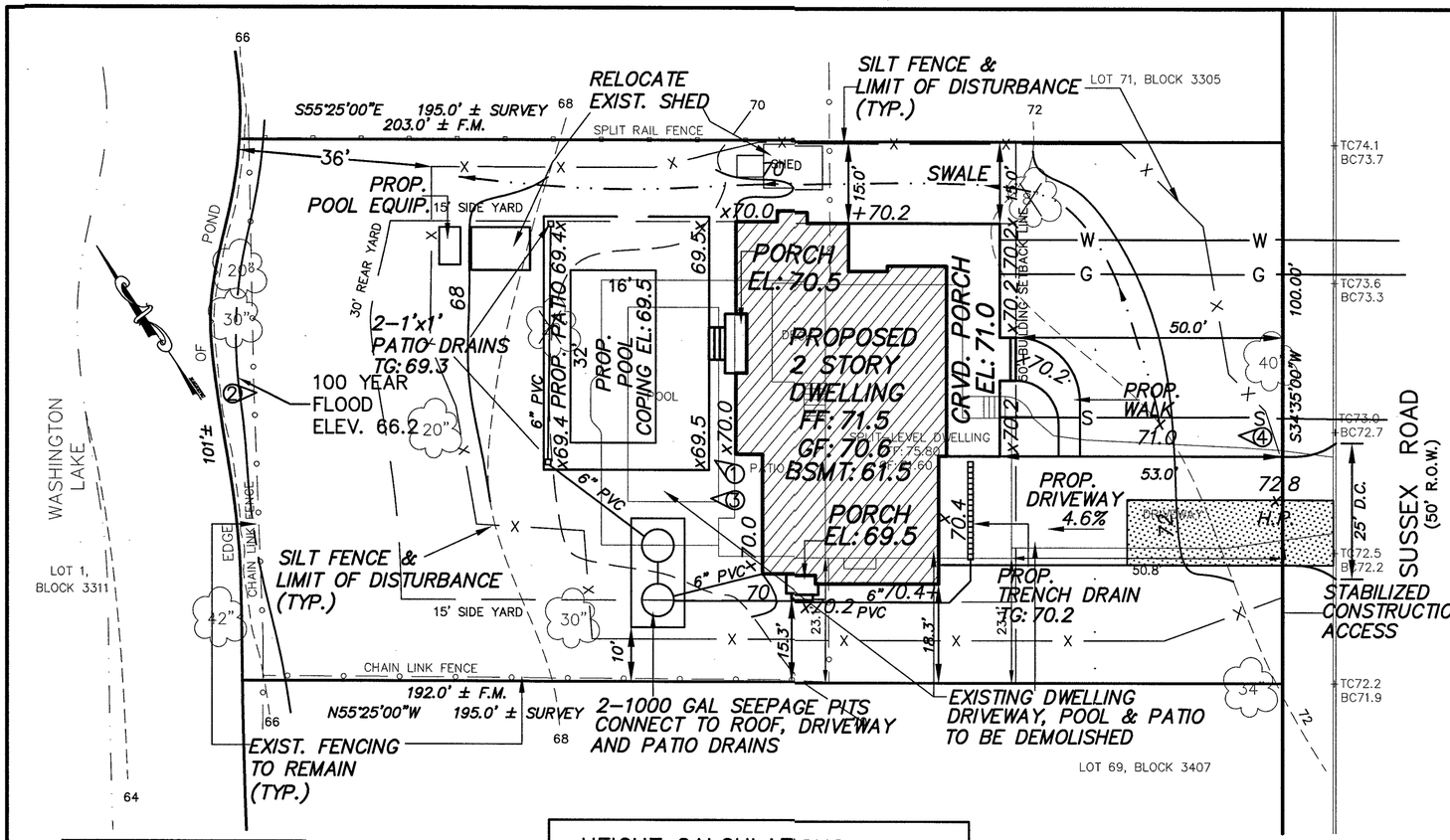
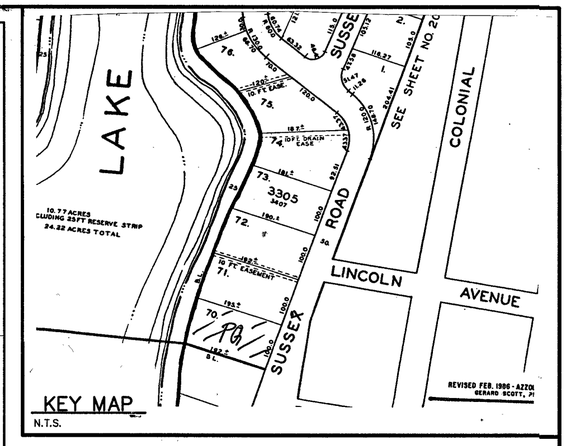


BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

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 1 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 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 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 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 device will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 1" - 2½" 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 by the District.
10. Driveways must be stabilized with 1" - 2½" 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 28-1 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 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 201-261-7373.
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



KEY MAP
N.T.S.

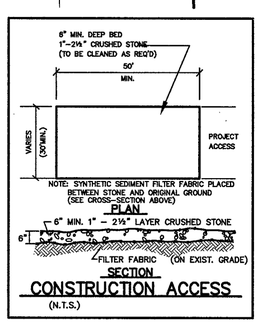
NOTES

1. CONTOURS SHOWN HEREON ARE BASED ON NAVD'88 DATUM.
2. AREA = 19,999 SF. , .46 AC. ±
3. REFERENCE DEEDS:
   SURVEY OF PROPERTY, PREPARED BY DUNN SURVEYING & MAPPING PA., DATED 4/16/2019, FILED MAP # 5058 FILED IN THE B.C.C.O. ON 10/4/56
4. 2 TREES ARE PROPOSED FOR REMOVAL.
5. "THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA".
6. ALL EXISTING UTILITIES TO REMAIN.
7. FIRM 1% FLOOD ELEVATION = 67.2 NGVD'29 ELEVATION.
   CONVERTED TO NAVD'88 USING NGS VERTCON FLOOD ELEVATION 66.2 NAVD'88

ZONE DATA

RESIDENTIAL A ZONE

ITEM	ALLOWED	EXISTING	PROPOSED
–LOT AREA:	10,000 SF.	19,999 SF.	19,999 SF.
–FRONT YARD SETBACK:	50'	50.8'	50.0'
–SIDE YARD:	15'	23.0'	15.0'
–REAR YARD:	30'	>30'	>30'
–MAX. BUILDING COVERAGE:	20%	9.0%	15.0%
–BUILDING HEIGHT	28'	24'	27.9'



CONSTRUCTION ACCESS
(N.T.S.)

HEIGHT CALCULATIONS:

AVERAGE FINISHED GRADE AT 10' INTERVALS:
70.2+70.2+70.2+70.2+70.2+70.2+70.4+70.4+
70.4+70.3+70.2+70.0+70.0+70.0+70.0+70.0+
70.0+70.1+70.2+70.2+70.2=1473.60
AVERAGE GRADE = 1473.6/21= 70.17
MAX. ALLOWABLE RIDGE EL: 70.17+28=98.17
PROPOSED RIDGE EL: 98.15

COVERAGE BREAKDOWN
(EXISTING)

DWELLING:	1,547 SF.
FRONT PORCH:	32 SF.
DECK:	211 SF.
BUILDING COVERAGE:	1,790 SF. = 9.0%

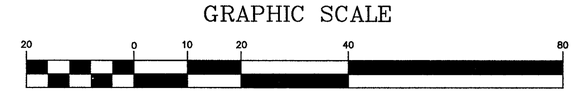
COVERAGE BREAKDOWN
(PROPOSED)

DWELLING:	2,302 SF.
FRONT PORCH:	610 SF.
REAR PORCH:	62 SF.
SIDE PORCH:	25 SF.
BUILDING COVERAGE:	2,999 SF. = 15.0%
DRIVEWAY:	1,290 SF.
FRONT WALK:	135 SF.
PATIO/POOL:	1,457 SF.
POOL EQUIP.	28 SF.
SHED:	88 SF.
LOT COVERAGE:	5,997 SF. = 29.98%

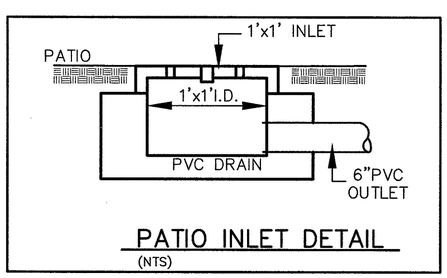
STANDARD CONSTRUCTION SCHEDULE

1. INSTALL ALL SILT FENCING AND WHEEL TRACKING STRIP & INLET FILTERS.
2. CLEAR TREES AS APPROVED BY BOROUGH.
3. CLEAR AND STRIP TOPSOIL FROM ALL AREAS TO BE DISTURBED. REMOVE ANY EXISTING PAVED AREAS SO MARKED.
4. STOCKPILE TOPSOIL AND TEMPORARILY SEED SAME.
5. EXCAVATE FOR AND INSTALL ALL FOUNDATION FOR DWELLING.
6. INSTALL ALL UNDERGROUND UTILITIES.
7. CONSTRUCT DWELLING AS REQUIRED.
8. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.
9. REMOVE ALL SILT FENCE AND OTHER SOIL CONSERVATION & SEDIMENT CONTROL MEASURES ONCE DISTURBED AREAS ARE STABILIZED. CLEAN OUT SEDIMENTATION AREAS AND PROVIDE FOR PERMANENT REVEGETATION AFTER ALL CONSTRUCTION IS COMPLETED AND RESTORE AREA TO DESIGN OR ORIGINAL CONDITION.

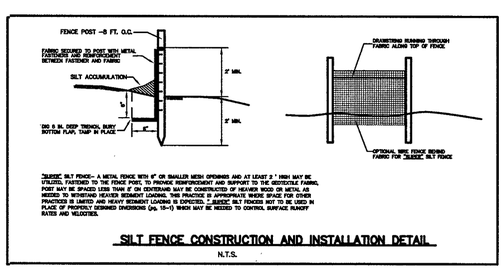
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



PATIO INLET DETAIL
(NTS)

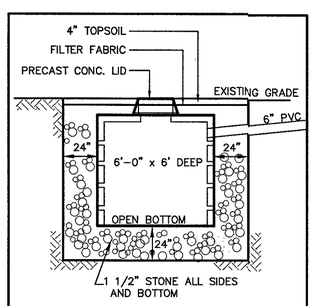


SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL
N.T.S.

SOIL MOVEMENT QUANTITIES

EXCAVATIONS:
POOL: 512 SFx 5'DEEP/27 = 95 CY
SEEPAGE PITS: 2(10'x10'x8'DEEP/27) = 59 CY
BASEMENT: 1820 SF. x8' DEEP/27 = 539 CY
FOOTINGS: 80' x 2' x3' DEEP/27 = 18 CY
TOTAL EXCAVATION: 711 CY

FILL:
REAR: 15' x 40' x1' DEEP/27 = 22 CY



SEEPAGE PIT DETAIL
(NTS)

LEGEND

- 70 EXISITING CONTOURS
- 70 PROPOSED CONTOURS
- EXISITING TREES
- TREES TO BE REMOVED
- PICTURE LOCATION

OWNER/APPLICANT
MR. & MRS. LEHMAN
166 SUSSEX ROAD
WASHINGTON TOWNSHIP, NJ 07676

NO.	DATE	DESCRIPTION	BY
3	3/23/2020	AS PER TWP. ENG. COMMENTS	RJW
2	3/19/2020	FOR FHA VERIFICATIONS	RJW
1	1/10/20	BCSCD COMMENTS	RJW

PLOT PLAN

SOIL EROSION AND SEDIMENT CONTROL PLAN

LOT 70, BLOCK 3305
CURRENT TAX ASSESSMENT MAP
166 SUSSEX ROAD
TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NEW JERSEY

SCALE:	DRAFTED BY: JDL	DATE:	JOB. NO.	SHEET:
1"=20'	CHECKED BY: RJW	11/18/2019	2019–220 \LEHMANS\PP–TB	1 OF 1

ROBERT J. WEISSMAN, P.E. & L.S.
WEISSMAN ENGINEERING CO., P.C.
PROFESSIONAL ENGINEER AND LAND SURVEYOR
686 GODWIN AVENUE, MIDLAND PARK, NJ 07432
VOICE(201) 445–2799, FAX(201) 445–0483
CERTIFICATION OF AUTHORIZATION # 24GA27926800
N.J. P.E. & L.S. LIC. NO. 29,624