

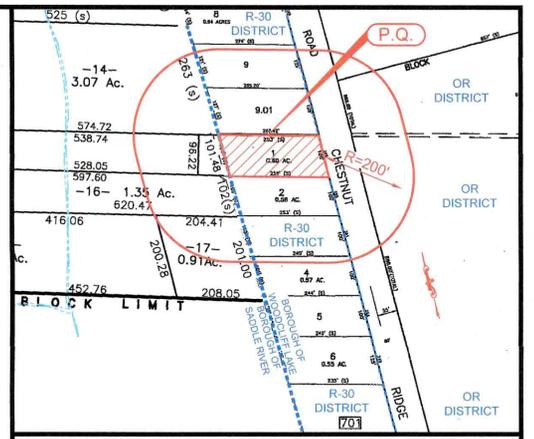
**BERGEN COUNTY SOIL CONSERVATION DISTRICT  
SOIL EROSION AND SEDIMENT CONTROL NOTES**

- 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 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).
  - Permanent Seeding and Mulching:**  
**Topsoil** - A uniform application to an average depth of 5", minimum of 4" firm 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).
- 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 haybale 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 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 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 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 COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA

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 BUILDING FOUNDATION AND SEEPAGE PITS.	1 WEEK
5. CONSTRUCT BUILDING AND APPURTENANCES.	4 MONTHS
6. CONSTRUCT ROOF DRAINS AND SEEPAGE PITS.	1 WEEK
7. AFTER BUILDING IS COMPLETE, PERFORM FINAL GRADING, UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE AND INSTALL LANDSCAPING.	1 WEEK
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



**KEY MAP**  
Scale: 1" = 20'

- PROPERTY KNOWN AS LOT 1 IN BLOCK 701 AS SHOWN ON THE CURRENT TAX MAP SHEET 8.
- LAST REVISED MARCH 1990 OF THE BOROUGH OF WOODCLIFF LAKE, AND AS LOT 15 IN BLOCK 1202 AS SHOWN ON THE CURRENT TAX MAP SHEET 12, LAST REVISED DECEMBER 2020, OF THE BOROUGH OF SADDLE RIVER.

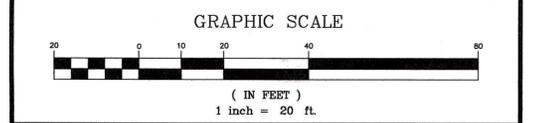
PROPERTY OWNER/APPLICANT: YIWEI ZHANG  
269 CHESTNUT RIDGE ROAD  
WOODCLIFF LAKE, NJ 07877

- AREA OF ENTIRE PROPERTY: 30,003 S.F. OR 0.6888 AC.
- PROPERTY LOCATED IN THE R-30 DISTRICT (RESIDENTIAL ONE-FAMILY)
- THE VERTICAL ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
- ZONING DATA:

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	30,003 S.F.	30,003 S.F.	30,003 S.F.
MIN. FRONT YARD	50' 0"	79.3'	81.1'
MIN. SIDE YARD - LEFT	20' 0"	17.8'	19.3'
MIN. SIDE YARD - RIGHT	20' 0"	18.4'	19.9'
MIN. SIDE YARD - BOTH	60' 0"	36.2'	39.2'
MIN. REAR YARD	50' 0"	163.1'	163.1'
MIN. LOT FRONTAGE	150' 0"	100.0'	100.0'
MIN. LOT DEPTH	150' 0"	311.8'	311.8'
MAX. LOT COVERAGE	15.0%	9.2%	8.0%
MAX. TOTAL SURFACE COVERAGE	30.0%	23.3%	25.7%
MAX. BLDG. HEIGHT (STORIES)	2.5	1	1
MAX. BLDG. HEIGHT (FEET)	35.0'	<35.0'	34.95'

⊖ DENOTES EXISTING NONCONFORMITY ⊕ DENOTES REDUCTION IN EXISTING NONCONFORMITY

- LOT COVERAGE CALCULATIONS:  
EXISTING DWELLING = 2,756 S.F. / 30,003 = 9.2% (INCLUDES ROOF EAVES)  
PROPOSED DWELLING = 2,414 S.F. / 30,003 = 8.0% (INCLUDES ROOF EAVES)
- TOTAL SURFACE COVERAGE CALCULATIONS:  
EXISTING  
LOT COVERAGE = 2,756 S.F.  
DRIVEWAY = 2,238 S.F.  
FRONT SLATE WALKWAY = 522 S.F. (INCLUDES STEPS)  
SIDE STEPS = 29 S.F.  
REAR LANDING = 10 S.F.  
REAR CONC. WALKWAY = 67 S.F. (INCLUDES STEPS)  
REAR CONCRETE PADS = 24 S.F.  
REAR SLATE WALKWAY = 80 S.F.  
REAR CONC. PATIO = 157 S.F.  
GARAGE CONC. APRON = 24 S.F.  
PROPOSED  
LOT COVERAGE = 2,414 S.F.  
DRIVEWAY = 2,538 S.F.  
FRONT SLATE WALKWAY = 608 S.F.  
FRONT RET. WALLS/STEPS = 56 S.F.  
REAR LANDING = 24 S.F. (INCLUDES STEPS)  
REAR CONC. WALKWAY = 85 S.F. (INCLUDES STEPS)  
REAR CONCRETE PADS = 24 S.F.  
REAR SLATE WALKWAY = 80 S.F.  
CONCRETE PATIO = 157 S.F.  
PAVER PATIO = 390 S.F.  
GARAGE CONC. APRON = 39 S.F.  
6,499 S.F. / 25,306 = 25.7%
- THERE ARE ZERO (0) TREES PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.
- APPLICANT GRANTS BOROUGH OFFICIALS AND EMPLOYEES PERMISSIONS TO ENTER PROPERTY FOR THE PURPOSE OF SURVEYS/INSPECTIONS.
- APPLICANT SHALL BE RESPONSIBLE FOR ENSURING THAT ANY & ALL SOILS IMPORTED TO THE SITE ARE CERTIFIED CLEAN SOILS IN ACCORDANCE WITH CURRENT NJ DEP RESIDENTIAL STANDARDS. WITH A COPY OF SAID CERTIFICATION PROVIDED TO THE BOROUGH OF WOODCLIFF LAKE AND NEA PRIOR TO THE IMPORT OF ANY MATERIAL. RECYCLED MATERIAL OR DEMOLISHED MATERIALS ARE NOT PERMITTED FOR THE PURPOSES OF BACKFILLING A VACATED EXCAVATION AREA.
- APPLICANT SHALL ENSURE THAT ALL DISTURBED WORK AREAS ARE STABILIZED. APPLICANT SHALL TOPSOIL, SEED, HAY, AND STRAW MULCH TO ENSURE LAWN GROWTH, WHERE APPROPRIATE.



9-17-21 Per Borough Engineer's Comments PEP  
Date: 6-25-21 Description: Per Applicant Check By: PEP

**SITE PLAN**  
Prepared For  
**YIWEI ZHANG**  
269 CHESTNUT RIDGE ROAD  
Block 701 - Lot 1  
Borough of Woodcliff Lake  
Bergen County New Jersey

**Azzolina & Feury Engineering Inc.**  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
30 Madison Avenue, Paramus, NJ 07652 (201) 846-3500 - Fax (201) 846-3528  
110 Stage Road, Monroe, NY 10950 (845) 782-9861 - Fax (845) 782-4232

N.J. CERTIFICATE OF AUTHORIZATION  
24GA25003800

John A. Loch, P.L.S.  
N.J. Lic. No. 98568  
Perry E. Frenzel, P.E.  
N.J. Lic. No. 28190

Date: 4-23-21 Drawn By: CDD Checked By: PEP  
Scale: 1" = 20' Dwg. No. 1 of 2 Job No.: 12116

Tax Block 1202  
Tax Lot 14  
N/F  
Cohen

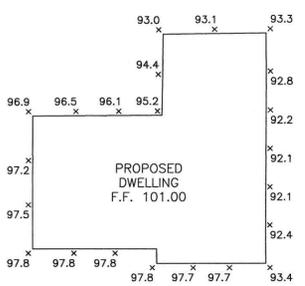
Tax Block 601  
Tax Lot 9.01  
N/F  
Patel

Tax Block 1202  
Tax Lot 19  
N/F  
Cohen

Tax Block 701  
Tax Lot 1

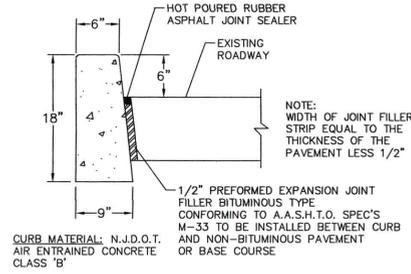
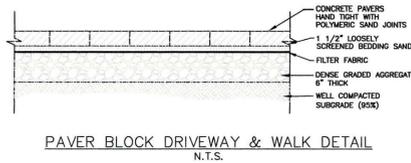
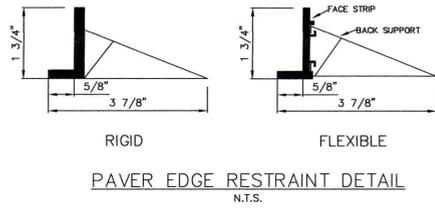
Tax Block 1202  
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N/F  
Kamanjian

Tax Block 701  
Tax Lot 2  
N/F  
Kamanjian

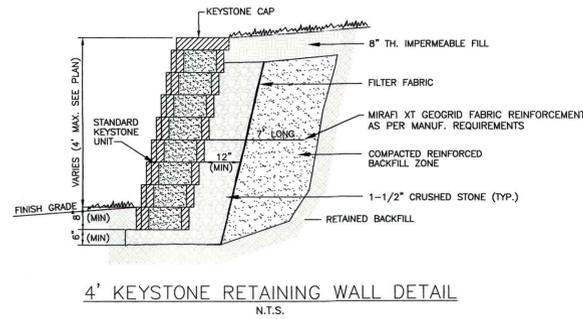


**BUILDING HEIGHT CALCULATION**  
92.2+92.8+93.3+93.1+93.0+94.4+95.2+96.1+96.5+96.9+97.2+97.5+97.8+  
97.8+97.8+97.8+97.7+97.7+93.4+92.4+92.1+92.1 = 2,094.6 / 22 = 95.21  
101.00 (F.F.) + 29.16' (F.F. TO RIDGE) = 130.16 PROPOSED RIDGE  
130.16 (RIDGE) - 95.21 (FINISHED GROUND) = 34.95' PR. BLDG. HEIGHT

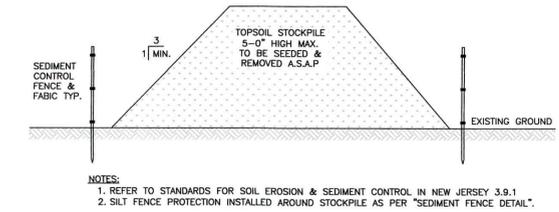
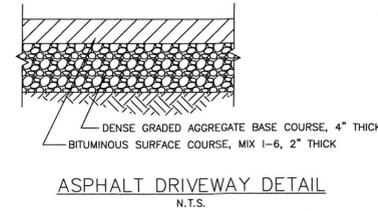
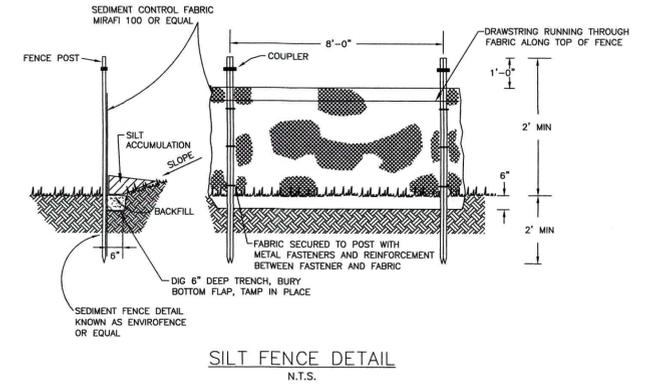
EXISTING	LEGEND	PROPOSED
	STORM INLET	
	STORM TRENCH DRAIN	
	STORM MANHOLE	
	STORM DRAIN LINE	
	CLEAN OUT	
	SANITARY MANHOLE	
	SANITARY	
	WATER LINE	
	WATER VALVE	
	HYDRANT	
	GAS LINE	
	OVERHEAD WIRES	
	UTILITY POLE	
	BUILDING	
	CURB	
	DEPRESSED CURB	
	CONTOUR	
	SPOT ELEVATION	



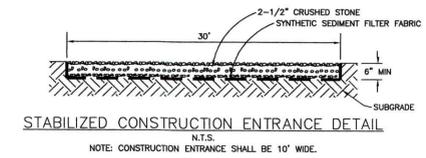
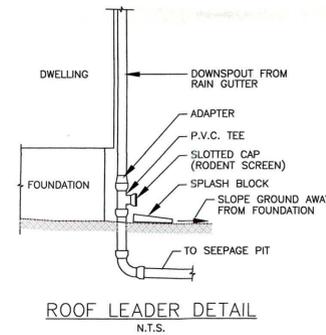
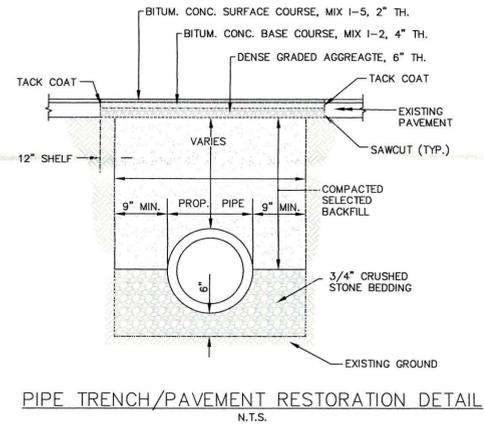
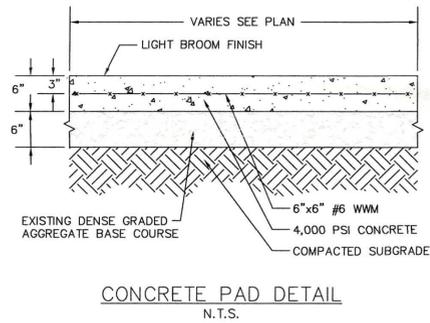
CURB MATERIAL: N.J.D.O.T.  
AIR ENTRAINED CONCRETE  
CLASS 'B'  
NOTES:  
1. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0"  
APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED  
FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.T.O.  
SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.  
2. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN  
EXPANSION JOINTS.



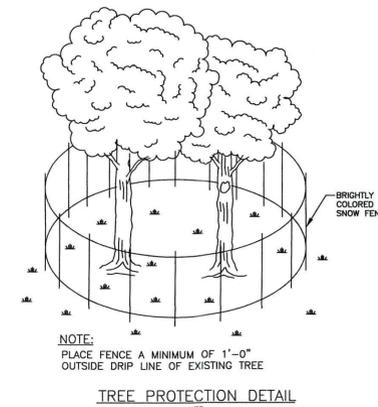
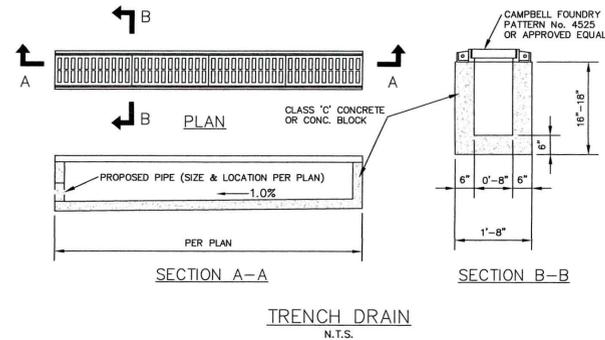
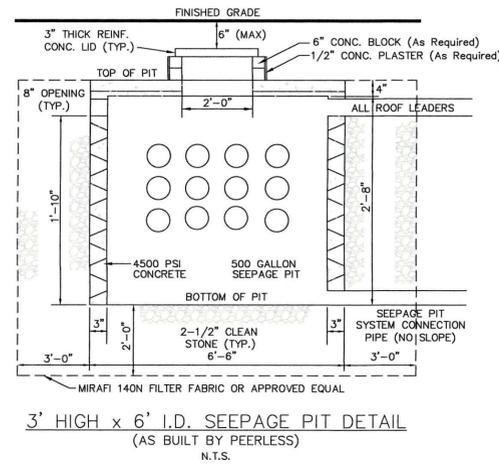
NOTES:  
1. ADDITIONAL DRAINAGE (BACK DRAINS, FOOTING DRAINS, WEEP HOLES, ETC.)  
TO BE PROVIDED IF REQUIRED BY CONDITIONS FOUND DURING CONSTRUCTION.  
DETERMINATION TO BE MADE IN THE FIELD BY THE TOWNSHIP ENGINEER.  
2. CONCRETE BLOCKS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.  
3. EXACT FINISHED GRADES AT RETAINING WALL TO BE ADJUSTED TO MEET  
FIELD CONDITIONS.



NOTES:  
1. REFER TO STANDARDS FOR SOIL EROSION & SEDIMENT CONTROL IN NEW JERSEY 3.9.1  
2. SILT FENCE PROTECTION INSTALLED AROUND STOCKPILE AS PER "SEDIMENT FENCE DETAIL".



NOTE: CONSTRUCTION ENTRANCE SHALL BE 10' WIDE.



NOTE:  
PLACE FENCE A MINIMUM OF 1'-0"  
OUTSIDE DRIP LINE OF EXISTING TREE

8-17-21	Per Borough Engineer's Comments	PEF
Date: 8-25-21	Description: Per Applicant	Check By: PEF
Revisions		
CONSTRUCTION DETAILS Prepared For <b>YIWEI ZHANG</b> 269 CHESTNUT RIDGE ROAD Block 701 - Lot 1 Borough of Woodcliff Lake Bergen County New Jersey		
<b>Azzolina &amp; Feury Engineering Inc.</b> PROFESSIONAL ENGINEERS AND LAND SURVEYORS 30 Madison Avenue, Paramus, NJ 07653 - (201) 845-3800 - Fax (201) 845-3828 110 Stage Road, Monroe, NY 10980 - (845) 752-8651 - Fax (845) 752-4212		
N.J. CERTIFICATE OF AUTHORIZATION 24GA28003500		
 Perry E. Frenzel, P.E. N.J. Lic. No. 28190		
Date: 4-23-21	Drawn By: CDD	Checked By: PEF
Scale: Not To Scale	Dwg. No. 2 of 2	Job No.: 12116