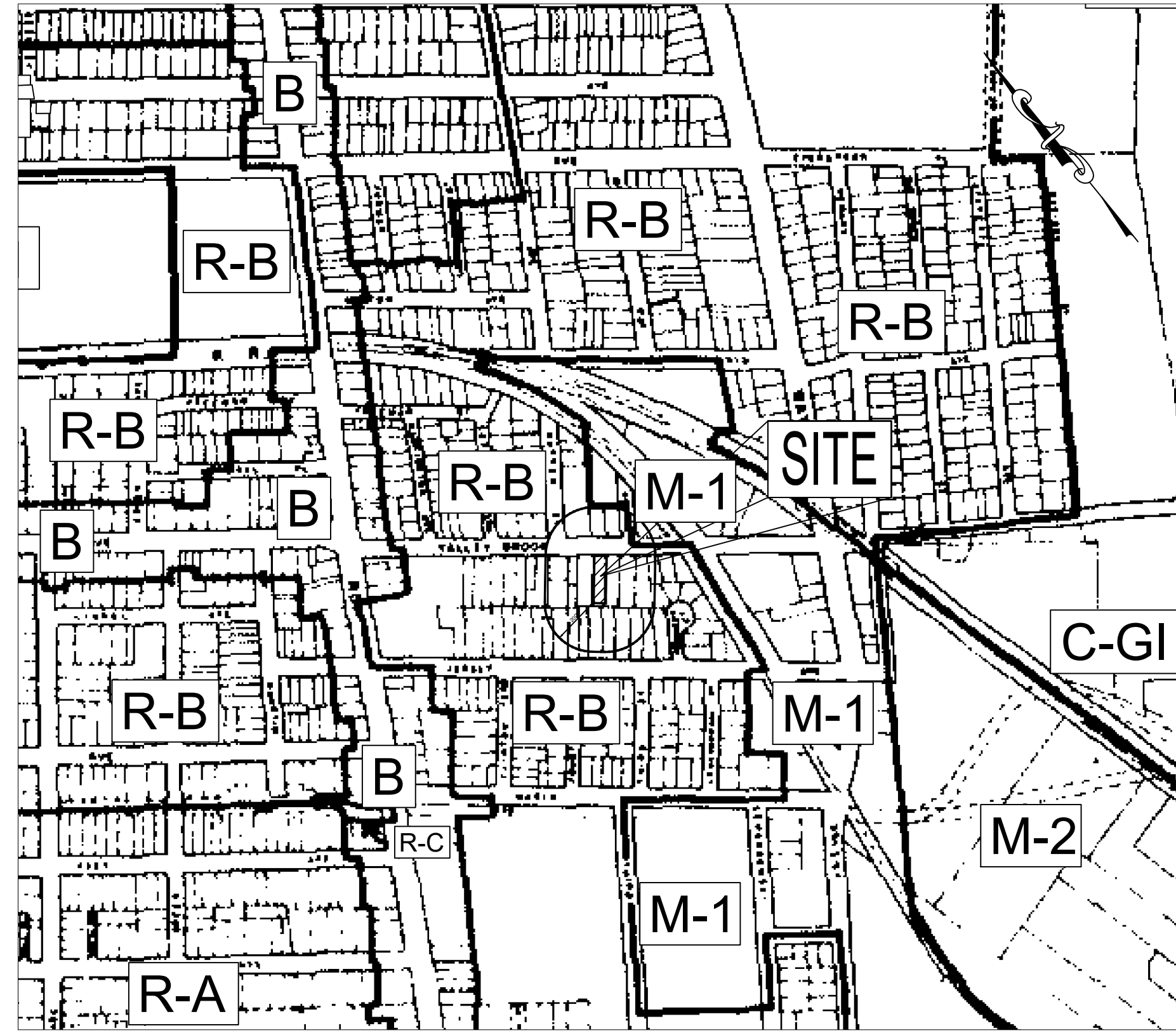
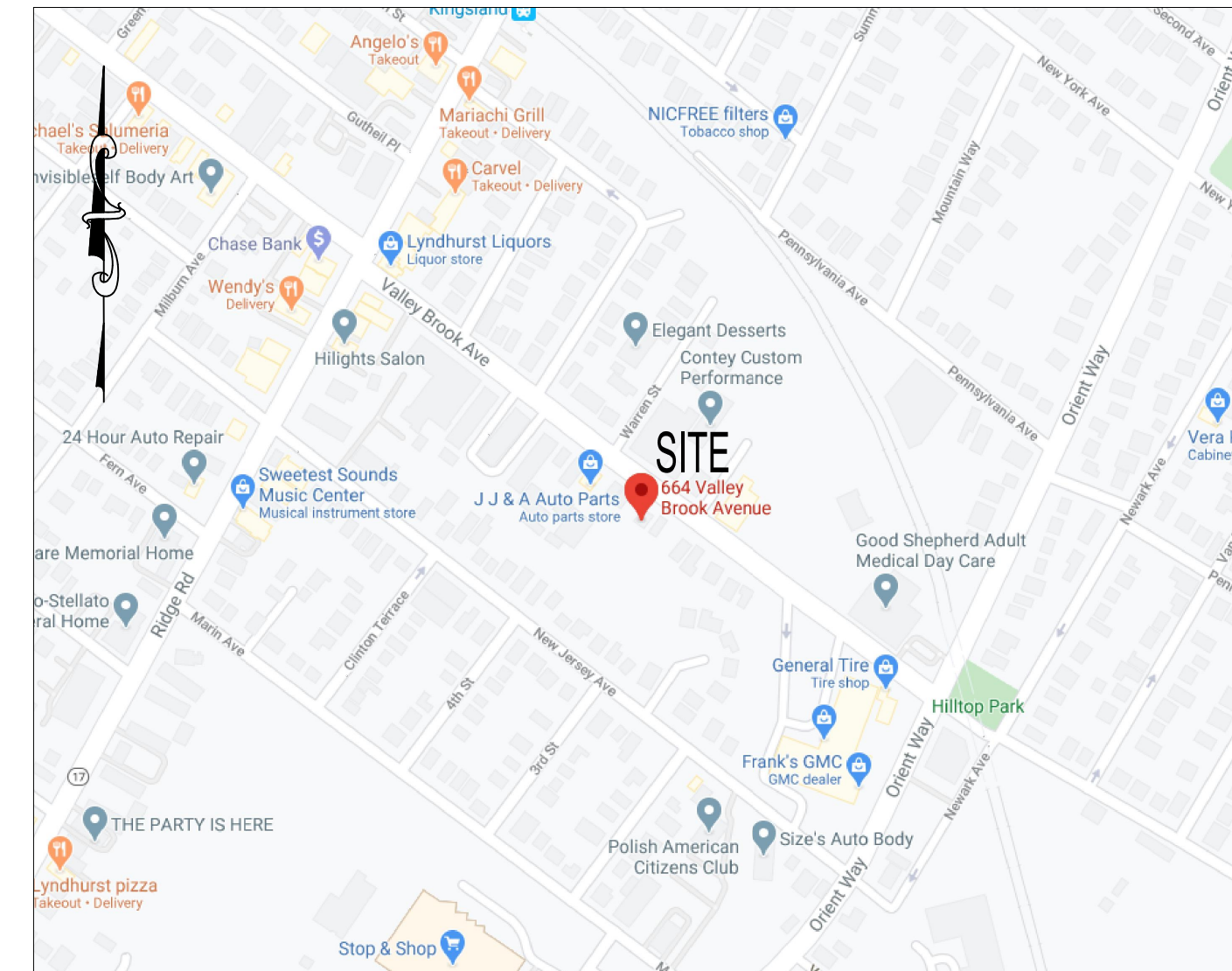


PRELIMINARY AND FINAL SITE PLAN

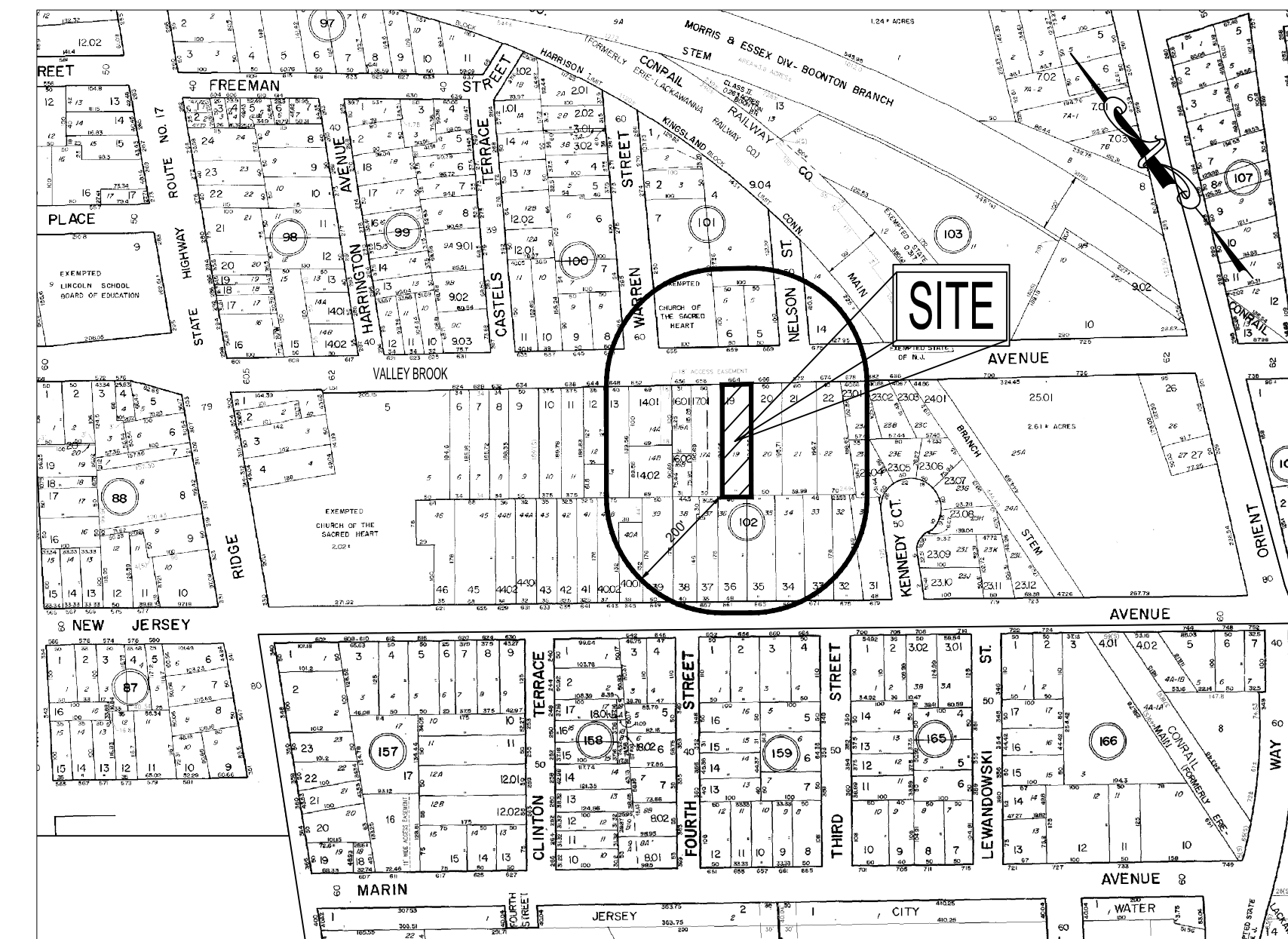
664 VALLEY BROOK AVENUE TAX LOT 19, BLOCK 102 TOWNSHIP OF SOUTH LYNDHURST BERGEN COUNTY, NEW JERSEY



ZONING/ 200' RADIUS MAP
SCALE: ±1"=500'



SITE MAP
SCALE: ±1"=150'



200' TAX MAP
SCALE: 1" = ± 250'

APPLICANT/OWNER:

ASHRAF CYRIL
664 VALLEY BROOK AVENUE
LYNDHURST, NJ 07071

BLOCK LOT	PROPERTY LOCATION	PROPERTY OWNER & ADDRESS
99	9.02	283 CASTLE TERRACE LYNDHURST, NJ 07071 FIRRO, JOSEPH F & SILVIA G
99	9.03	287 CASTLE TERRACE LYNDHURST, NJ 07071 SAENC, JACINTO
102	6.01	630 VALLEY BRK AVE UNIT 1, LYNDHURST, NJ 07071 PEZAK, CESAR L
102	6.01	630 VALLEY BRK AVE #2 LYNDHURST, NJ 07071 ELASA, FADIL
102	6.01	630 VALLEY BRK AVE 15 HINA DRIVE EAST HANOVER, NJ 07956 TSAI, JOE W
102	6.01	630 VALLEY BRK AVE 381, T17 BO ZHANG 630 VALLEY BROOK AVE #4 LYNDHURST, NJ 07071 MURPHY, SUZAN M
102	6.01	630 VALLEY BRK AVE #5 LYNDHURST, NJ 07071 NORTHEN, BETTE L T
102	6.01	630 VALLEY BRK AVE 7917 RIVER RD NORTH BERGEN, NJ 07047 MANZETTI, PETER JR & KATHLEEN
102	6.01	630 VALLEY BRK AVE UNIT 7, LYNDHURST, NJ 07071 ZHANG, DI
102	6.01	630 VALLEY BRK AVE 45 BAY STREET, APT 3108 JERSEY CITY, NJ 07302 PATEL, FALGUN ETAL
102	6.01	630 VALLEY BRK AVE 57 EAST CENTRE STREET NUTLEY, NJ 07110 QUILES, JAMES L ETAL
102	6.01	630 VALLEY BRK AVE 35 RIVER DR # 1701 JERSEY CITY, NJ 07301 KIM, SU JIN
102	6.01	630 VALLEY BRK AVE #11 LYNDHURST, NJ 07071 KOROLOV, VLADIMIR
102	6.01	630 VALLEY BRK AVE #12 LYNDHURST, NJ 07071 HANNIKIAN, YOUSSEF
102	6.01	630 VALLEY BRK AVE 211 DARWIN AVE RUTHERFORD, NJ 07070 MANCHIKATI, GOPAL
102	6.01	630 VALLEY BRK AVE 12 DAVINO DRIVE MORRISTOWN, NJ 07951 CAMPOTTI, JOSEPH P
102	6.01	630 VALLEY BRK AVE 635 DELAWARE AVENUE ROSELAND, NJ 07068 KIM, SUN JIN
102	6.01	630 VALLEY BRK AVE #18 LYNDHURST, NJ 07071 WON, JOANNE
102	6.01	630 VALLEY BRK AVE #318 LYNDHURST, NJ 07071 SAURAV, MAHE
102	6.01	630 VALLEY BRK AVE M&S BUILDING LLC 713 WYTHIL ROAD ROSELAND, NJ 07068 HOFFMAN ETAL, DARREN
102	6.01	630 VALLEY BRK AVE 20 NEWPORT ROAD JERSEY CITY, NJ 07307 RANKO, CARLOS MARIAN ETAL
102	12	644 VALLEY BRK AVE LYNDHURST, NJ 07071 GROBINSKI, MICHAEL
102	13	648 VALLEY BRK AVE LYNDHURST, NJ 07071 DAVENPORT, JAMES
102	14.01	652 VALLEY BRK AVE LYNDHURST, NJ 07071 J & A AUTO LLC
102	14.02	650 VALLEY BRK AVE LYNDHURST, NJ 07071 BEN-DAVE, JOSE & LUCINDA
102	16.01	656 VALLEY BRK AVE LYNDHURST, NJ 07071 J & A AUTO LLC
102	16.02	650 VALLEY BRK AVE LYNDHURST, NJ 07071 CHE-OL DANIEL, JR
102	17.01	658 VALLEY BRK AVE LYNDHURST, NJ 07071 GOSHULAK, PAUL
102	38	661 NEW JERSEY AVE LYNDHURST, NJ 07071 MATAS, RESERVA
102	37	657 NEW JERSEY AVE LYNDHURST, NJ 07071 LUPINSKI, PAMEL
102	38	653 NEW JERSEY AVE LYNDHURST, NJ 07071 SACCO, PHILIP C
102	39	649 NEW JERSEY AVE LYNDHURST, NJ 07071 FERRARA, PHYLLIS NANCY
102	40.01	645 NEW JERSEY AVE LYNDHURST, NJ 07071 FRICH, LYNDSAY K
102	40.02	643 NEW JERSEY AVE LYNDHURST, NJ 07071 BRENNAN, VINCENT J & NORA T
102	41	641 NEW JERSEY AVE LYNDHURST, NJ 07071 NELSON, MARY ANN
102	42	635 NEW JERSEY AVE LYNDHURST, NJ 07071 ALEXANDER, WAYNE
102	43	633 NEW JERSEY AVE LYNDHURST, NJ 07071 SCARDINO, DOMINO & LINDA
102	44.01	631 NEW JERSEY AVE LYNDHURST, NJ 07071 SCARDINO, DOMINO & LINDA
102	44.02	629 NEW JERSEY AVE LYNDHURST, NJ 07071 MIRIC, ANELARDO & ANDELA
102	45	625 NEW JERSEY AVE LYNDHURST, NJ 07071

UTILITIES	307 VALLEY BROOK AVENUE LYNDHURST, NJ 07071
TOWNSHIP OF LYNDHURST	150 MAIN STREET CLIFTON, NJ 07015
PASSAIC VALLEY WATER	600 BARKING AVENUE UNION, NJ 07081
COMCAST CABLEVISION	660 WALTON AVENUE NEWARK, NJ 07105
PASSAIC VALLEY SEWAGE	325 COUNTY AVENUE SECAUCUS, NJ 07096
PSEG	246 MADISONVILLE ROAD BRIDGE PLAZA, NJ 07808
PASSAIC RIVER COALITION	ONE DEKORTE PLAZA LYNDHURST, NJ 07071
NEW JERSEY MEADOWLANDS COMMISSION	1 FERRIS PLAZA EAST NEWARK, NJ 07105
NEW JERSEY TRANSIT	ONE BERGEN COUNTY PLAZA, 4TH FLOOR HACKENSACK, NJ 07601
BERGEN COUNTY PLANNING BOARD	DEPARTMENT OF TRANSPORTATION P.O. BOX 900 TRENTON, NJ 08646-0900
COMMISSIONER OF TRANSPORTATION	DEPARTMENT OF COMMUNITY AFFAIRS P.O. BOX 800 TRENTON, NJ 08646-0800
STATE PLANNING COMMISSION	225 PARK AVENUE SOUTH NEW YORK, NY 10003
PORT AUTHORITY OF NY & NJ	

DESIGN WAIVER SCHEDULE LOT 19, BLOCK 102 - 664 VALLEY BROOK AVENUE - TOWNSHIP OF LYNDHURST			
Code Regulation	Required	Proposed	
§ 21-6.2 Accessory Buildings and Uses in Residential Districts.	d. No accessory buildings except swimming pools shall occupy an area greater than 25% of the area of the required rear yard.		47.44%

PARKING ANALYSIS			
Description	Required	Proposed	Comment
Multi-Family Dwelling			
2 spaces per dwelling unit. (3 Units)	6 Spaces	6 Spaces	Conforming
Total	6 Spaces	6 Spaces	Conforming

SCHEDULE OF GENERAL ZONING REQUIREMENTS (ZONE R-B, RESIDENTIAL DISTRICT) BLOCK 102 - 664 VALLEY BROOK AVENUE - TOWNSHIP OF LYNDHURST				
Regulation	General Requirements	Existing Lot 19	Proposed Lot 19	Comment
Principal Permitted Uses	One and Two Family Dwelling	Three Family Dwelling (e)	Multi Family Dwelling (V) Three Family Dwelling	Variance is Required
Min. Lot Area	5,500 sf *	9,718 sf	9,719 sf	Conforming
Min. Lot Width	55 ft. *	50.00 ft. *	50.00 ft. *	Conforming
Min. Lot Depth	100 ft.	193.89 ft.	193.89 ft.	Conforming
Min. Front Yard (Principal Building)	20 ft. ***	23.83 ft.	23.83 ft.	Conforming
Min. Rear Yard (Principal Building)	20 ft. ***	88.51 ft.	88.41 ft.	Conforming
Min. Side Yard (Each) (Interior Lot) (Principal Building)	6 ft.	3.79 ft. (e)	3.79 ft. (e)	Pre-existing Nonconformity
Max. Building Coverage (Principal Building)	30% ****	19.76%	23.21%	Conforming
Max. Lot Coverage	70% ****	55.3%	76.88% (V)	Variance is Required
Max. Building Height (ft/stories)	32 ft./2.5 story *****	21.83 ft./2 story	25 ft./2 story *****	Conforming
Min. Rear Yard (Accessory Building)	3.0 ft.	N/A	8.0 ft.	Conforming
Min. Side Yard (Accessory Building)	3.0 ft.	N/A	5.23 ft.	Conforming
Max. Building Height (Accessory Building)	15 ft.	N/A	15 ft.	Conforming
Max. Rear Yard Area (Accessory Building)	25%	N/A	47.44% (V)	Variance is Required

* These regulations shall not apply to any existing lots of record as of the effective date of Ordinance No. 2336, adopted November 10, 1997. For such existing lots the bulk requirements are as follows:
Minimum lot area 5,000 square feet.
Minimum fifty-foot frontage width.

** Average Front Yard Setback Modifications. In such cases in the R-A and R-B residential zoning districts where the existing dwellings on the adjacent lots on each side form an existing setback line, the minimum front yard setback for a new dwelling or an addition to an existing dwelling shall be modified to the average setback of the existing dwellings on the adjacent lots or the required setback of 20 feet, whichever is greater, but in no case shall it be required for the setback to exceed 35 feet.

*** Average Rear Yard Setback Modifications. In such cases in the R-A and R-B residential zoning districts where the existing dwellings on the adjacent lots on each side form an existing setback line, the minimum rear yard setback for a new dwelling or an addition to an existing dwelling shall be modified to the average setback of the existing dwellings on the adjacent lots or the required setback of 20 feet, whichever is greater, but in no case shall it be required for the setback to exceed 35 feet.

**** The total lot coverage in R-A and R-B zones shall not exceed 60%. The maximum total lot coverage shall increase 5% for every 500 square feet in area over 5,000 square feet, but in no event shall exceed 70%.

***** The maximum height for dwellings located in Zone AE on the flood maps adopted under Ordinance Section 23-3.2 shall be 35 feet.

Notes:
(e) Pre-existing Nonconformity N/A - Denotes Not Applicable
(V) Variance is Required NA - Denotes Not Available

APPROVED BY ZONING BOARD - TOWNSHIP OF LYNDHURST

BOARD SECRETARY: _____ DATE: _____

BOARD CHAIRMAN: _____ DATE: _____

BOARD ENGINEER: _____ DATE: _____

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY

WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF SCAVENGERS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.

SHEET	INDEX OF DRAWINGS	ISSUED	REVISED
1	COVER SHEET	08/12/20	
2	SITE DEVELOPMENT PLAN	08/12/20	
3	GRADING AND UTILITY PLAN	08/12/20	
4	LIGHTING AND LANDSCAPE PLAN	08/12/20	
5	SOIL EROSION AND SEDIMENT CONTROL PLAN	08/12/20	
6	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	08/12/20	

ADNAN A. KHAN, P.E., C.M.E.
PROFESSIONAL ENGINEER

AWZ ENGINEERING, INC.
ENGINEERS • SCIENTISTS • CONSULTANTS
Main Office: 150 River Road, Suite B3, Montville, NJ 07045
Pennsylvania Office: Scranton, PA 18504
Tel: 973-588-7080 Fax: 973-588-7079
www.awzeng.com e-mail: info@awzeng.com
New Jersey Certificate of Authorization No.: 24EA28118400
Pennsylvania Certificate of Authority No.: 3771354

AWZ ENGINEERING, INC.
BLOCK 102
664 VALLEY BROOK AVENUE
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

COVER SHEET

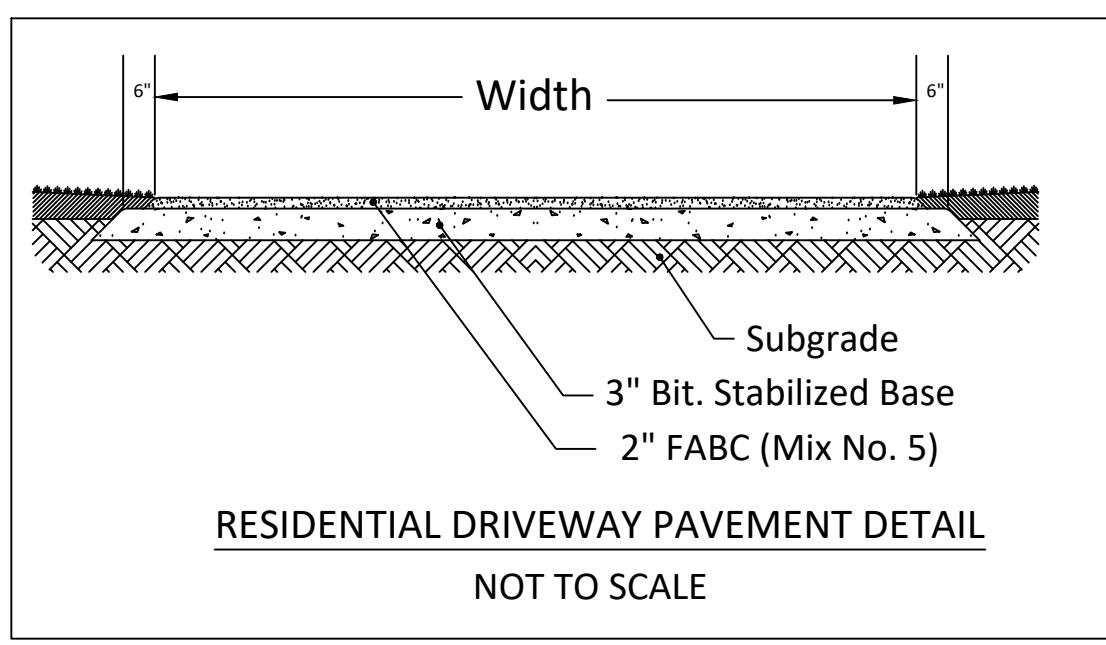
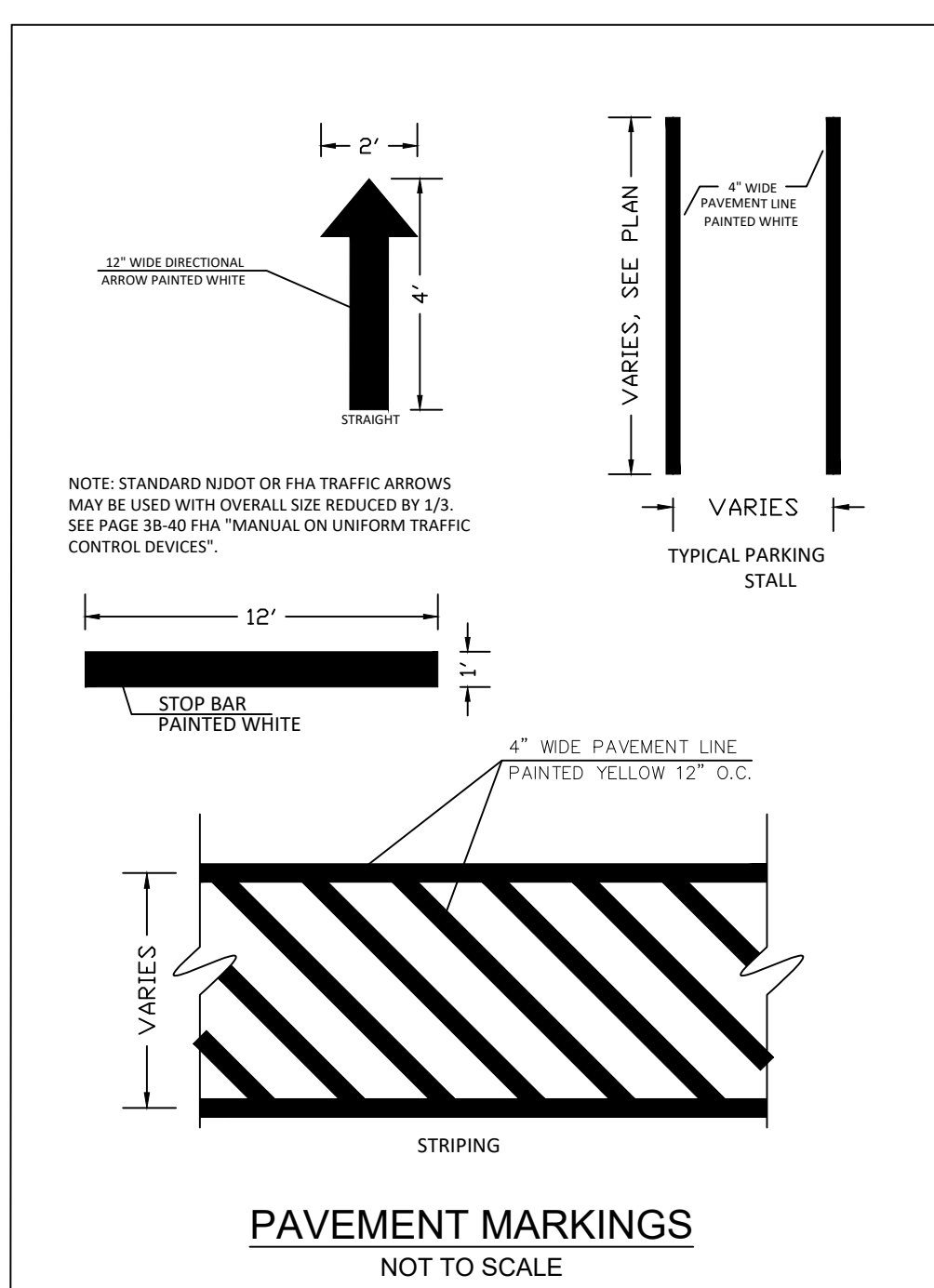
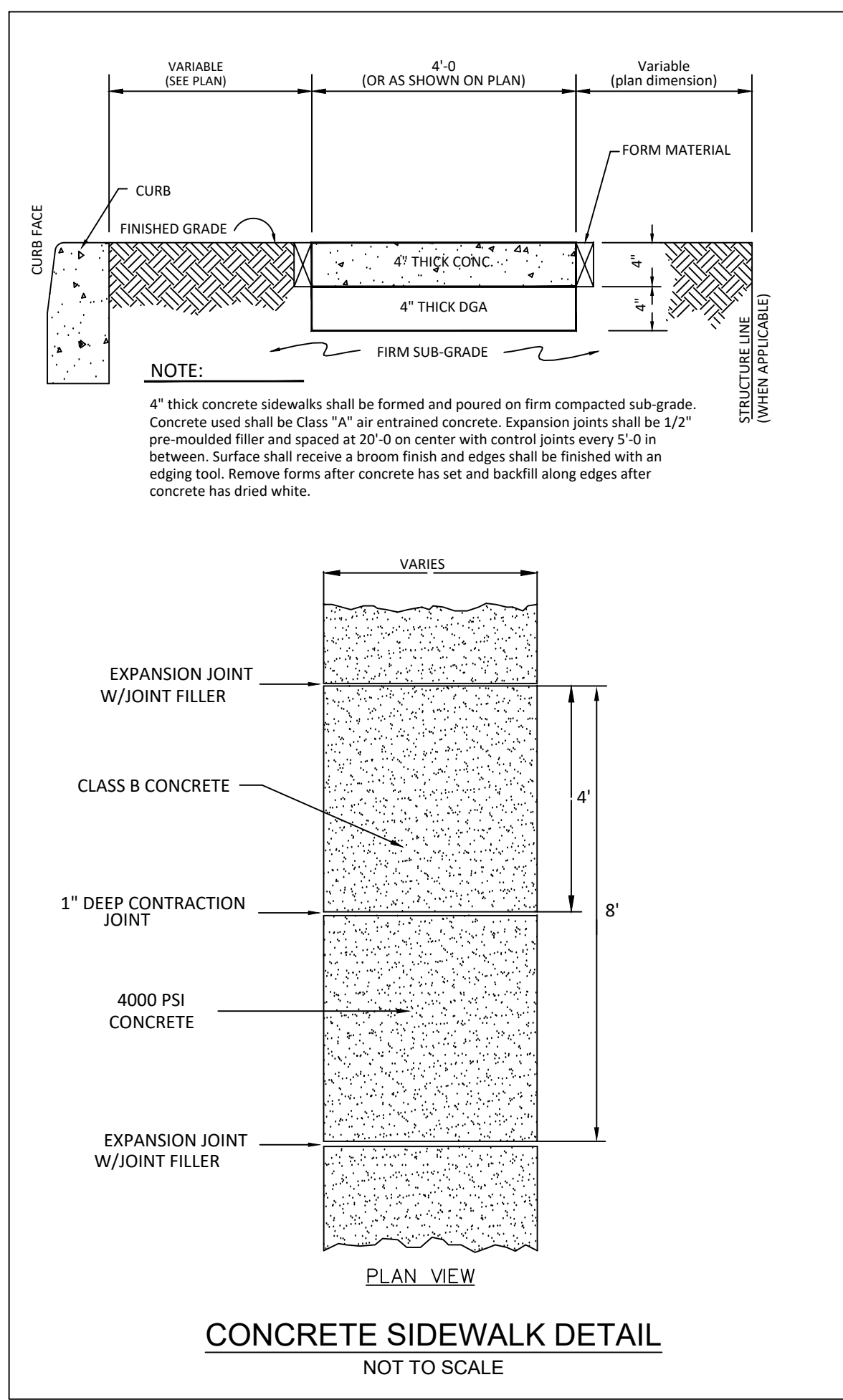
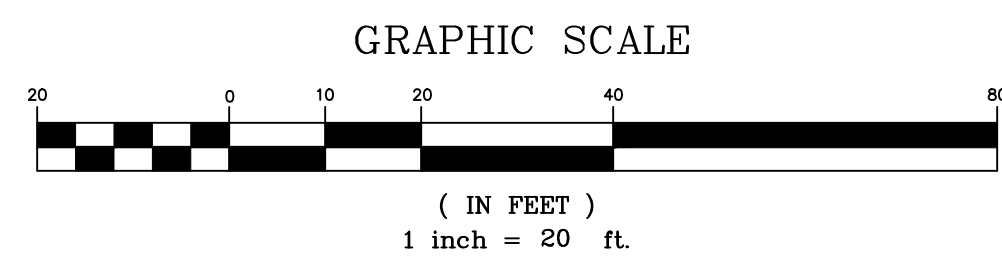
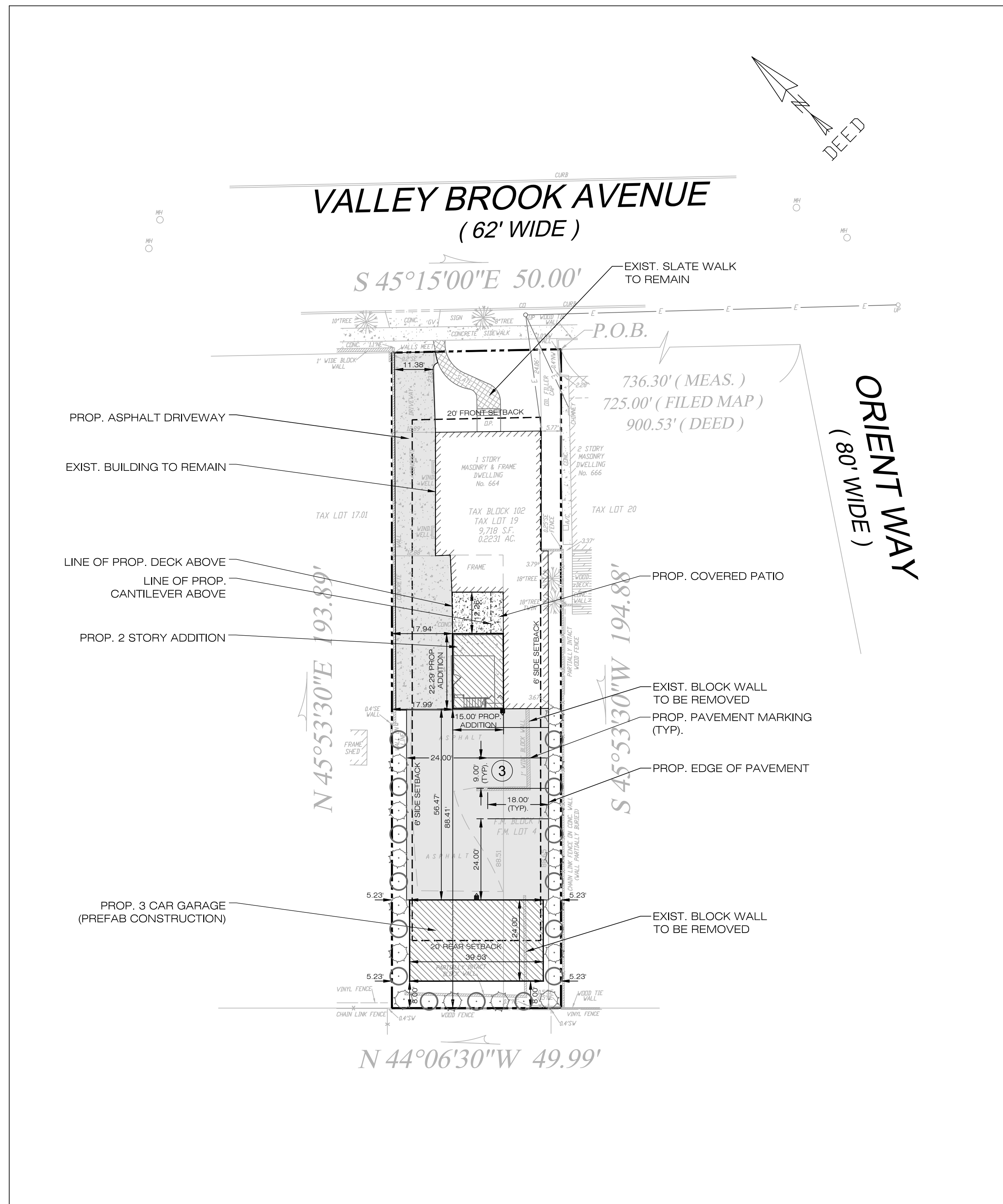
JOB NUMBER:
20-0701

SCALE: AS SHOWN

C-01
SHEET 1 OF 4

REVISIONS
NO. DATE BY: APE
08/12/20

DRAWN BY: APE
DATE: 07/28/20
DESIGNED BY: APE
DATE: 08/12/20
APPROVED BY: APE
DATE: 08/12/20

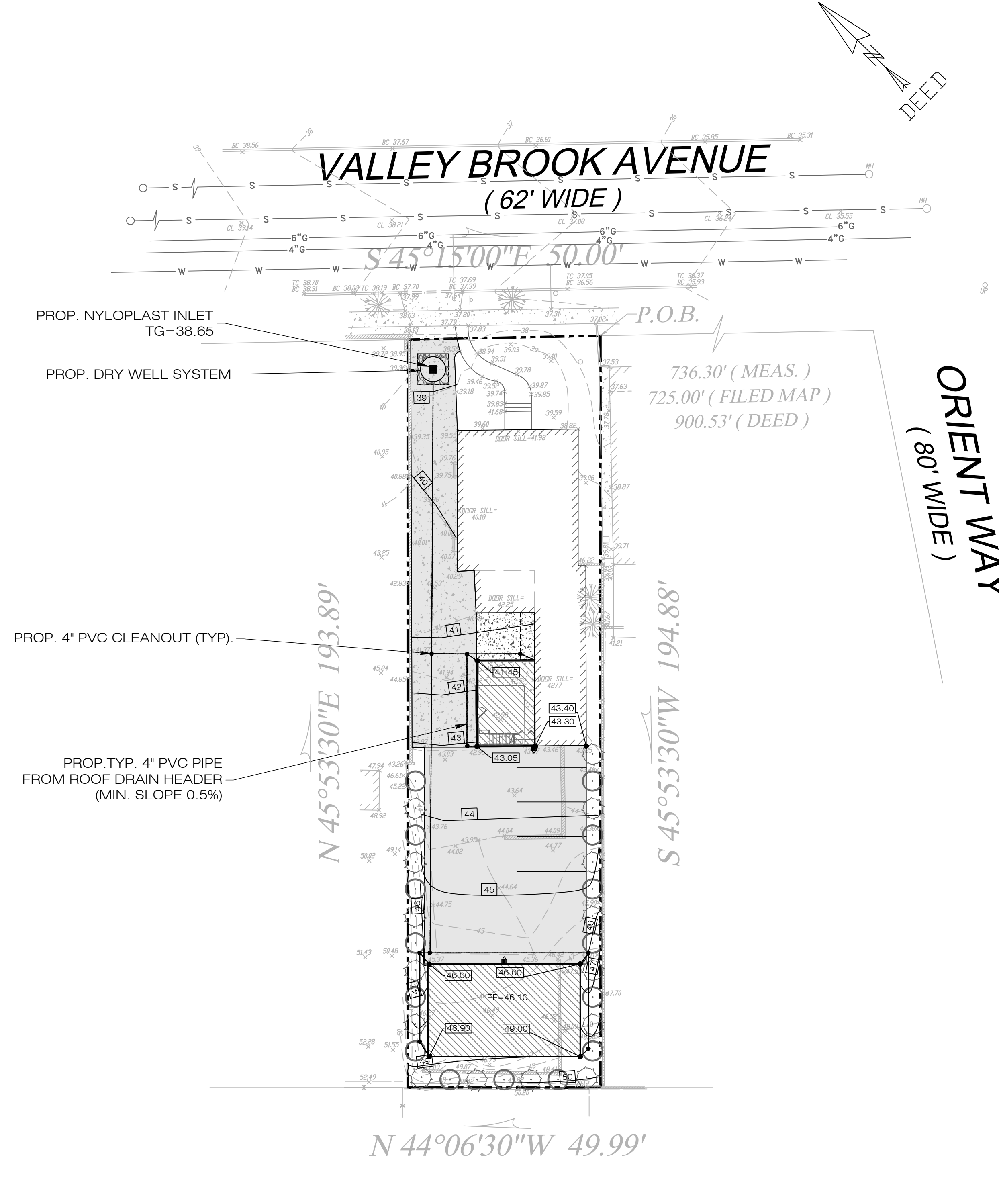


GENERAL NOTES:

1. PARCEL IS KNOWN AS TAX LOT 19, IN BLOCK 102 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF LYNDHURST.
2. AREA OF PARCEL = 9,718 S.F. OR 0.2231 ACRES.
3. PARCEL IS LOCATED ENTIRELY IN THE R-B (RESIDENTIAL) DISTRICT AS SHOWN ON THE ZONING MAP OF THE TOWNSHIP OF LYNDHURST.
4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED.
5. THIS IS A SITE DEVELOPMENT PLAN AND NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
6. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
7. ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PERFORMED AND PROVIDED BY MANNO SURVEYING INC., OF LYNDHURST N.J., DATED AUGUST 07/21/20.
8. PROPOSED BUILDING FOOTPRINT AS PER THE ARCHITECTURAL PLANS PREPARED AND PROVIDED BY GUZZO + GUZZO ARCHITECTS, LLC, DATED 07/06/20, RECEIVED AS DIGITAL FILE.
9. UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
10. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL THE EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSING LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND) AS NOTED.
11. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN OUTS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
12. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
13. LOCATION OF PROPOSED ROOF DRAINS ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE PROJECT ARCHITECT PRIOR TO CONSTRUCTION. ALL PROPOSED ROOF LEADERS TO BE DISCHARGED AWAY FROM THE FOUNDATION AND ADJACENT PROPERTIES.
14. NO ON-SITE SOIL TESTING AND GROUNDWATER ASSESSMENT HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING AND GROUNDWATER ELEVATION DETERMINATION TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS, CONSTRUCT ABILITY OF THE PROPOSED FINISHED GRADES AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
15. COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
16. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
 - NUDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", A CURRENTLY AMENDED
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - "RESIDENTIAL SITE IMPROVEMENT STANDARDS", N.J. ADMINISTRATIVE CODE TITLE 5, CHAPTER 21, AS CURRENTLY AMENDED.
 - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
17. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
 - APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA); "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE"; AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND "BUILDING CODE".
18. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT AWZ ENGINEERING, INC. IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
19. THE EXISTING BUILDING AND OTHER STRUCTURES TO BE RAZED AND MATERIALS SHOULD BE REMOVED FROM SITE AND PROPERLY DISPOSED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
20. ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.

AWZ ENGINEERING, INC. ENGINEERS • SCIENTISTS • CONSULTANTS Main Office: 150 River Road, Suite B3, Montville, NJ 07045 Pennsylvania Office: Scranton, PA 18504 Tel: 973-588-7080 Fax: 973-588-7079 www.awzeng.com e-mail: info@awzeng.com New Jersey Certificate of Authorization No.: 24EA28118400 Pennsylvania Certificate of Authority No.: 37171354	DRAWN BY: ADNAN A. KHAN, P.E., C.M.E. I.C. DATE: 07/28/20 DESIGNED BY: AK DATE: 07/28/20 APPROVED BY: AK DATE: 08/27/20
	BLOCK 102 664 VALLEY BROOK AVENUE TOWNSHIP OF LYNDHURST BERGEN COUNTY, NEW JERSEY SITE DEVELOPMENT PLAN
TAX LOT 19 JOB NUMBER: 20-0701 SCALE: AS SHOWN	REVISIONS NO. DATE BY: APE NO. DATE BY: APE
C-02 SHEET 2 OF 4	

NOTE: ALL EXISTING UTILITIES TO BE REUSED WHERE POSSIBLE.

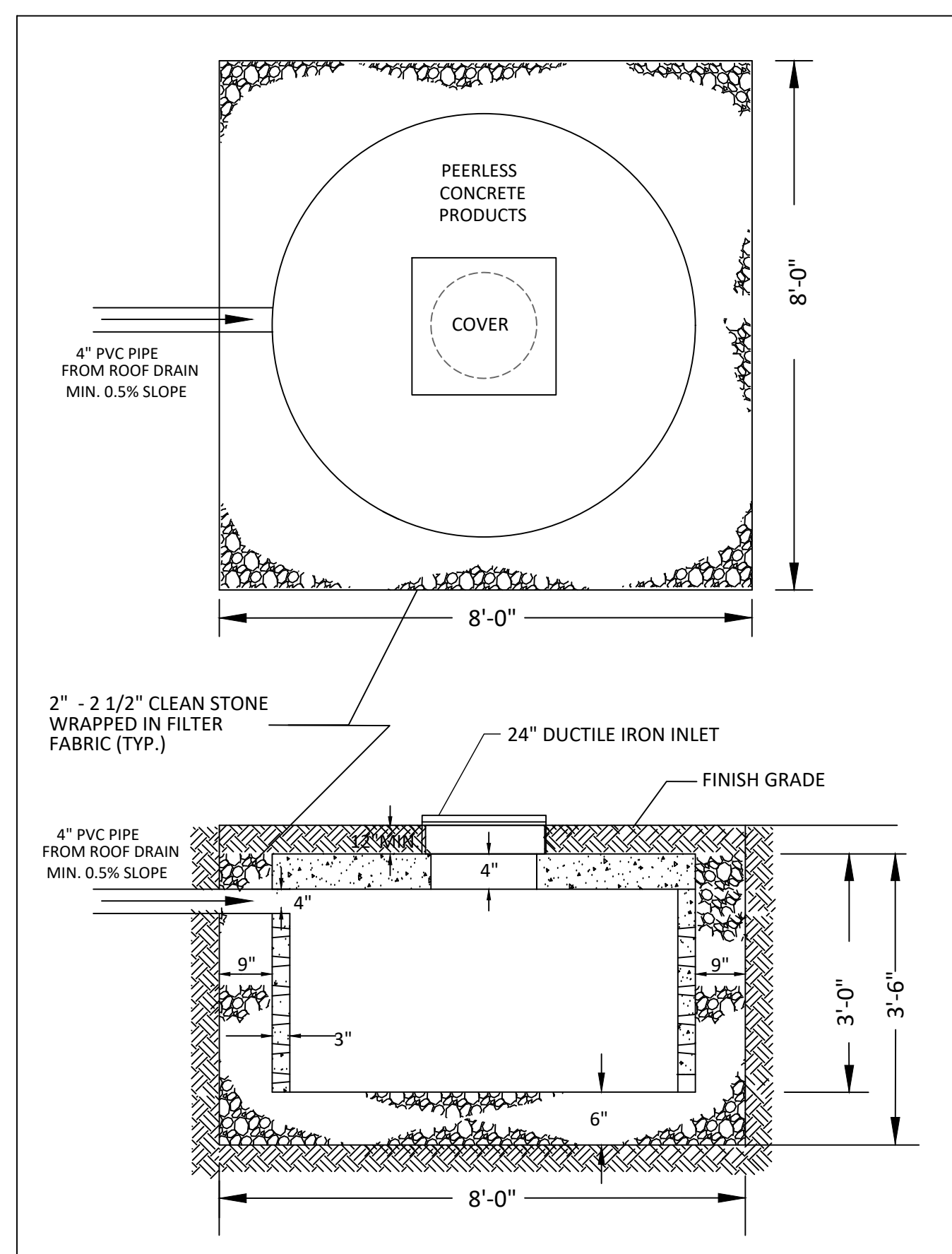
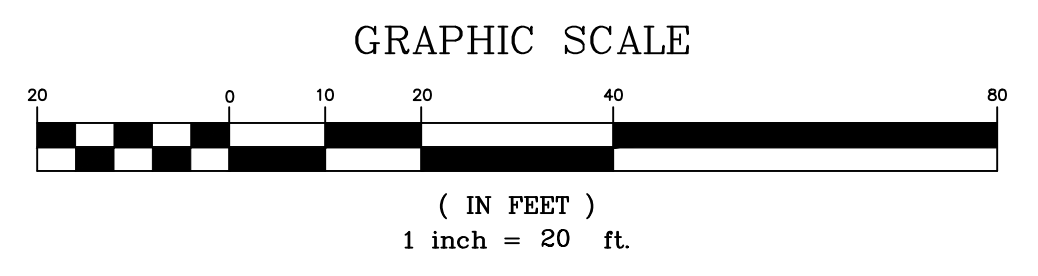
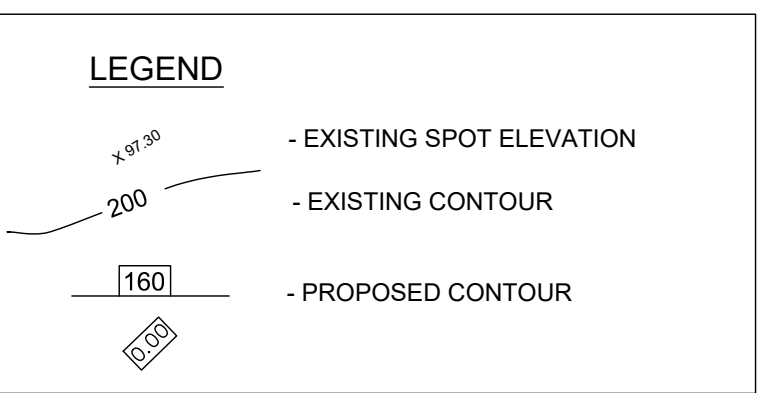


PROP. NYLOPLAST INLET
TG=38.65

PROP. DRY WELL SYSTEM

PROP. 4" PVC CLEANOUT (TYP.)

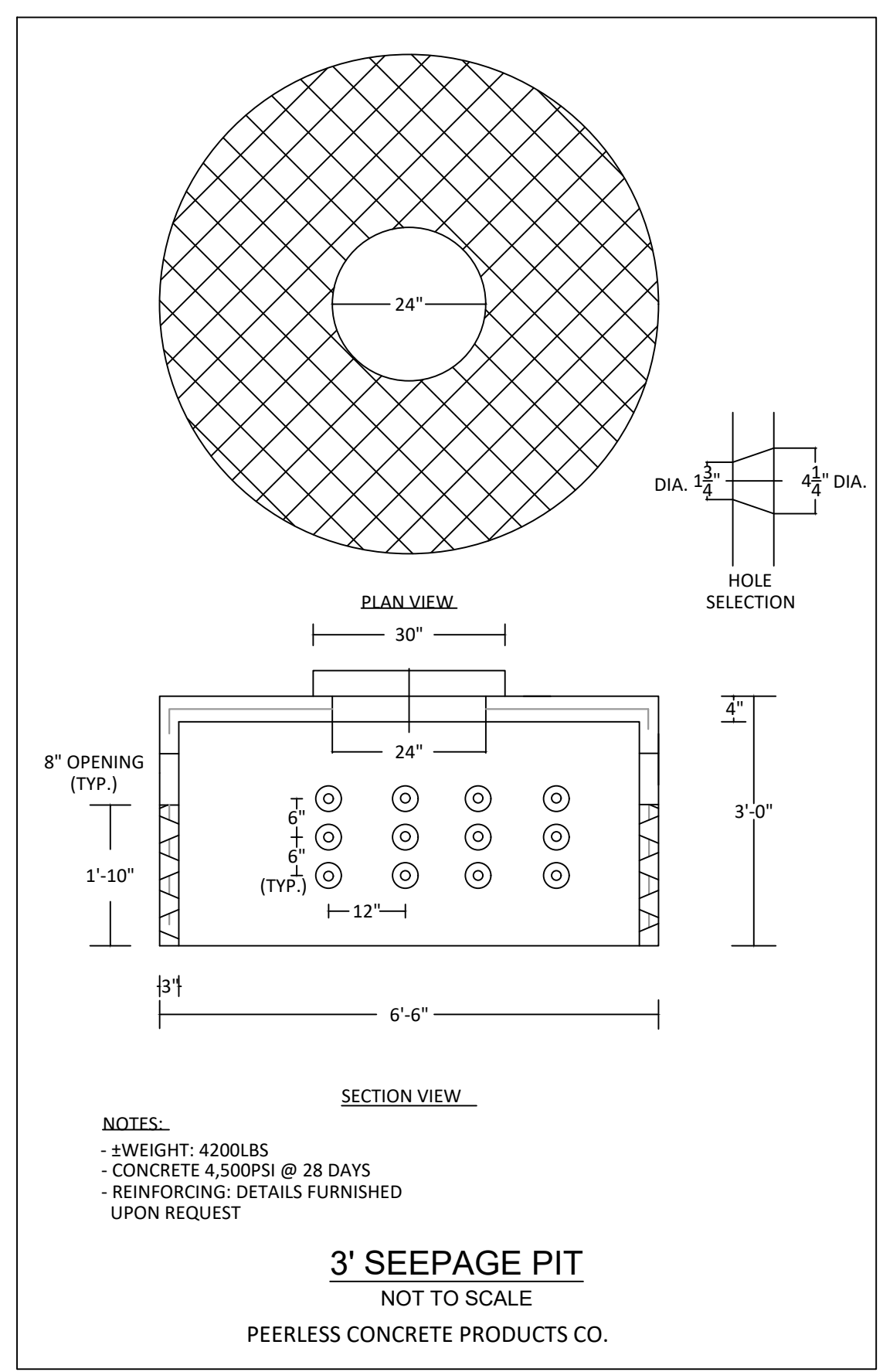
PROP. TYP. 4" PVC PIPE
FROM ROOF DRAIN HEADER
(MIN. SLOPE 0.5%)



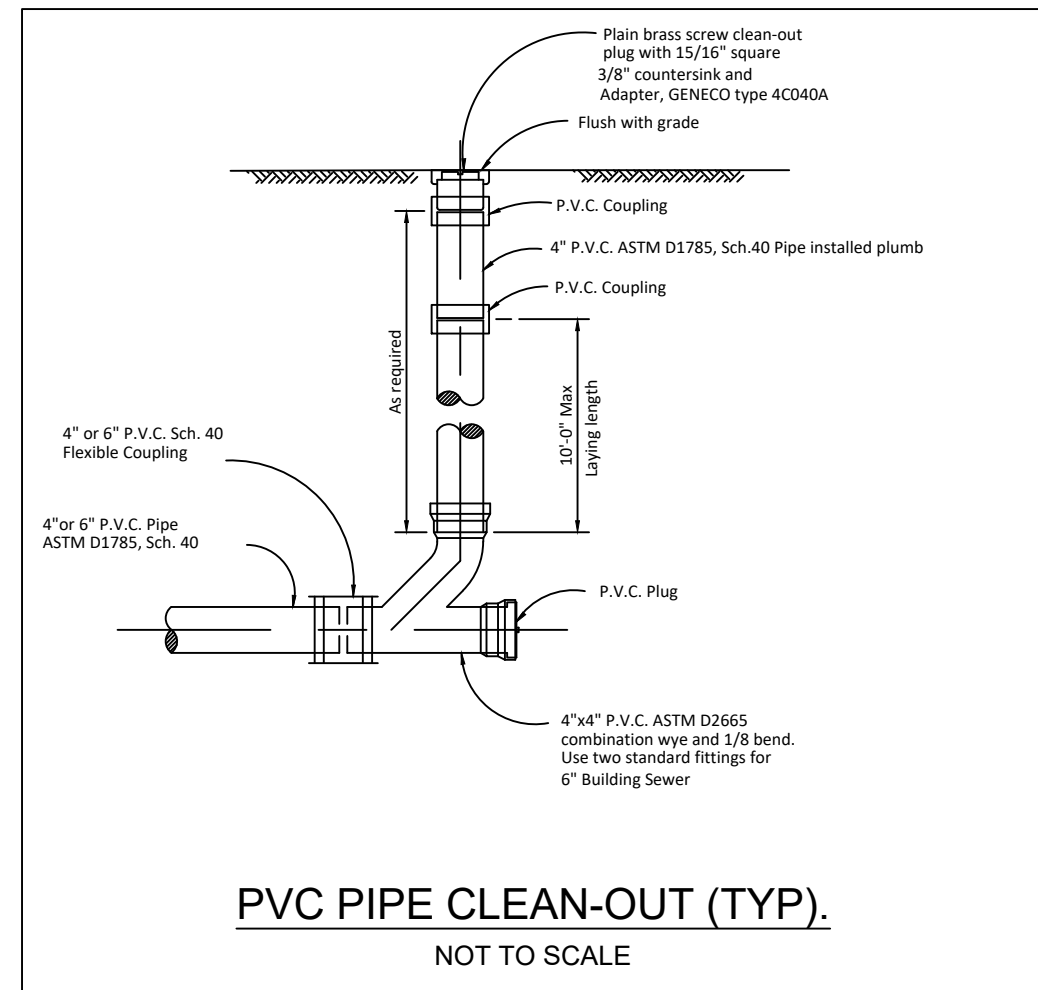
DRY WELL DETAIL (TYP.)
NOT TO SCALE

STORMWATER RETENTION VOLUME CALCULATION

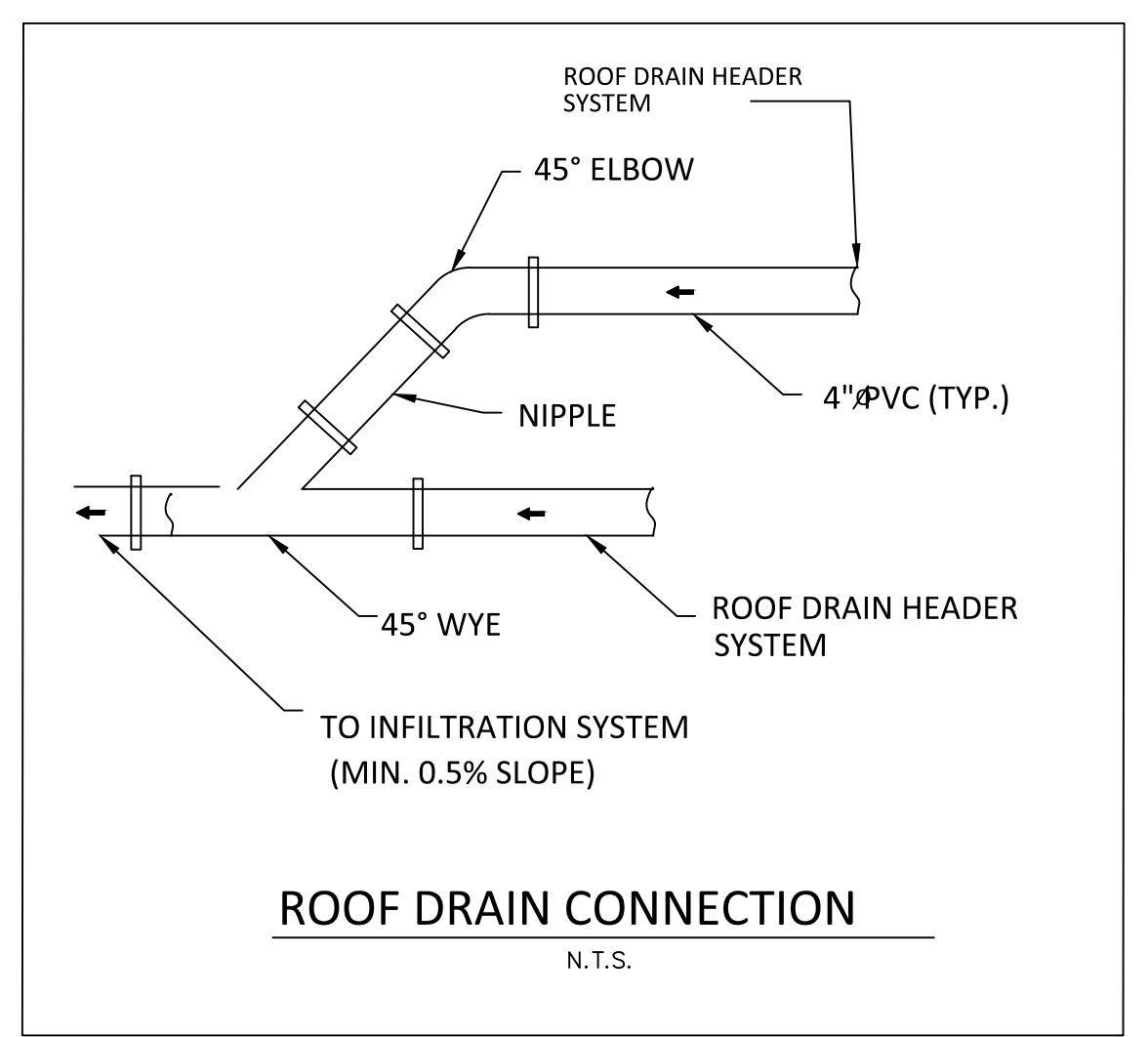
DRY WELL VOLUME = 565-GALLONS
STONE VOLUME (40% VOIDS) = 372-GALLONS
(AROUND & UNDER DRY WELL)
TOTAL PROPOSED = 937-GALLONS



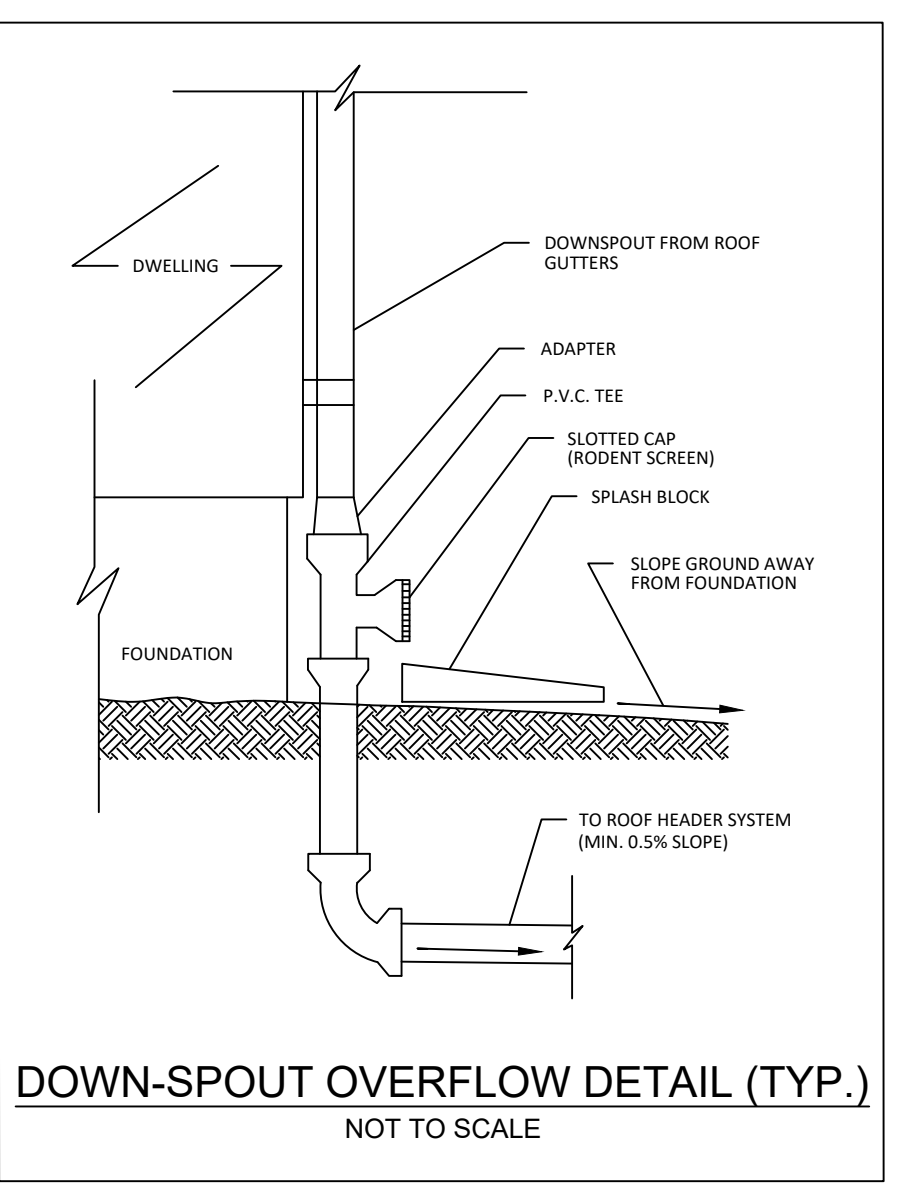
3' SEEPAGE PIT
NOT TO SCALE
PEERLESS CONCRETE PRODUCTS CO.



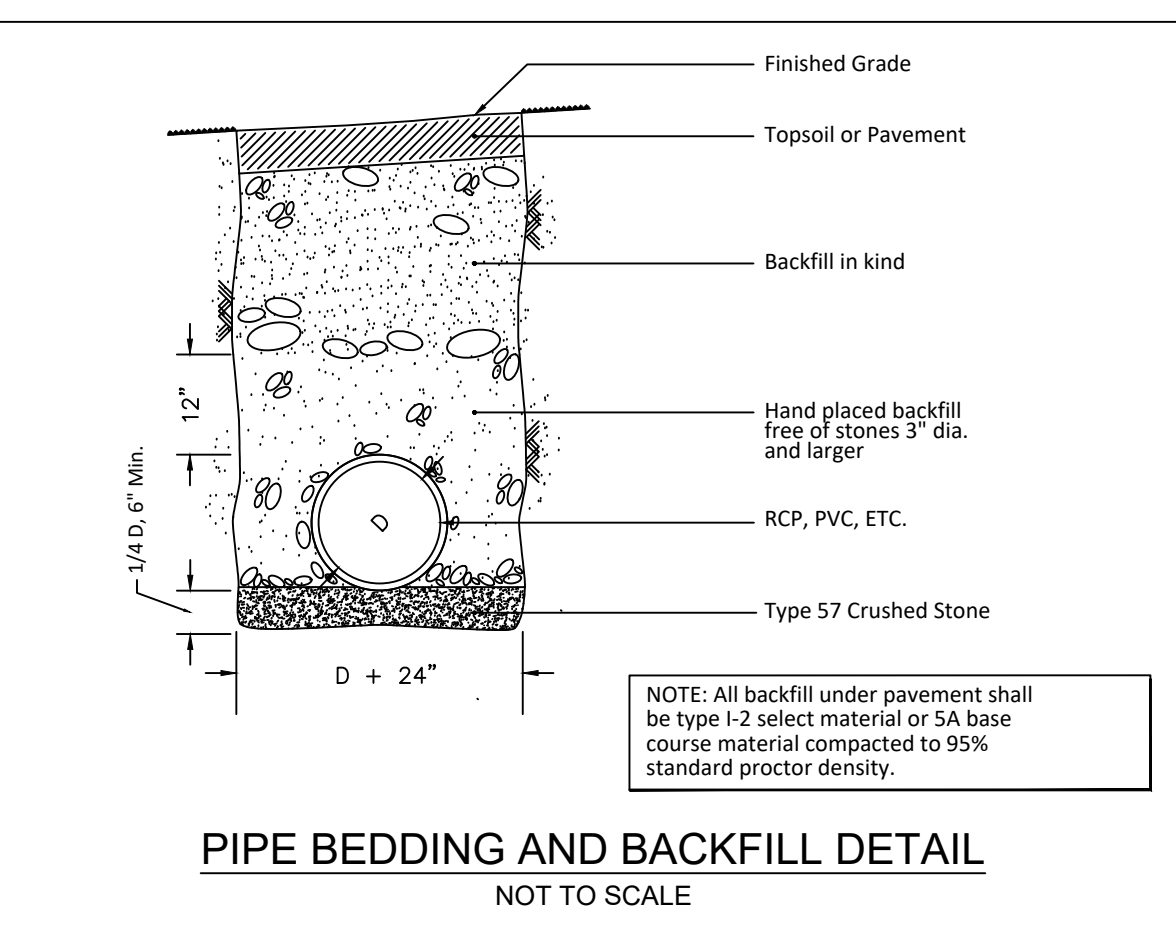
PVC PIPE CLEAN-OUT (TYP.)
NOT TO SCALE



ROOF DRAIN CONNECTION
N.T.S.



DOWN-SPOUT OVERFLOW DETAIL (TYP.)
NOT TO SCALE



PIPE BEDDING AND BACKFILL DETAIL
NOT TO SCALE

MAINTENANCE OF UNDERGROUND STORM FACILITIES:

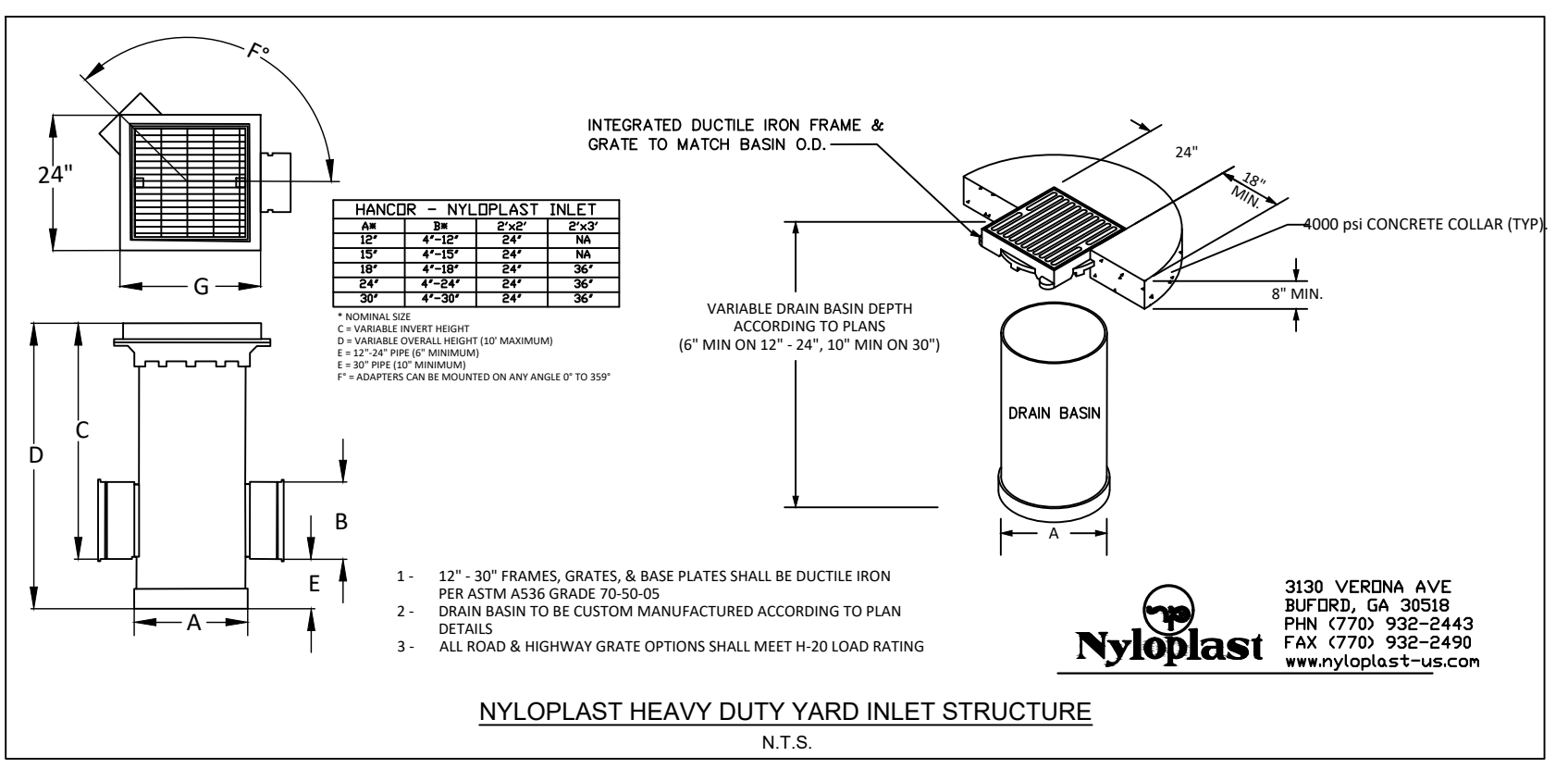
UNDERGROUND STORM SYSTEM - The underground drainage system, including all pipes, manholes, catch basins, inlets and appurtenances must be inspected for clogging and excessive debris and sediment accumulation at least annually as well as after every storm exceeding 2 inches of rainfall. Sediment removal should take place when all runoff has drained from the conveyance network and the systems are reasonably dry. Disposal of debris, trash, sediment, and other waste material should be done at suitable disposal/recycling sites and in compliance with all applicable local, state, and federal waste regulations.

All structural components must be inspected for cracking, subsidence, breaching, wearing, and deterioration at least annually. The condition of surrounding and above lying materials shall be inspected for evidence of potential failures or deterioration.

Two people will be needed to perform routine maintenance of the conveyance systems. The routine equipment to be utilized for the maintenance tasks include a jet vacuum vehicle, shovels, lighting equipment and a wheel barrel or truck for the hauling off of debris. No manufacturer's instructions or user manuals are available for maintenance of these components. Maintenance would only take place in the adjacent components of the system, i.e. the catch basins, pipes, and other units outside the seepage pit system. Water, mosquito control chemicals, and concrete repair materials may also be required depending on the condition of the structure.

All conveyance systems including cleanouts, manholes, concrete chambers, and pipes are expected to receive and/or accumulate debris and sediment. These systems must be inspected for clogging and excessive debris and sediment accumulation four (4) times annually as well as after every storm exceeding 1 inch of rainfall. Sediment removal should take place when all runoff has drained from conveyance network and the systems are reasonably dry. Disposal of debris, trash, sediment, and other waste material should be done at suitable disposal/recycling sites and in compliance with all applicable local, county, state, and federal waste regulations.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE STORMWATER MANAGEMENT SYSTEM AND APPURTENANCES OPERATIONS AND MAINTENANCE ON SITE.



TAX LOT 19
BLOCK 102
664 VALLEY BROOK AVENUE
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY
GRADING AND UTILITY PLAN

ADNAN A. KHAN, P.E., C.M.E.
PROFESSIONAL ENGINEER
DATE: 07/26/20
DESIGNED BY: AK
DATE: 07/26/20
APPROVED BY: A.Khan
DATE: 08/27/20

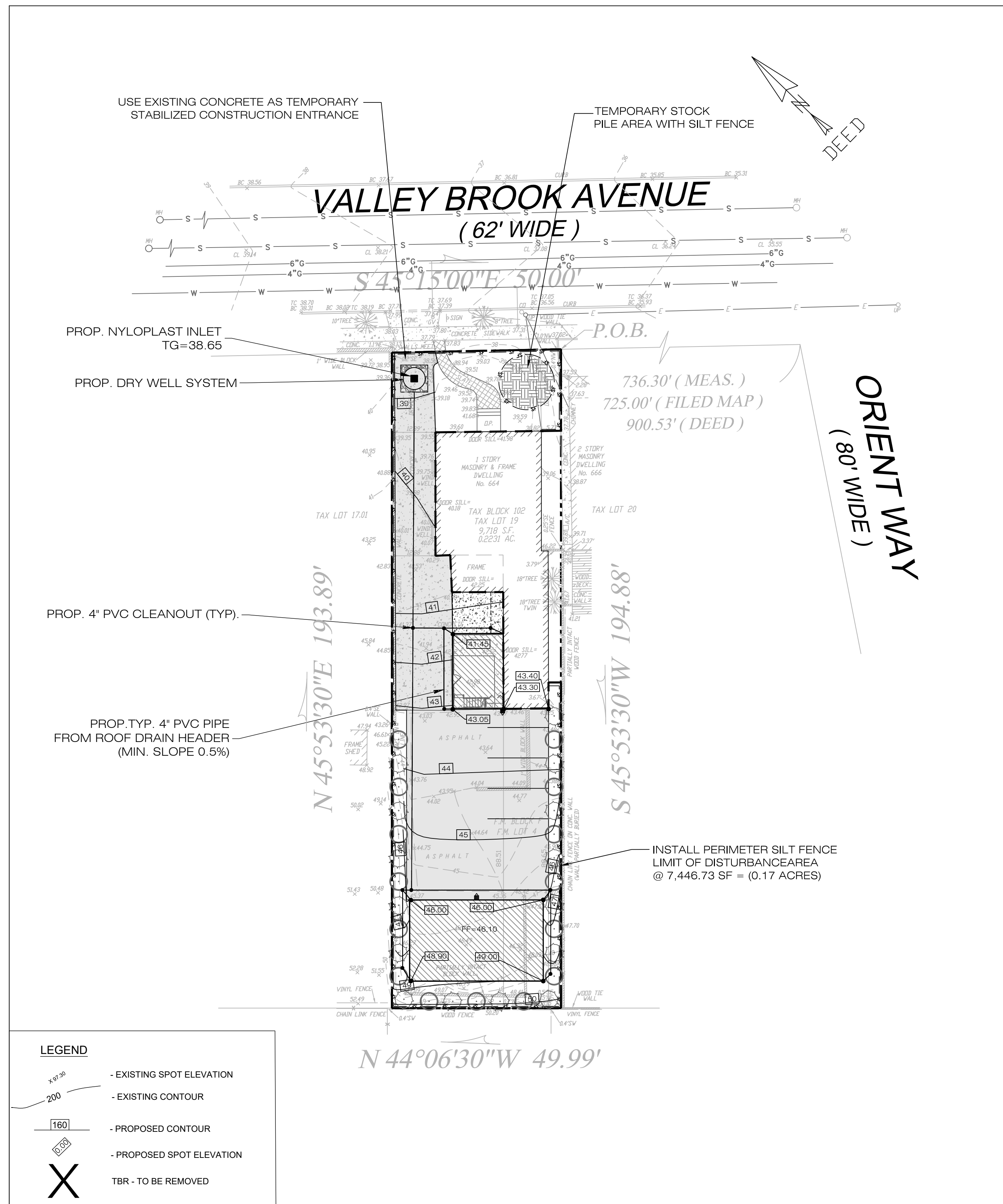
AWZ ENGINEERING, INC.
ENGINEERS • SCIENTISTS • CONSULTANTS
Main Office: 150 River Road, Suite B3, Montville, NJ 07045
Pennsylvania Office: Scranton, PA 18504
Tel: 973-588-7080 Fax: 973-588-7079
www.awzeng.com e-mail: info@awzeng.com
New Jersey Certificate of Authorization No.: 24EA28116400
Pennsylvania Certificate of Authority No.: 3771354

JEREMY J. WILSON, P.E.
REVISIONS
NO. DATE BY: APE

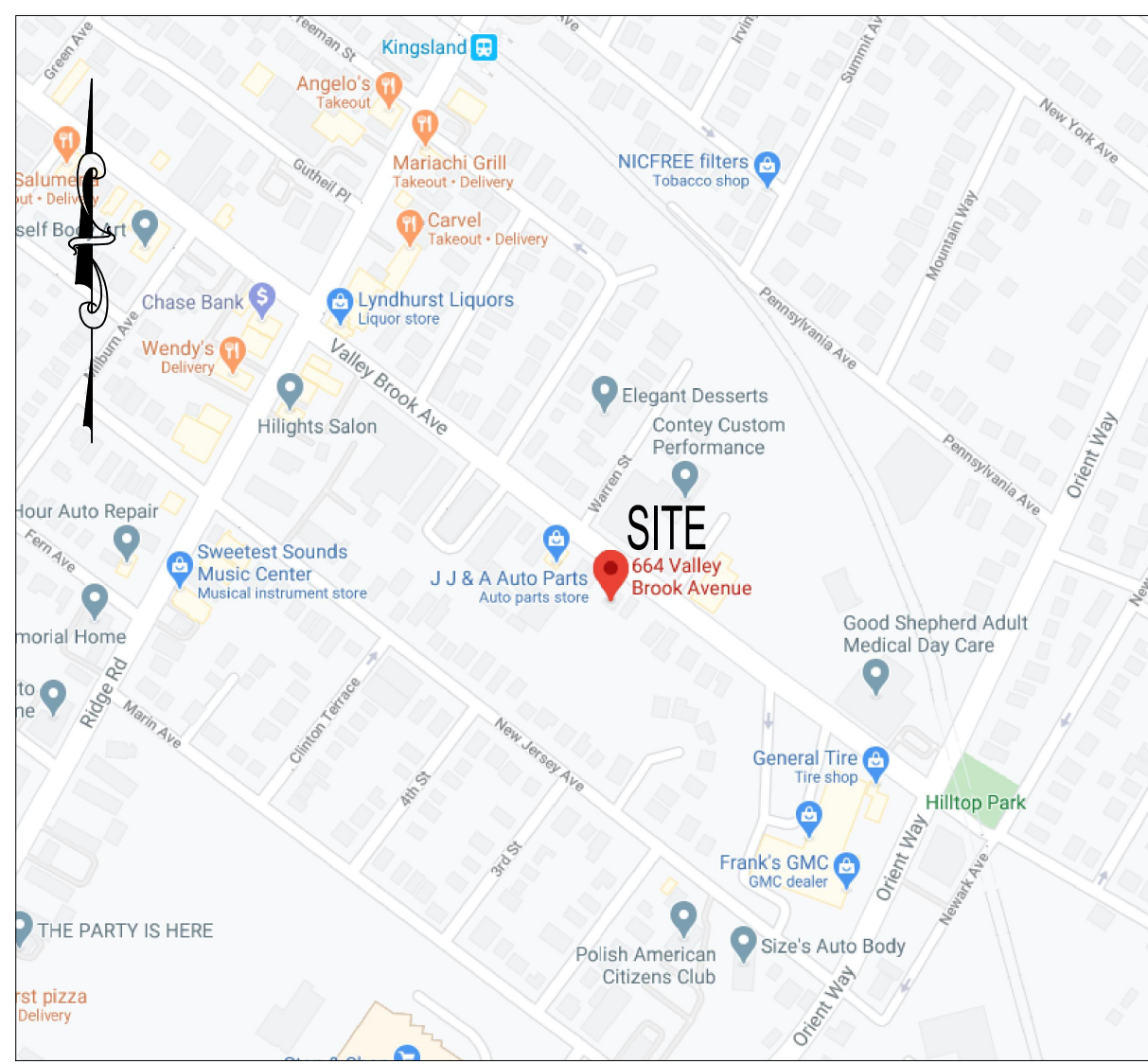
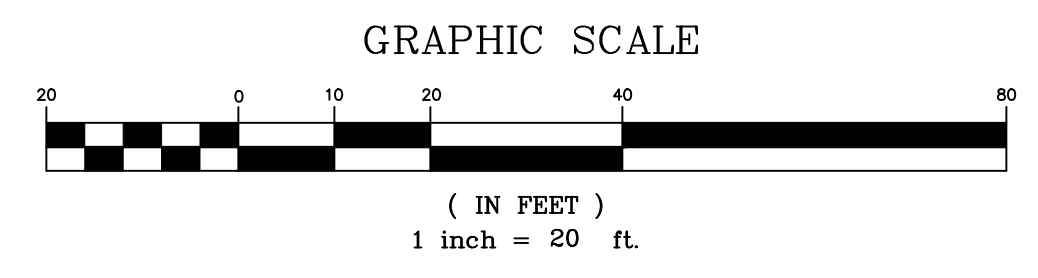
JOB NUMBER:
20-0701

SCALE: AS SHOWN

C-03
SHEET 3 OF 4



- NOTES FOR ROAD WORK:**
1. THE CONTRACTOR SHALL PREPARE A PLAN FOR THE PROPER DEWATERING OF EACH STREAM CROSSING PRIOR TO EXCAVATING THE STREAM BED. PLAN SHALL BE FORWARDED TO THE ENGINEER AND MORRIS COUNTY SOIL CONSERVATION DISTRICT FOR APPROVAL. THE DISTRICT SHALL BE NOTIFIED FOR INSPECTION PRIOR TO EACH STREAM CROSSING CONSTRUCTION.
 2. ANY AREAS USED FOR CONTRACTOR'S STAGING, INCLUDING BUT NOT LIMITED TO, TEMPORARY STORAGE OF STOCKPILE MATERIALS (E.G. CRUSHED STONE, QUARRY PROCESS STONE, SELECT FILL, EXCAVATED MATERIALS, ETC.) SHALL BE ENTIRELY PROTECTED BY A SILT FENCE ALONG THE LOW ELEVATION SIDE TO CONTROL SEDIMENT RUNOFF.
 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE MORRIS COUNTY SOIL CONSERVATION DISTRICT OF ANY STAGING AND/OR STOCKPILE LOCATION AREAS AND FOR OBTAINING A SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION FOR THESE AREAS.
 4. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED AT THE CONTRACTOR'S STAGING YARD AND/OR STOCKPILE AREAS TO PREVENT OFF-SITE TRACING OF SEDIMENT BY CONSTRUCTION VEHICLE ONTO PUBLIC ROADS. BLANKET SHALL BE 15 FT. x 50 FT. x 6 IN. (MINIMUM), CRUSHED STONE 2-1/2 INCHES IN DIAMETER. SAID BLANKET SHALL BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED IN GOOD ORDER.



SITE MAP
SCALE: ±1"=150'

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST. MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1) OF STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. NOTE: ALL PAGE REFERENCES ARE FOR ABOVE DOCUMENT DATED 7/99. VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION WITH SOD (PG. 6-1) SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
BASIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON		APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.	
POLYACRYLAMIDE (PAM)-SDRY SPRAY		MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG.26-1)	
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



USDA WEB SOIL SURVEY MAP
N.T.S.

SOIL MANAGEMENT NOTE: ACCORDING TO STATE OF NEW JERSEY LAND USE CLASSIFICATION SYSTEM, THE SITE IS UNDER URBAN REDEVELOPMENT AREA, LAND USE CODE 1,110. THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION REMEDIATION, AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND PREPARATION STANDARDS FOR SOIL AND SEDIMENT CONTROL IN NEW JERSEY.

ACCORDING TO USDA WEB SOIL SURVEY, THE MAP UNIT SYMBOL FOR 0.1% OF THE SITE IS "BouB" (BOONTON-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES), 92.5% "BouC" (BOONTON-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES) AND 7.4% "UR" URBAN LAND.

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 - 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)
 - 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 SUB-BASE 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 SOCD, 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.

TAX LOT 19
BLOCK 102
664 VALLEY BROOK AVENUE
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BERGEN COUNTY, NEW JERSEY
SOIL EROSION AND SEDIMENT CONTROL PLAN

JOB NUMBER:
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SCALE: AS SHOWN

S-01
SHEET 1 OF 2

ADNAN A. KHAN, P.E., C.M.E.
PROFESSIONAL ENGINEER
DATE: 07/28/20
DESIGNED BY: AK
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APPROVED BY: AK
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REVISIONS
NO. DATE BY: APE
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THIS PLAN IS TO BE USED FOR SOIL EROSION CONTROL PURPOSES ONLY

