

**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 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).

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 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.

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" - 2 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 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 28.11 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.

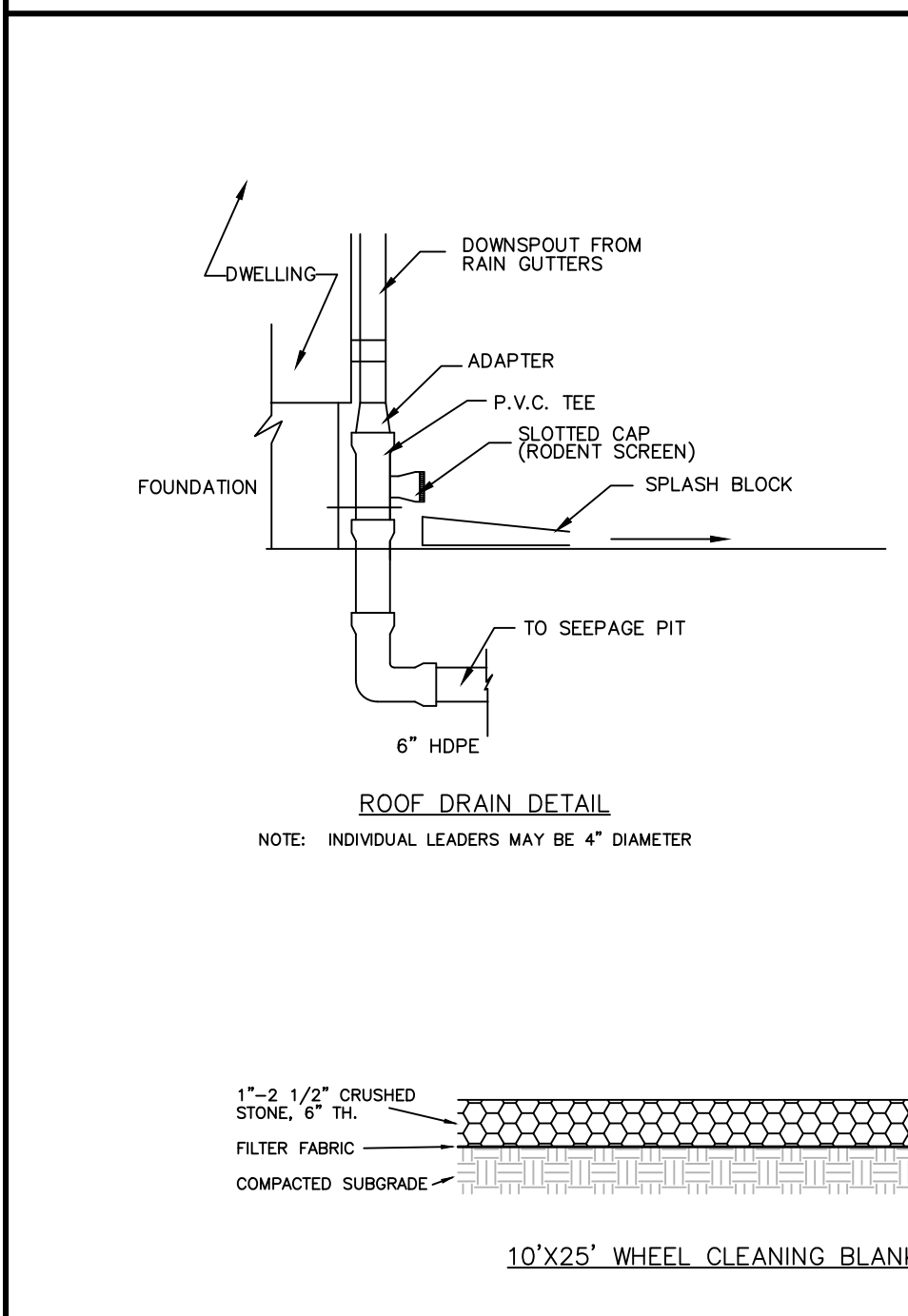
19. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.

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 201-261-7573.

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



CONSTRUCTION SEQUENCE:

- INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AS PER PLAN, INCLUDING SILT FENCE AND WHEEL CLEANING BLANKET PER PLAN.
- EXCAVATE AND INSTALL FOUNDATION.
- CONSTRUCT UTILITY CONNECTIONS.
- COMPLETE BUILDING CONSTRUCTION.
- INSTALL LANDSCAPING.
- UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE.
- APPLY SOIL/FERTILIZER SEED AS PER LANDSCAPE PLAN.
- REMOVE ALL SESC DEVICES UPON FINAL STABILIZATION.

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

**TREE REMOVAL LIST**

(1) 3"2" DIAM.

**EXISTING LOT COVERAGE CALCULATIONS**

EX. DWELLING = 1,853 SF  
 EX. SHED = 82 SF  
 EX. DRIVE/SIDE WALK = 620 SF  
 EX. FRONT WALK = 147 SF  
 EX. REAR PATIO/CONC. = 356 SF  
 EX. A/C PAD = 15 SF  
 TOTAL = 3,082 SF = 30.82%

**EARTHWORK CALCULATIONS**

PROP. DWELLING (OUTSIDE EX.) = 650 SF  
 AVG. CUT = 7'  
 CUT = 169 CY  
 CUT FOR SEEPAGE PIT = 100 SF  
 AVG. CUT = 10'  
 CUT = 37 CY  
 NET EXPORT = 206 CY

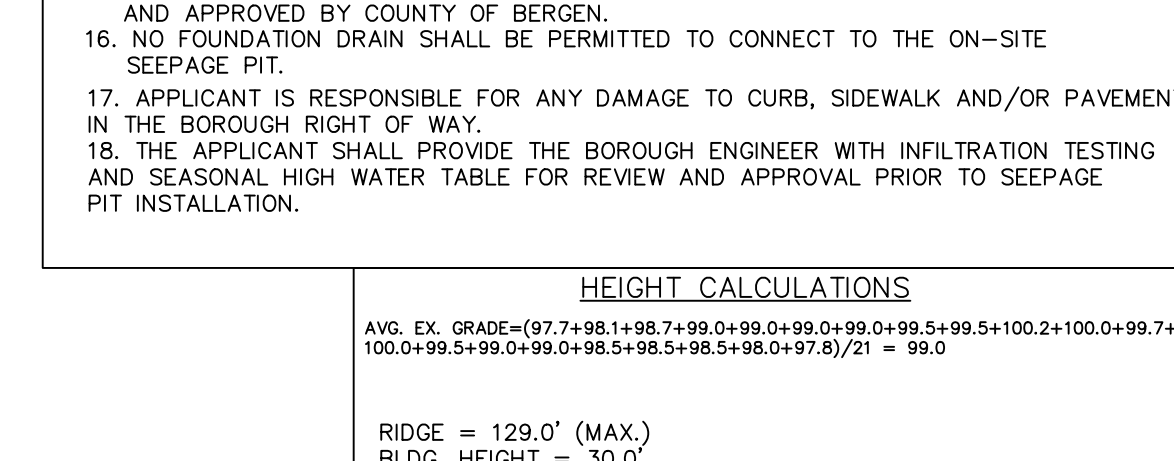
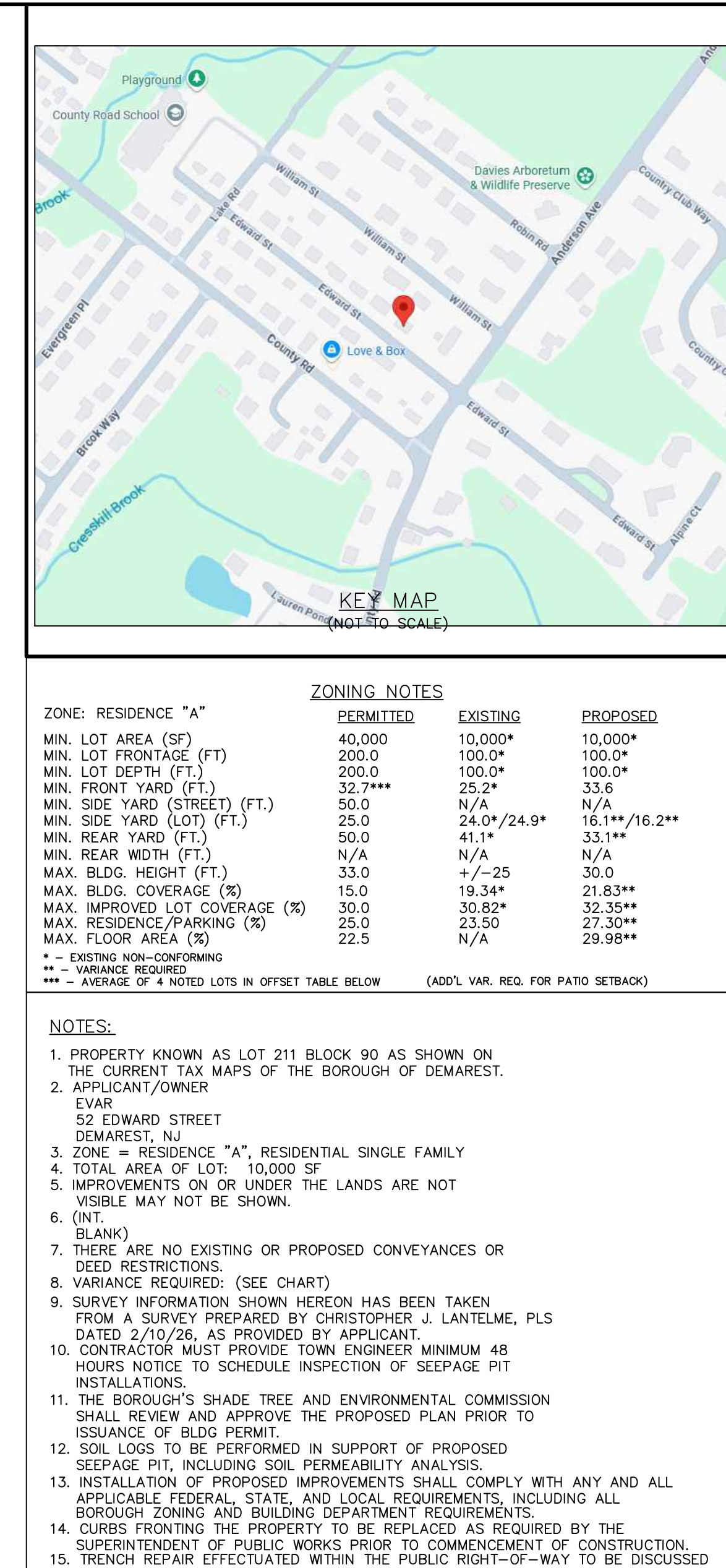
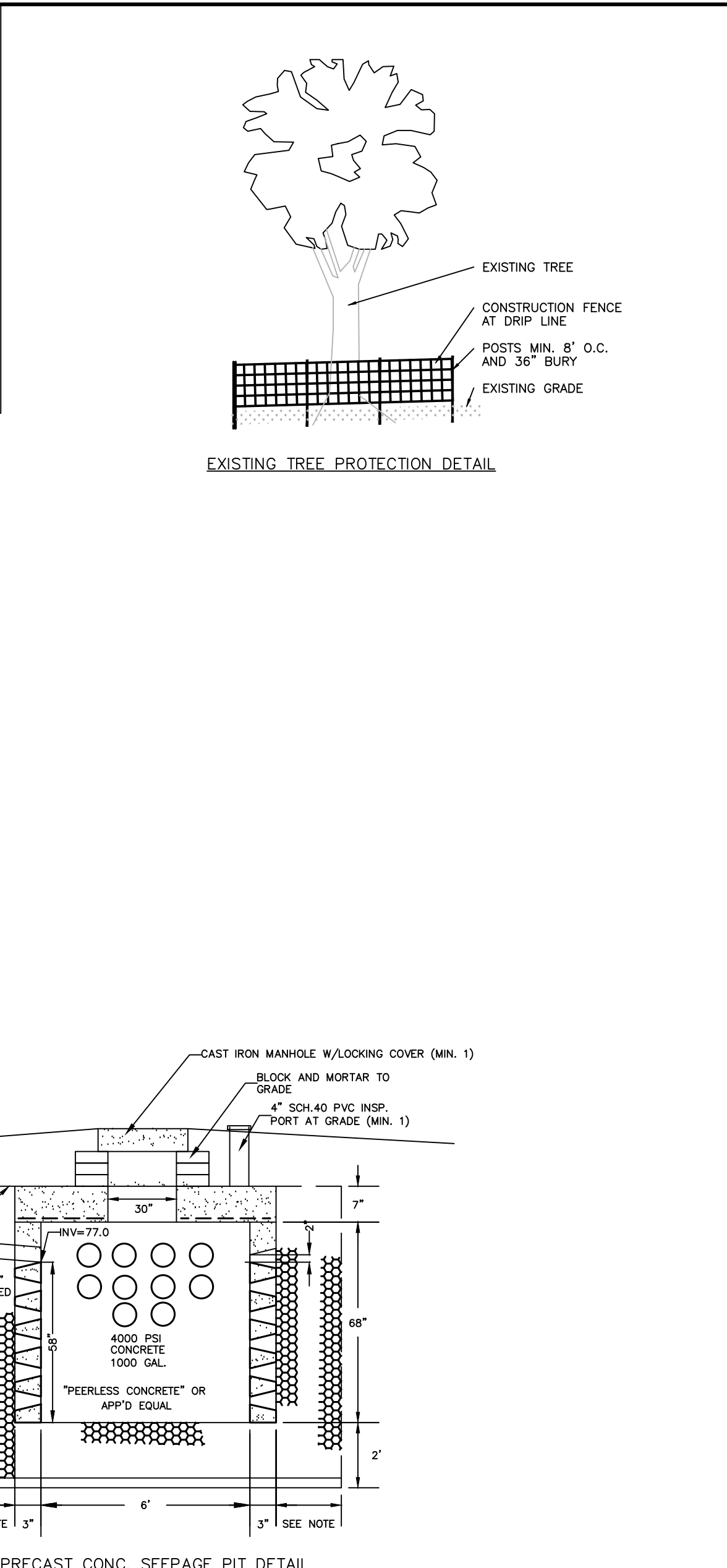
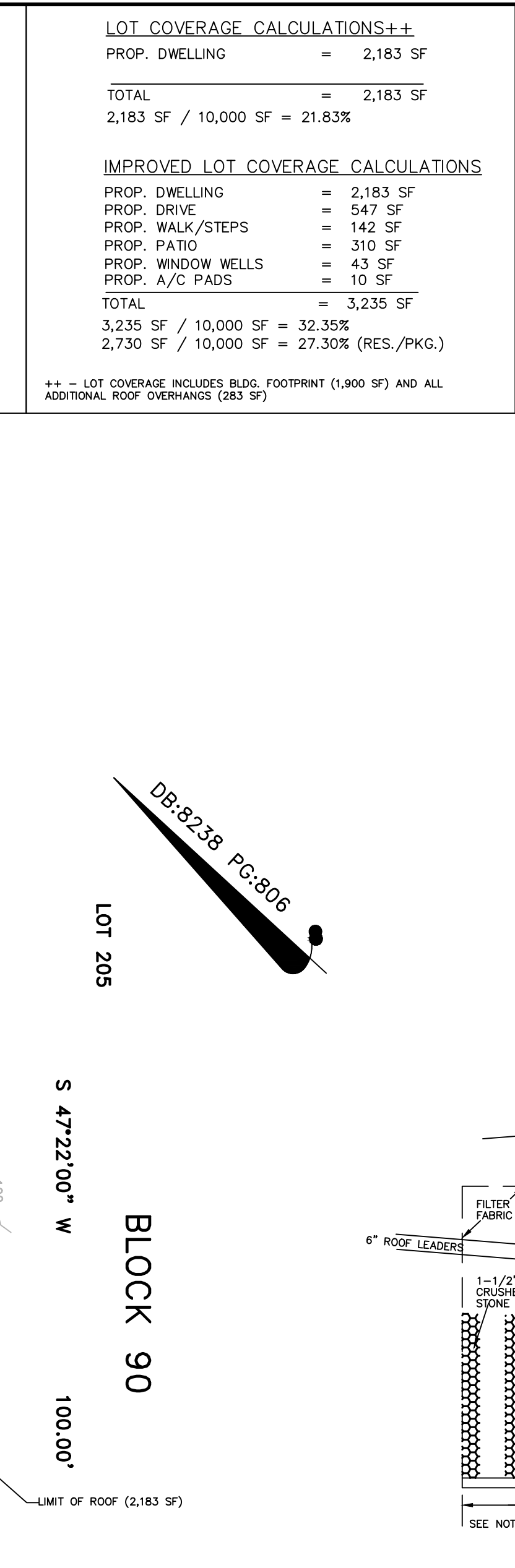
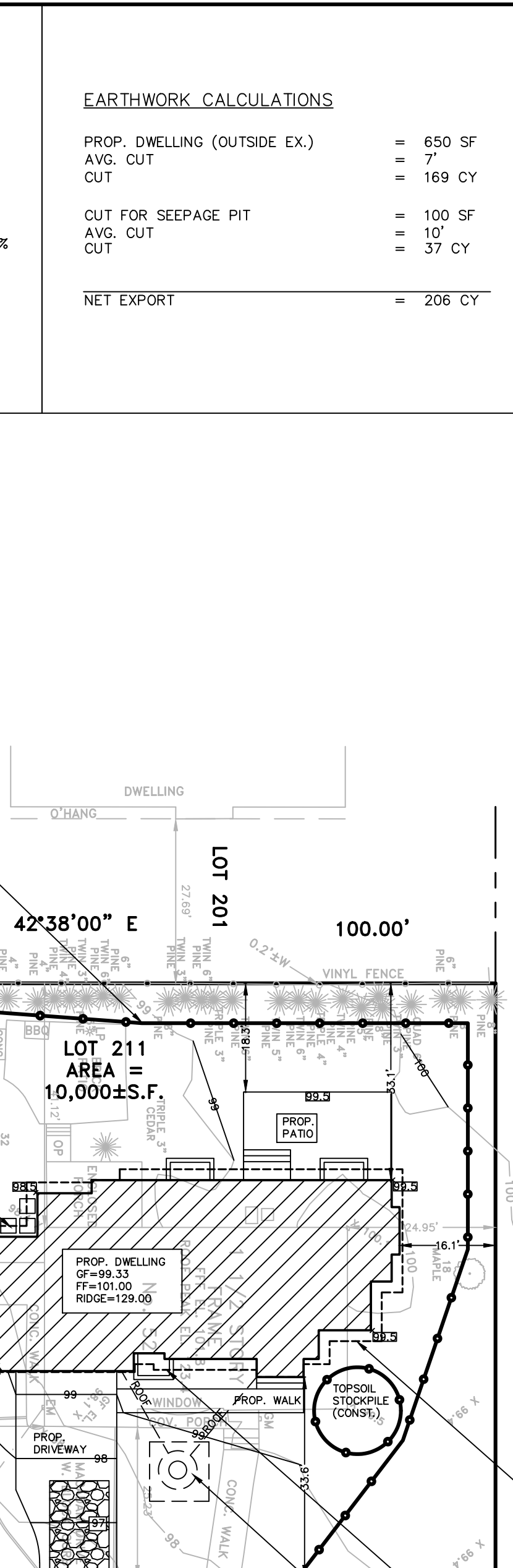
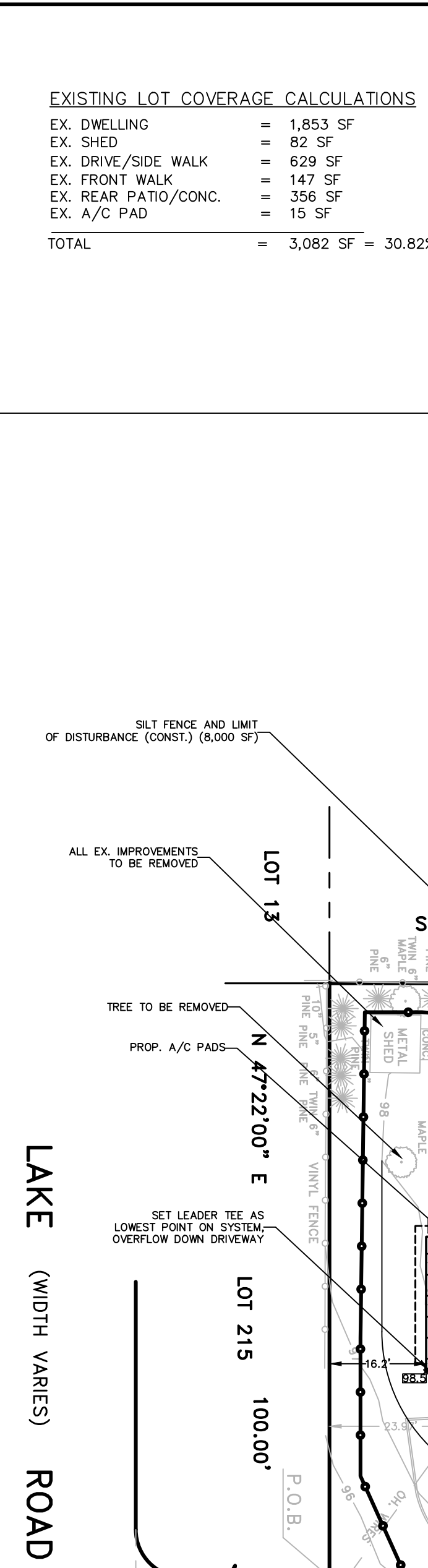
**LOT COVERAGE CALCULATIONS+±**

PROP. DWELLING = 2,183 SF  
 2,183 SF / 10,000 SF = 21.83%

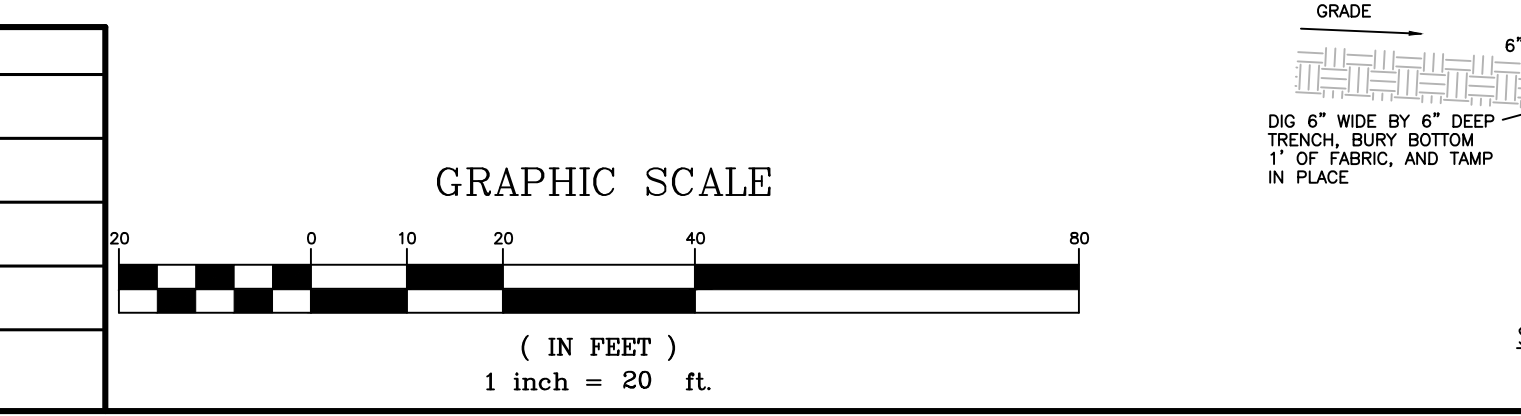
**IMPROVED LOT COVERAGE CALCULATIONS**

PROP. DWELLING = 2,183 SF  
 PROP. DRIVE = 547 SF  
 PROP. WALK/STEPS = 142 SF  
 PROP. PATIO = 310 SF  
 PROP. WINDOW WELLS = 43 SF  
 PROP. A/C PADS = 10 SF  
 TOTAL = 3,235 SF  
 3,235 SF / 10,000 SF = 32.35%  
 2,730 SF / 10,000 SF = 27.30% (RES./PKG.)

± ± - LOT COVERAGE INCLUDES BLDG. FOOTPRINT (1,900 SF) AND ALL ADDITIONAL ROOF OVERHANGS (283 SF)

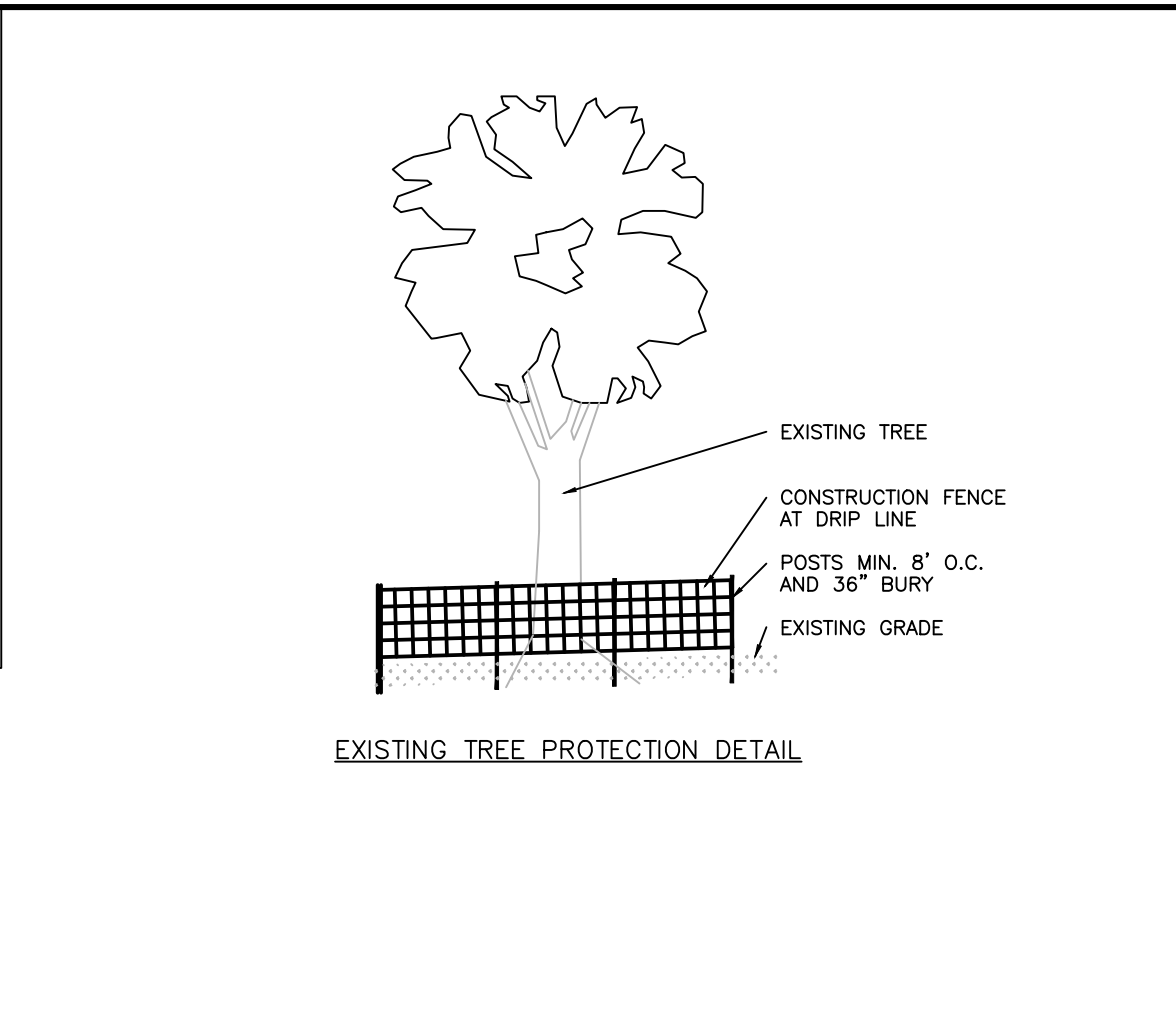


REVISION NO.	DATE	DESCRIPTION	REVISION NO.	DATE	DESCRIPTION
2	6/17/26	PER REVIEW LETTERS, COVERAGES			
1	3/26/26	SETBACKS			



AS PER SURVEYOR

BLOCK	LOT	STREET ADDRESS	DIST.
90	223	40 EDWARD STREET	24.5'
90	219	44 EDWARD STREET	24.8'
90	215	48 EDWARD STREET	30.5'
90	205	15 ANDERSON AVE.	51.0'
110.02	2	66 EDWARD STREET	55.9'



**ZONING NOTES**

	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	40,000	10,000*	10,000*
MIN. LOT FRONTAGE (FT)	200.0	100.0*	100.0*
MIN. LOT DEPTH (FT.)	200.0	100.0*	100.0*
MIN. FRONT YARD (FT.)	32.7***	25.2*	33.6
MIN. SIDE YARD (STREET) (FT.)	50.0	N/A	N/A
MIN. SIDE YARD (LOT) (FT.)	25.0	24.0*/24.9*	16.1**/16.2**
MIN. REAR YARD (FT.)	50.0	41.1*	33.1**
MIN. REAR WIDTH (FT.)	N/A	N/A	N/A
MAX. BLDG. HEIGHT (FT.)	33.0	4'-25'	30.0
MAX. BLDG. COVERAGE (%)	15.0	19.34*	21.83**
MAX. IMPROVED LOT COVERAGE (%)	30.0	30.82*	32.35**
MAX. RESIDENCE/PARKING (%)	25.0	23.50	27.30**
MAX. FLOOR AREA (SQ)	22.5	N/A	29.90**

\* - EXISTING NON-CONFORMING  
 \*\* - VARIANCE REQUIRED  
 \*\*\* - AVERAGE OF 4 NOTED LOTS IN OFFSET TABLE BELOW (ADD'L VAR. REQ. FOR PATIO SETBACK)

- NOTES:**
- PROPERTY KNOWN AS LOT 211 BLOCK 90 AS SHOWN ON THE CURRENT TAX MAPS OF THE BOROUGH OF DEMAREST.
  - APPLICANT/OWNER: EVAR, 52 EDWARD STREET, DEMAREST, NJ
  - ZONE = RESIDENCE "A", RESIDENTIAL SINGLE FAMILY
  - TOTAL AREA OF LOT: 10,000 SF
  - IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
  - (N.T.)
  - BLANK
  - THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS.
  - VARIANCE REQUIRED: (SEE CHART)
  - SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY CHRISTOPHER J. LANTELME, PLS DATED 2/10/26, AS PROVIDED BY APPLICANT.
  - CONTRACTOR MUST PROVIDE TOWN ENGINEER MINIMUM 48 HOURS NOTICE TO SCHEDULE INSPECTION OF SEEPAGE PIT INSTALLATIONS.
  - THE BOROUGH'S SHADE TREE AND ENVIRONMENTAL COMMISSION SHALL REVIEW AND APPROVE THE PROPOSED PLAN PRIOR TO ISSUANCE OF BLDG PERMIT.
  - SOIL LOGS TO BE PERFORMED IN SUPPORT OF PROPOSED SEEPAGE PIT, INCLUDING SOIL PERMEABILITY ANALYSIS.
  - INSTALLATION OF PROPOSED IMPROVEMENTS SHALL COMPLY WITH ANY AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, INCLUDING ALL BOROUGH ZONING AND BUILDING DEPARTMENT REQUIREMENTS.
  - CURBS FRONTING THE PROPERTY TO BE REPLACED AS REQUIRED BY THE SUPERINTENDENT OF PUBLIC WORKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - TRENCH REPAIR EXECUTED WITHIN THE PUBLIC RIGHT-OF-WAY TO BE DISCUSSED AND APPROVED BY CHAIN OF BERGEN.
  - NO FOUNDATION DRAIN SHALL BE PERMITTED TO CONNECT TO THE ON-SITE SEEPAGE PIT.
  - APPLICANT IS RESPONSIBLE FOR ANY DAMAGE TO CURB, SIDEWALK AND/OR PAVEMENT IN THE BOROUGH RIGHT OF WAY.
  - THE APPLICANT SHALL PROVIDE THE BOROUGH ENGINEER WITH INFILTRATION TESTING AND SEASONAL HIGH WATER TABLE FOR REVIEW AND APPROVAL PRIOR TO SEEPAGE PIT INSTALLATION.

**HEIGHT CALCULATIONS**

AVG. EX. GRADE = (97.7+98.1+98.7+99.0+99.0+99.0+99.0+99.0+99.0+99.0+99.0+99.0+99.0+99.0+99.0+99.0+99.0+99.0+99.0+99.0) / 20 = 99.0

RIDGE = 129.0' (MAX.)  
 BLDG. HEIGHT = 30.0'

**DRAINAGE CALCULATIONS**

PROP. DWELLING = 2,183 SF  
 60 MINUTE DURATION, 2"/HOUR RAINFALL INTENSITY  
 (2,183 SF)(2" RAINFALL)(1"/12") = 2,721 GALL.

PROPOSED SEEPAGE PIT PER DETAIL = 3,015 GALL.

**THOMAS W. SKRABLE, P.E., P.P., C.M.E.**  
**CONSULTING ENGINEER**

65 RAMAPO VALLEY ROAD, SUITE 13, MAHWAH, NJ 07648  
 201-529-5010

DRAWN BY: T.S.  
 SURVEYED BY: C.L.  
 DESIGNED BY: T.S.  
 CHECKED BY: T.S.  
 D'WG NO. 26041PP0  
 JOB NO. 26-041  
 SHEET 1 OF 1  
 1" = 20' H

**THOMAS W. SKRABLE, P.E.**  
**SOIL EROSION & SEDIMENT CONTROL, & SITE PLAN**  
 BLOCK 90 LOT 211  
 #52 EDWARD STREET  
 BOROUGH OF DEMAREST  
 BERGEN COUNTY NEW JERSEY

DATE 3/17/26  
 PROFESSIONAL ENGINEER, NJ 36679, NY 75377  
 PROFESSIONAL PLANNER, NJ 5204