being distant 450.00 feet from the intersection formed by the northerly right of way line of Lincoln Avenue (50 feet wide) and the easterly right of way line of Fern Street (50 feet wide) and running thence:

- Along the easterly right of way line of Fern Street on a bearing of N04°41'23"E a distance of 50.00 feet to a point, thence;
- On a bearing of S85°18'37"E a distance of 100.00 feet to point, thence;
- On a bearing of S04°41'23"W a distance of 50.00 feet to a point, thence;
- On a bearing of N85°18'37"W a distance of 100.00 feet to a point in the easterly right of way of Fern Street and the point or place of beginning.

The above described parcel contains 5,000 S.F. 0.11475 Ac.

DESCRIPTION OF PROPERTY, BLOCK 4308, LOT 50 (Deed Bearing System, as per adjacent deeds Bk. 8079, Pg. 5 AND Bk. 8140, Pg. 237.)

All that certain lot, parcel or tract of land situate and lying in the Township of Washington, County of Bergen, State of New Jersey, and being more particularly described as follows:

Being known and designated as Lot 50, in Block 22 as shown on a certain filed map entitled "Map of Westwood Highlands, Township of Washington, Bergen Co. N.J., Owned By Blockdel Realty Co. Inc." filed in the Bergen County Clerks Office on March 31, 1926 as Filed Map No. 2085

Beginning at a point, said point being distant 475.00 feet from the intersection formed by the northerly right of way line of Lincoln Avenue (50 feet wide) and the westerly right of way line of Walnut Street (50 feet wide) and running thence:

- On a bearing of N85°18'37"W a distance of 100.00 feet to point, thence;
- On a bearing of N04°41'23"E a distance of 25.00 feet to a point, thence;
- On a bearing of S85°18'37"E a distance of 100.00 feet to a point in the westerly right of way of Walnut Street, thence;
- Along the westerly right of way line of Walnut Street on a bearing of S04°41'23"W a distance of 25.00 feet to the point or place of beginning.

The above described parcel contains 2,500 S.F. 0.05739 Ac.

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 suitable equivalent, at a rate of 2 tons per acre, according to 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 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 rye grass 100 lbs/acre (2.3 lbs./1,000 sf) or other approved seeds; 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/1000 S.F. 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:

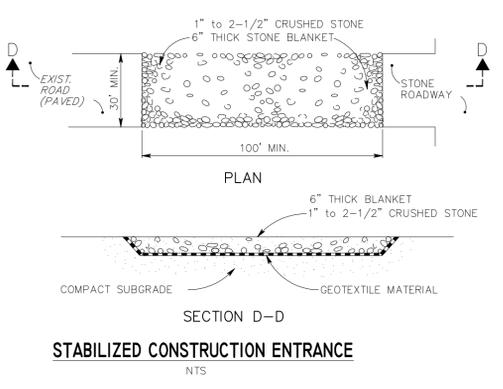
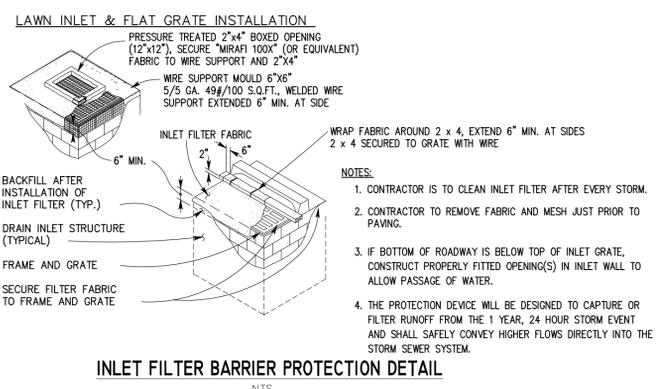
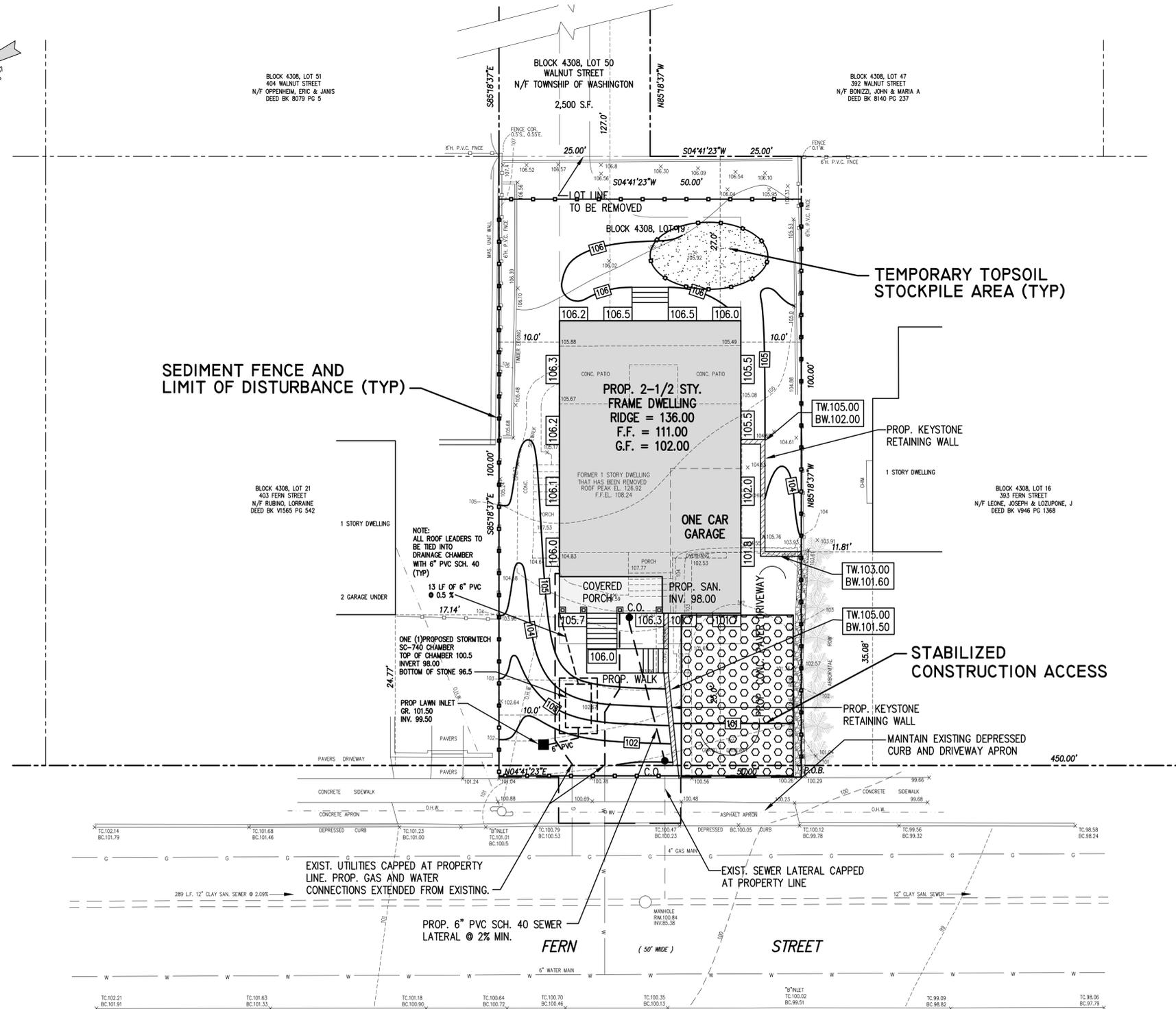
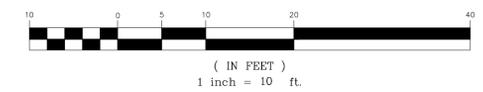
- TOPSOIL- A uniform application to an average depth of 5", minimum of 4", firmed in place is required.
- GROUND LIMESTONE- Applied uniformly according to soil test recommendations.
- FERTILIZER- Apply 11 lbs./1,000 sf of 10-10-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
- SEED- Turf type tall fescue (blend of three cultivars) 350 lbs/acre (8 lbs./1,000 sf) or other approved seeds; plant between March 1 and October 1. (Summer seedings require irrigation)
- MULCH- Unrotted straw or hay at a rate of 70 to 90 lbs/1000 S.F. 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 storm water 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 flood plain, 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 and 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 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 via the application of water, calcium chloride or other approved method in accordance with Section 16-1 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 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 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 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.
- 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 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.

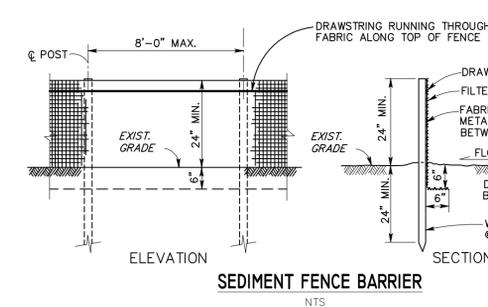
This project is exempt from soil de-compaction remediation and testing as it is located in an Urban Redevelopment Area

AREA OF DISTURBANCE = 4,897 S.F. OR 0.112 AC.
PROJECT IS EXEMPT FROM B.C.S.C.D. APPROVAL
AS THE TOTAL DISTURBANCE IS BELOW 5,000 S.F.

GRAPHIC SCALE



- CONSTRUCTION SEQUENCE:**
- The Soil Conservation District shall be notified in writing 48 hours prior to any land disturbance.
 - Construct stabilized construction access as shown on plans.
 - Install sediment fence as shown on plans.
 - Remove all vegetation in areas of construction as shown.
 - Strip topsoil in areas of construction and stockpile where shown on plans, stabilize.
 - Rough grade to grades as shown on plans.
 - Construct proposed drainage system and protect inlets with filter fabric as shown on plans.
 - Construct proposed underground utilities as shown on plans.
 - Construct proposed retaining walls and building foundations as shown on plans.
 - Apply crushed stone and stabilized base course to driveway as shown on plans.
 - Construct proposed building as shown on Architectural and Engineering Plans.
 - Uniformly apply topsoil to an average depth of 5", minimum of 4", firmed in place to all planting and lawn areas as specified on plans.
 - Landscape as desired by project owners.
 - Apply pavement surface course to driveway as shown on plans.
 - Upon completion of all stabilization, remove all erosion control devices.
 - The contractor shall be responsible for the installation and maintenance of all erosion control devices prior to and during construction.



DATE	BY	CHKD	DESCRIPTION
4-21-20	JEM	RLC	ADDED BLOCK 4308, LOT 50 TO PROJECT
2-27-20	JEM	RLC	REVISED UTILITY CONNECTIONS & GRADING

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

SIGNED: _____ DATE: 2-3-20

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

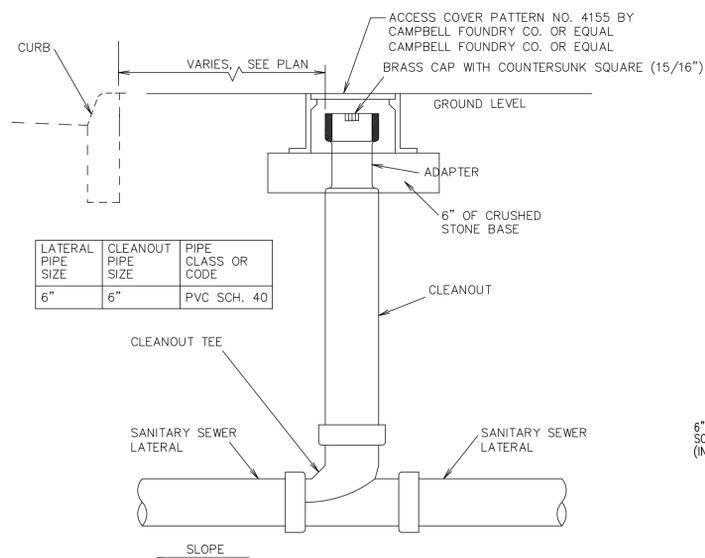
SIGNED: _____ DATE: _____

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) 487-0015 FAX: (201) 487-5122

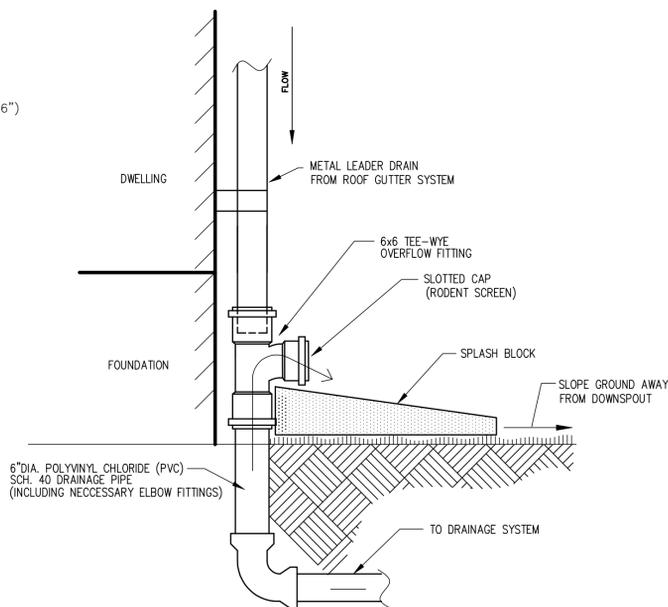
SOIL EROSION & SEDIMENT CONTROL PLAN

PROJECT NAME: LORRAINE RUBBINO
 LOCATION: BLOCK 4308, LOTS 19 & 50, 397 FERN STREET
 TOWNSHIP OF WASHINGTON
 BERGEN COUNTY, NEW JERSEY

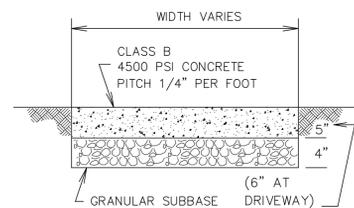
PROJ. NO. 19-2197 SCALE: 1" = 10' DRAWN BY: JEM



SANITARY SEWER CLEANOUT TEE
NO SCALE

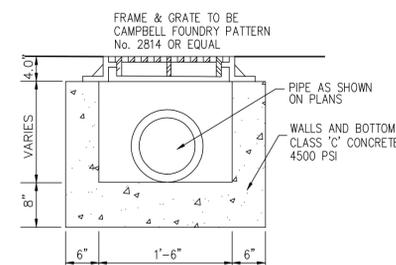


ROOF LEADER DRAIN CONNECTION OVERFLOW FITTING DETAIL



CONCRETE WALK DETAIL

NOT TO SCALE

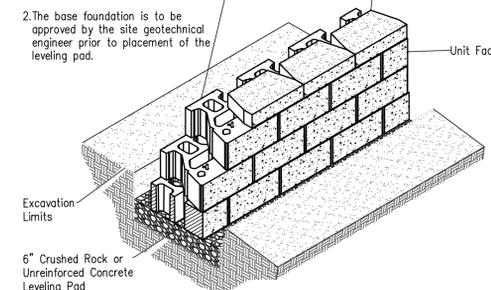


LAWN INLET DETAIL

Base Leveling Pad Notes:

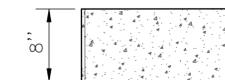
Standard Unit	Cap Unit
*Width: 18"	*Width: 18"
*Depth: 8"	*Depth: 10 1/2"
*Weight: 108 lbs	*Weight: 50 lbs

- The leveling pad is to be constructed of crushed stone or 2,000 psi unreinforced concrete.
- The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

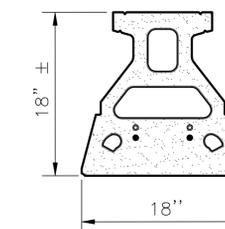


STANDARD UNIT/BASE PAD ISOMETRIC SECTION VIEW

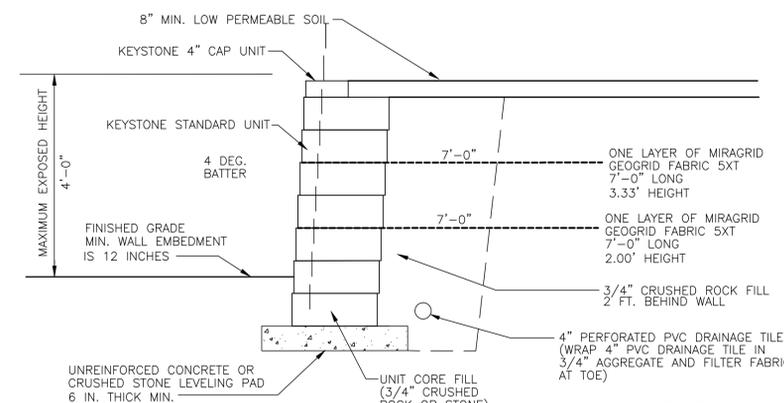
*Dimensions & Weight May Vary by Region



Standard Elevation



Standard Plan

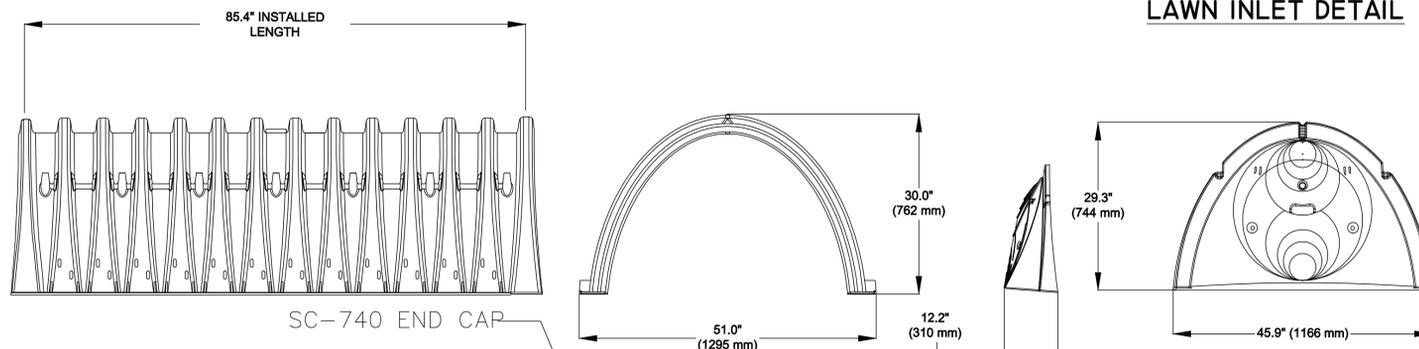


KEYSTONE RETAINING WALL DETAIL

STANDARD UNIT - 4 DEG. BATTER

DRAIN TILE OUTLET OPTIONS:

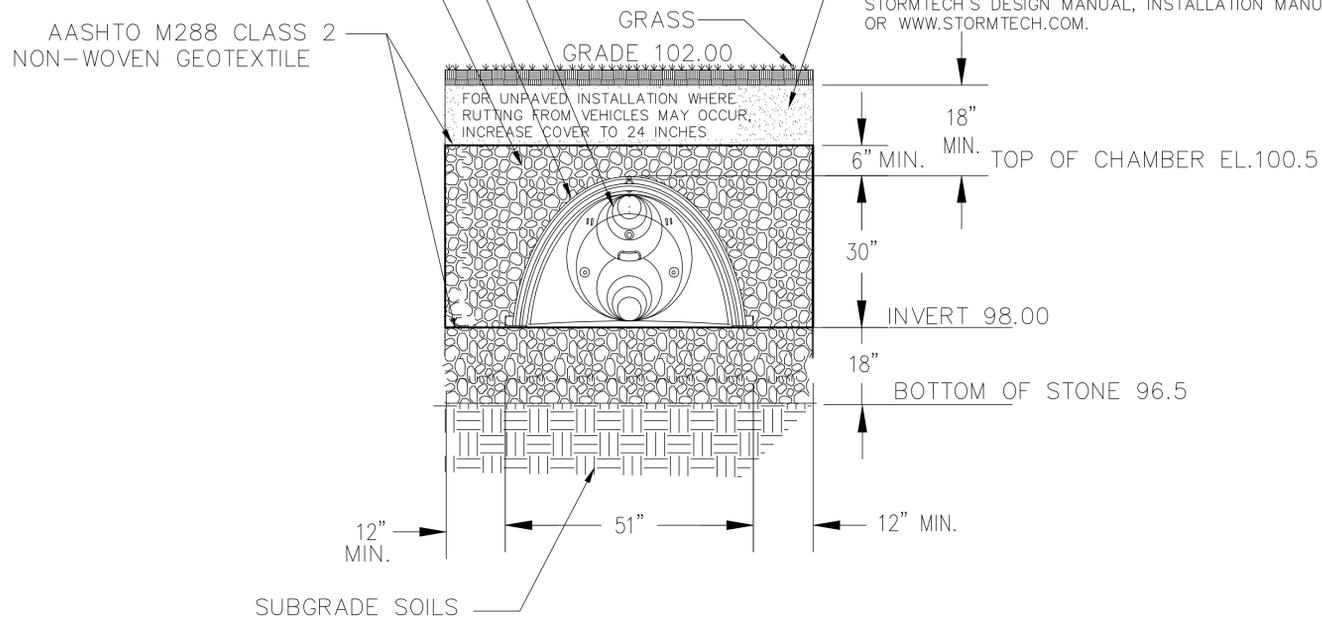
- DAYLIGHT AT ENDS OF WALLS.
- DAYLIGHT THROUGH WALL AT 150' O.C.; CUT UNIT ACCORDINGLY TO FIT AROUND PIPE.
- TIE INTO STORM WATER DRAINAGE SYSTEM.



1 - 2 INCH WASHED, CRUSHED, ANGULAR STONE

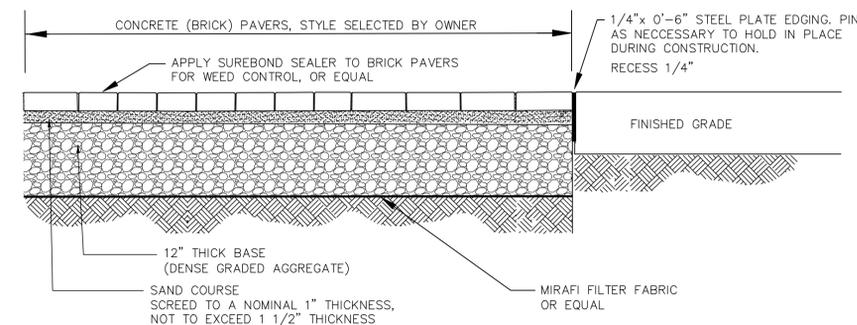
AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE

GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, <35% FINES. COMPACT IN 6 IN LIFTS TO 95 SEE THE TABLE OF ACCEPTABLE FILL MATERIALS IN STORMTECH'S DESIGN MANUAL, INSTALLATION MANUAL, OR WWW.STORMTECH.COM.



STORMTECH SC-740 CHAMBER SYSTEM TYPICAL CROSS SECTION DETAIL

NOT TO SCALE



CONCRETE (BRICK) PAVER DRIVEWAY DETAIL

C **COSTA ENGINEERING CORPORATION**
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SIGNED: _____ DATE: 2-3-20

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

SIGNED: _____ DATE: _____

DRAWING TITLE:	CONSTRUCTION DETAILS		
PROJECT NAME:	LORRAINE RUBBINO		
LOCATION:	BLOCK 4308, LOTS 19 & 50, 397 FERN STREET		
	TOWNSHIP OF WASHINGTON		
	BERGEN COUNTY, NEW JERSEY		
PROJ. NO.	19-2197	SCALE:	AS SHN.
DRAWN BY:	JEM		