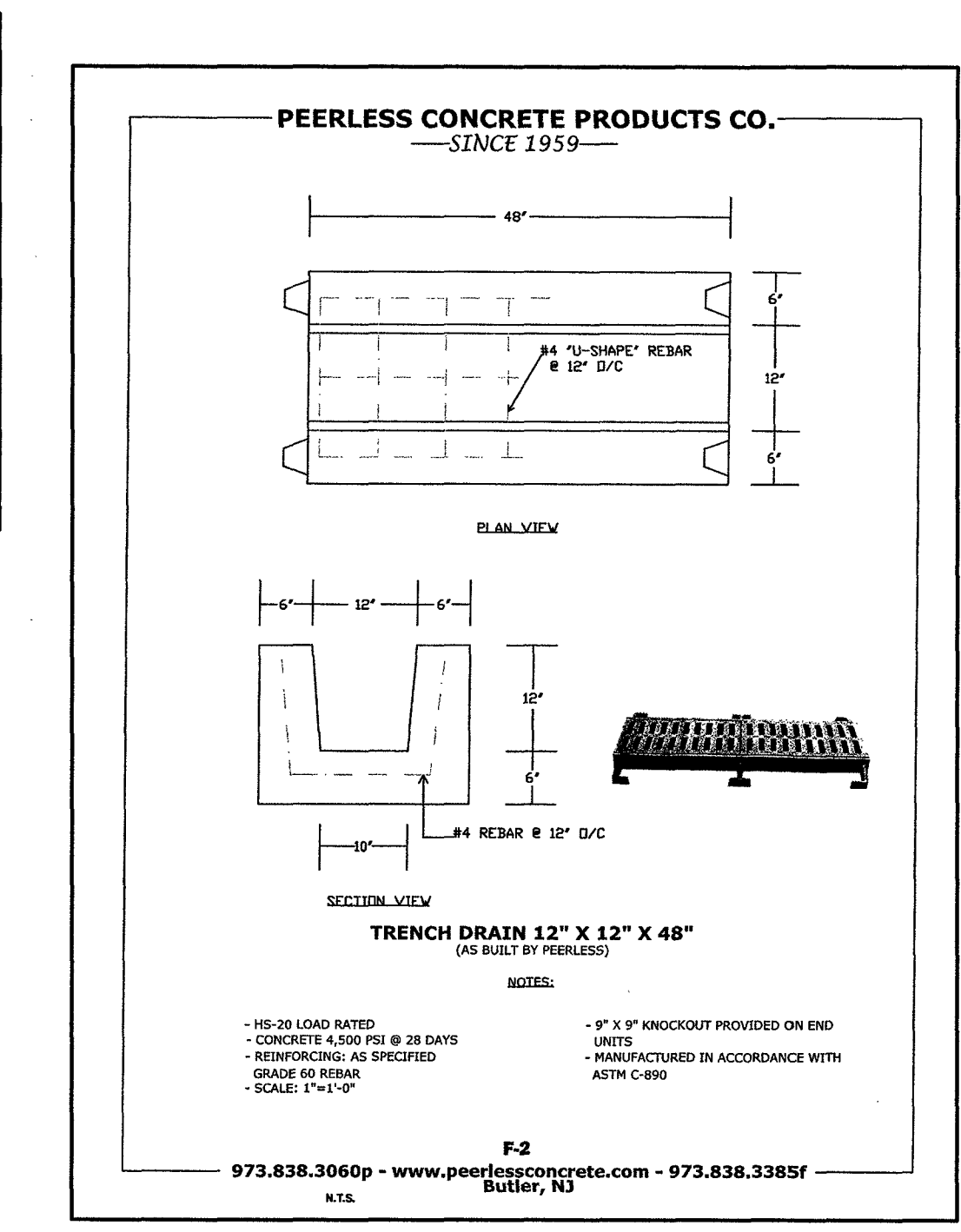


ZONING DATA (R-80 ZONE)		
ITEM	REQUIRED	PROVIDED
LOT AREA:	80,000 SF.	92,007 SF., 2.1 AC.
LOT WIDTH:	200 FT.	199.72 FT. *
LOT DEPTH:	300 FT.	287.97 FT. *
LOT COV.	10%	8.5%
IMP. LOT COV.	20%	19.91%
FRONT YARD:	60 FT.	144.3 FT.
SIDE YARD	40 FT.	44.7 FT.
2nd SIDE(TOTAL)	80 FT.	102.1 FT.
REAR YARD:	50 FT.	142.2 FT.
BUILDING HEIGHT	35' / 2 1/2 STY.	34' / 2 1/2 STY.

* EXISTING NON CONFORMITY



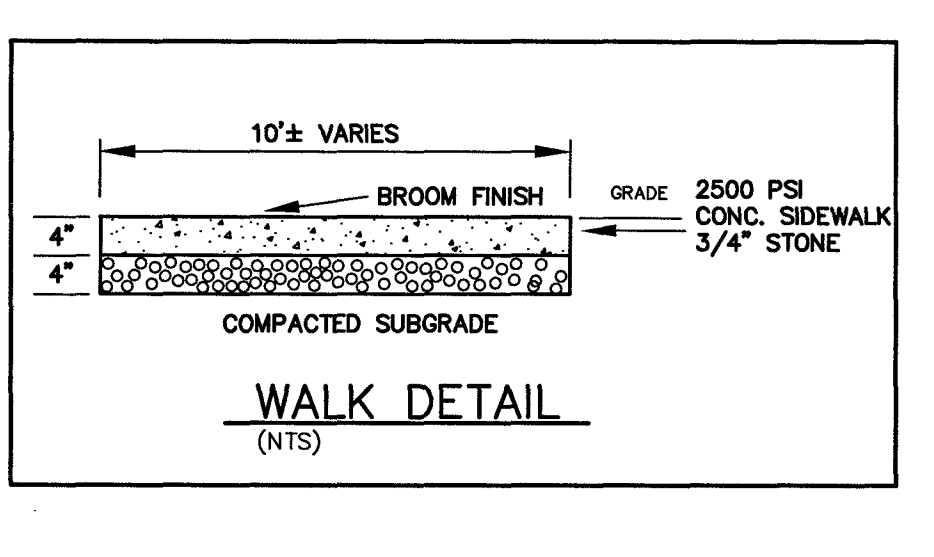
STANDARD CONSTRUCTION SCHEDULE

- INSTALL ALL SILT FENCING AND WHEEL TRACKING STRIP & INLET FILTERS.
- CLEAR TREES AS APPROVED BY BOROUGH.
- CLEAR AND STRIP TOPSOIL FROM ALL AREAS TO BE DISTURBED. REMOVE ANY EXISTING PAVED AREAS SO MARKED.
- STOCKPILE TOPSOIL AND TEMPORARILY BIDE SAME.
- EXCAVATE FOR AND INSTALL ALL FOUNDATION FOR DWELLING.
- INSTALL ALL UNDERGROUND UTILITIES.
- CONSTRUCT DWELLING AS REQUIRED.
- UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 6", MINIMUM OF 4", FIRMED IN PLACE.
- 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.

BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

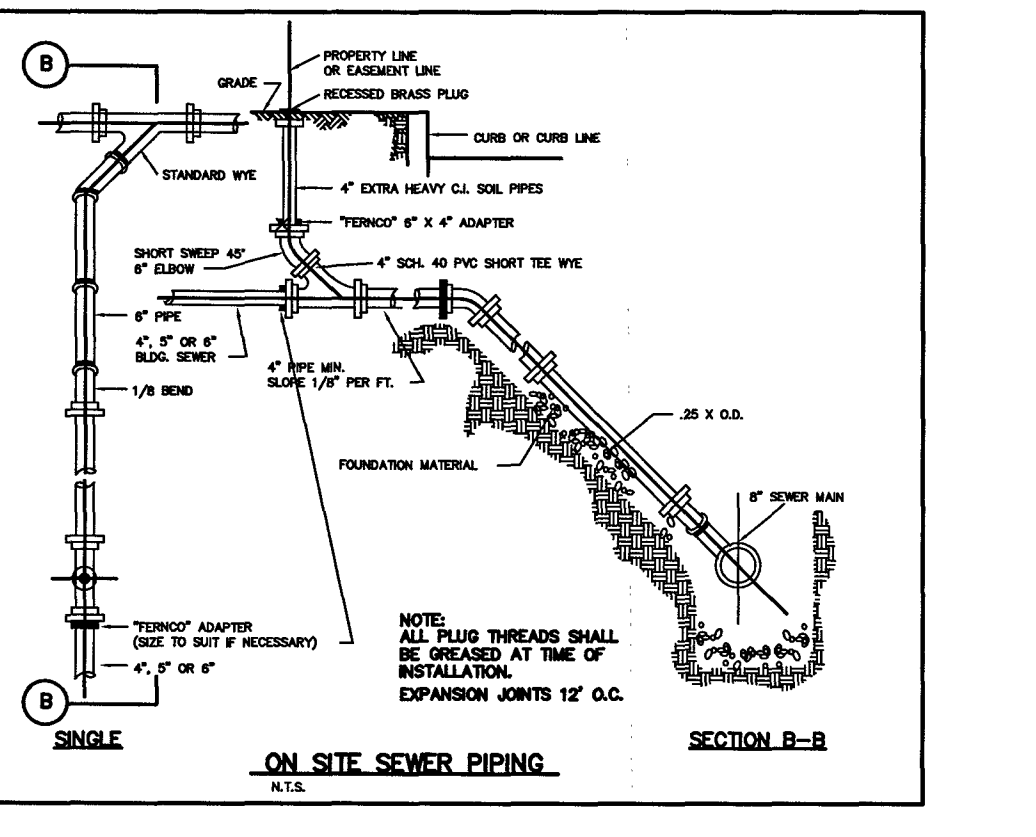
- All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
- Any disturbed area that will 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 untreated 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, planted between March 1 and May 15 or between August 15 and October 1.
 - Mulch - Untreated 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 6", 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, planted between March 1 and October 1 (summer seeding requires irrigation).
 - Mulch - Untreated 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, wheel-chearing 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 5' 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.
- Downspout 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 15-1 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, Cradell, NJ 07049, Tel: 201-291-4407, Fax: 201-291-7373.
- 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.

Revised 12/7/17



COVERAGE BREAKDOWN:

- HOUSE: 6,066 SF.
- F/CRVD. PORCH: 1,036 SF.
- R/CRVD. PATIO: 730 SF.
- LOT COVERAGE: 7,832 SF. = 8.5%
- F/WALK: 111 SF.
- DRIVEWAY: 8,476 SF.
- POOL/PATIO & EQUIP.: 1,868 SF.
- AC & GEN. PADS: 35 SF.
- IMP. LOT COVERAGE: 18,322 SF. = 19.91%



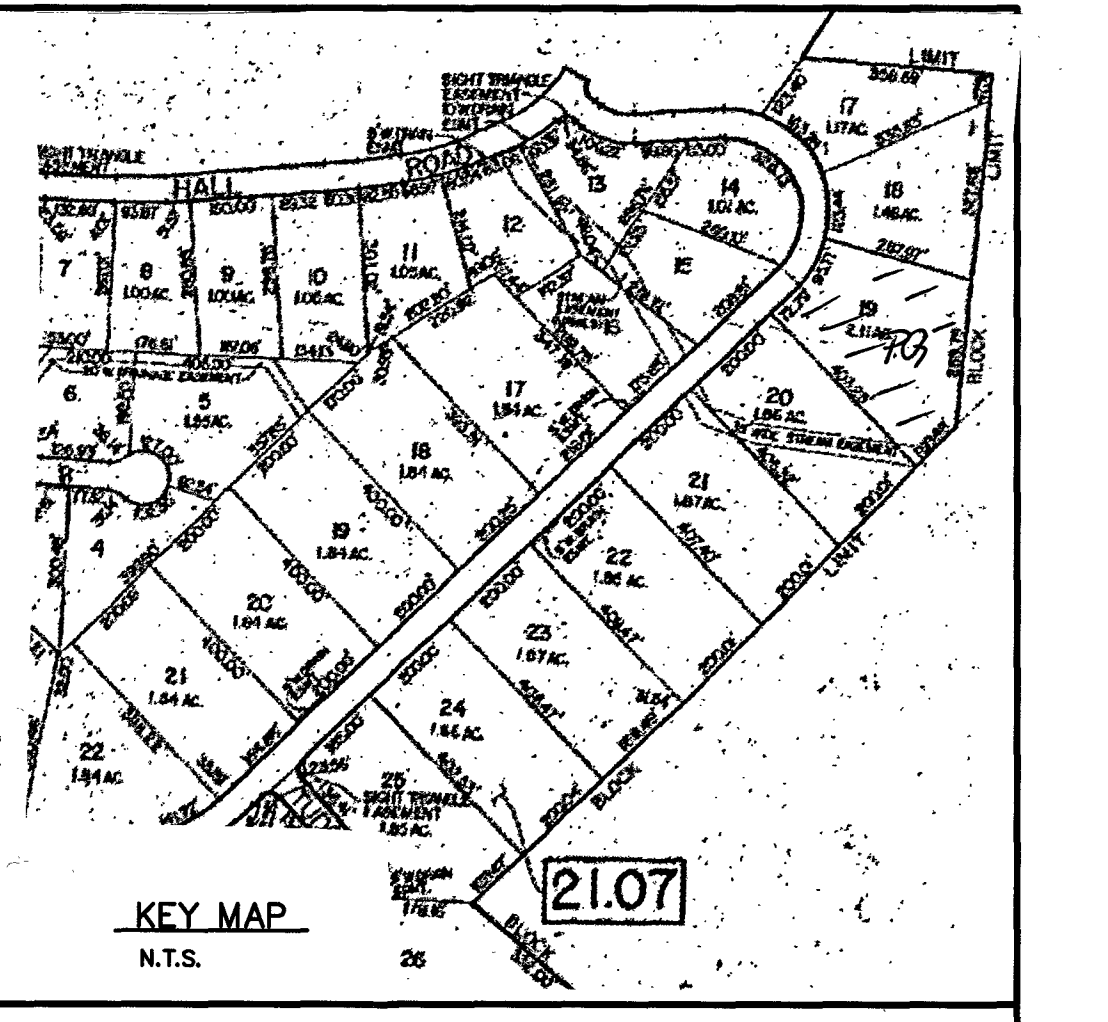
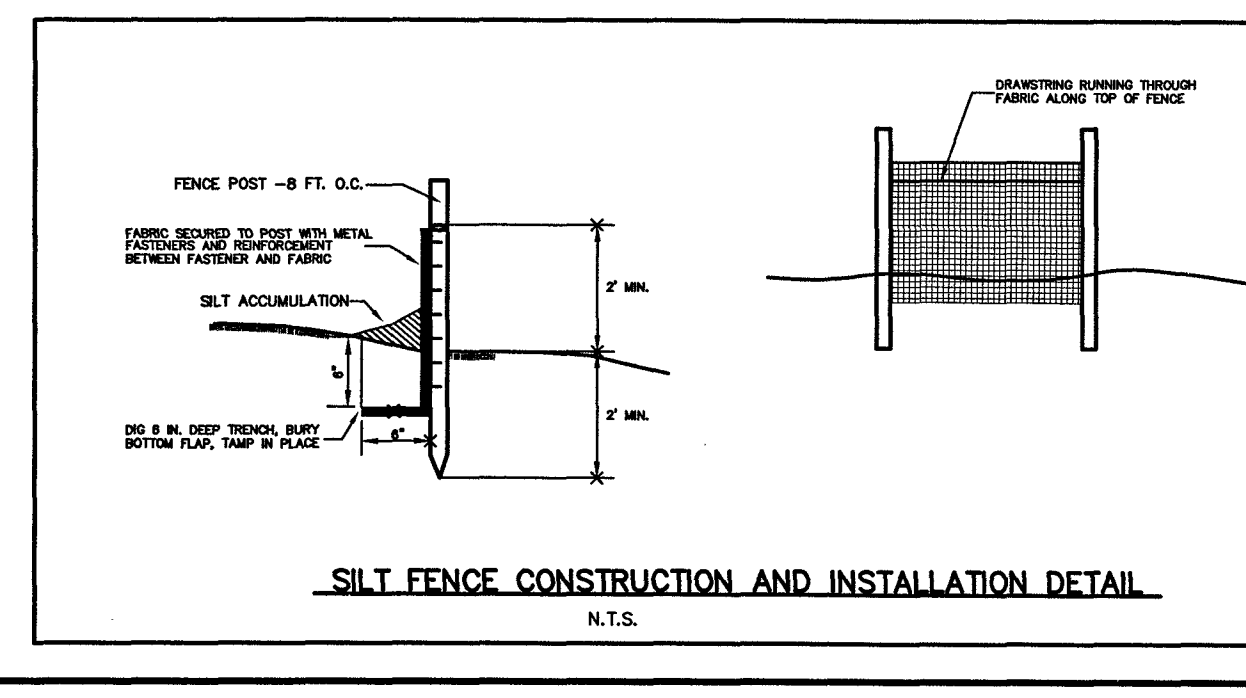
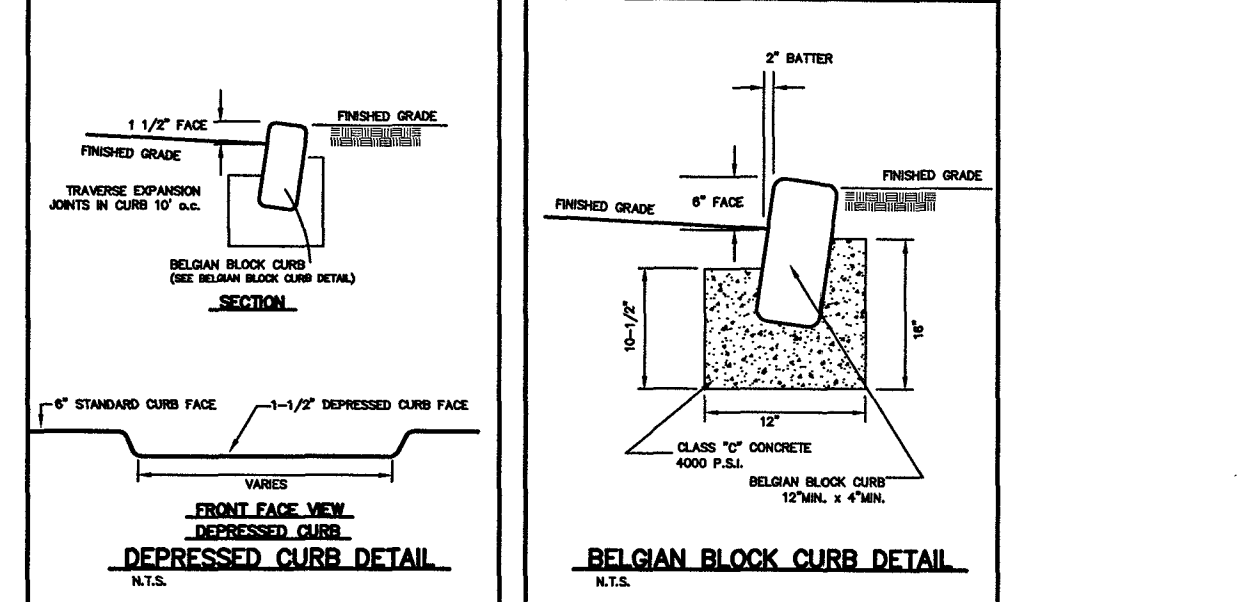
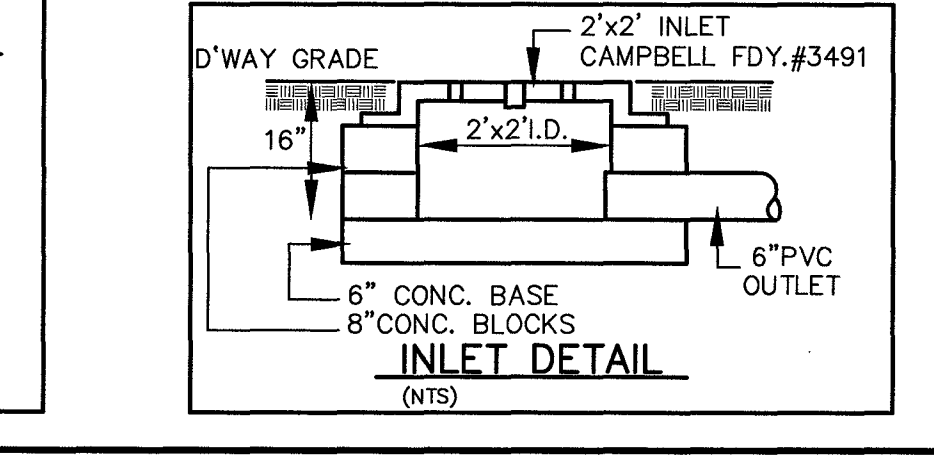
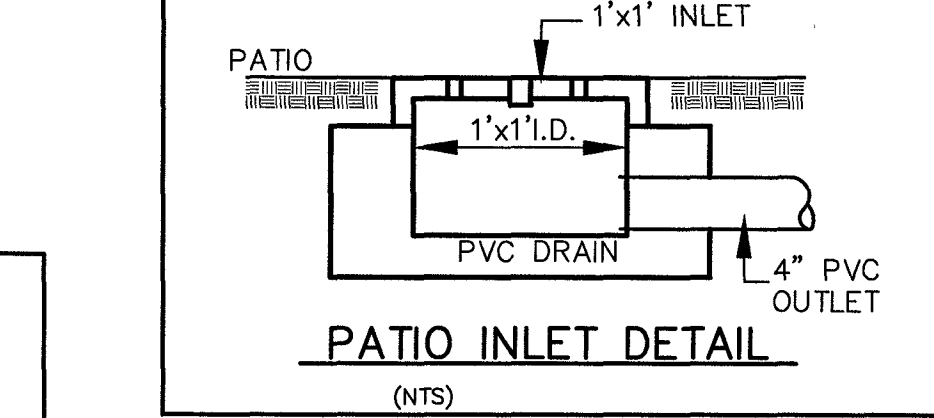
SOIL MOVEMENT QUANTITIES:

EXCAVATION:

- DWELLING: 4,200 SF x 7" DEEP / 27" = 1089 CY.
- POOL: 800 SF x 5" DEEP / 27" = 148 CY.
- REAR: 140' x 50' x 2" DEEP / 27" = 519 CY.
- SEEPAGE PITS: 8(10' x 10' x 8" DEEP / 27" = 237 CY.
- TOTAL EXCAVATION: 1993 CY.

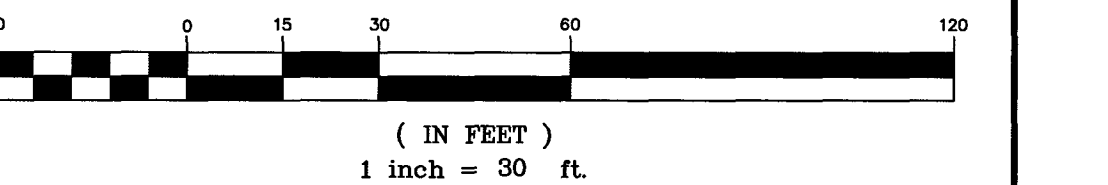
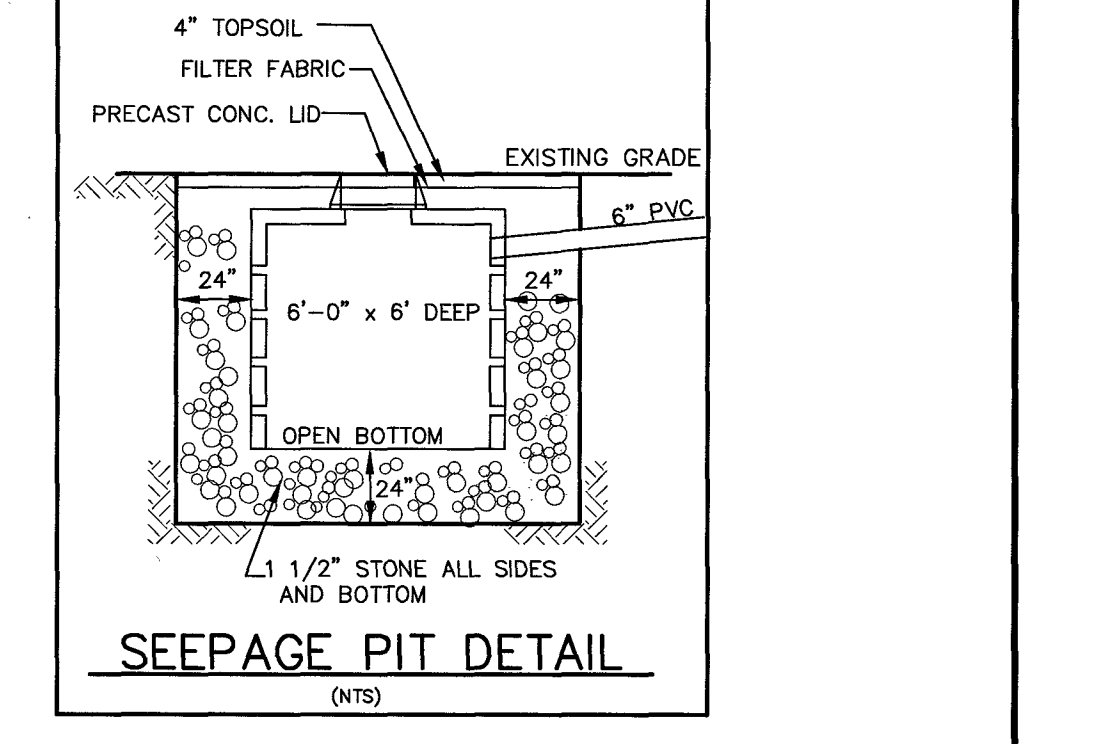
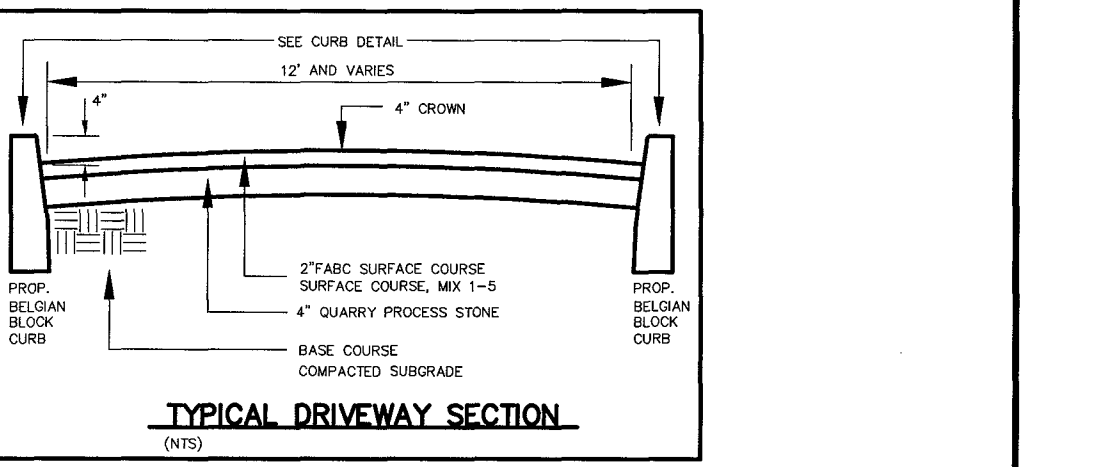
FILL:

- FRONT: 130' x 150' x 4" DEEP / 27" = 2889 CY.
- EAST SIDE: 20' x 100' x 2" DEEP / 27" = 148 CY.
- WEST SIDE: 20' x 120' x 2" DEEP / 27" = 178 CY.
- STONE FOR PITS: 8 PITS x 9 CY / PIT = 72 CY.
- TOTAL FILL: 3242 CY.



NOTES

- CONTOURS SHOWN HEREON ARE IN USGS 1929 DATUM.
- REFERENCE DEED: DBK:8251, PG: 33
- TOTAL LOT AREA = 92,007 SF., 2.1 AC.
- WATER CONNECTION TO BE MADE AS SHOWN
- OWNER AND APPLICANT: CHARLES NISIVOCICA, P.O. BOX 705, OAKLAND, NJ 07438
- PROPERTY AS SHOWN ON TAX MAP SHEET 21.
- BUILDING HEIGHT: 34' PROPOSED, 35' ALLOWED, ROOF PEAK EL: 398.2.
- NUMBER OF STORIES: 2
- PROPERTY IS LOCATED IN THE R-80 ZONE, 1 FAMILY RESIDENTIAL ZONE.
- ALL ROOF LEADERS TO HAVE TREE OVERFLOW CONTROLS WITH SPLASH PADS IN PLACE.
- STREET TO BE CLEANED EVERYDAY DURING CONSTRUCTION.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL DAMAGE TO CURB AND STREET TO BE REPAIRED BY CONTRACTOR AS REQUIRED.
- 194 TREES ARE PROPOSED FOR REMOVAL.
- ONE(1) REPLACEMENT TREE IS PROPOSED.
- FOOTING DRAINS TO DAYLIGHT IN FRONT.
- *THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA*.



LEGEND

- EXIST. CONTOUR
- PROPOSED CONTOUR
- PROPERTY
- EDGE OF PAVEMENT
- PROPOSED HOUSE
- PROPOSED CURB
- TREE TO BE REMOVED
- TREE TO REMAIN
- EXIST. GRADE
- PROP. GRADE

NO.	DATE	DESCRIPTION	BY
1	10/18/21	SLIDE HSE 5' & NEW EAST SIDE DWY	R/W

PLOT PLAN
SOIL EROSION AND SEDIMENT CONTROL PLAN

LOT 19, BLOCK 21.07
CURRENT TAX ASSESSMENT MAP NO. 21
76 BRAMSHILL DRIVE
TOWNSHIP OF MAHWAH, BERGEN COUNTY, NEW JERSEY

SCALE: 1"=30'
DRAFTED BY: JWL
CHECKED BY: JD
DATE: 4/8/21
JOB NO.: 2020-00000000-1P
SHEET: 1 OF 1

ROBERT J. WEISSMAN, P.E. & L.S.
WEISSMAN ENGINEERING CO., P.C.
PROFESSIONAL ENGINEER AND LAND SURVEYOR
686 GOODMAN AVENUE, MIDLAND PARK, NJ 07432
VOICE: (201) 445-2798, FAX: (201) 445-0483
CERTIFICATION OF AUTHORIZATION # 246247928800

Robert J. Weissman
N.J. P.E. & L.S. LIC. NO. 28,624