

### ZONING CHART

BLOCK 157, LOT 16- LYNDBURST B ZONE- PROPOSED LOT 16A

PROPOSED	REQUIREMENT	EXISTING LOT 16	PROPOSED LOT 17.01	COMPLIANCE
RESIDENTIAL USE	NOT PERMITTED	RESIDENTIAL	NO CHANGE	COMPLIES*
MIN. LOT SIZE	4,000 SF	10,810.65 SF	7,487.11 SF	COMPLIES
MIN. LOT WIDTH	40 FEET	72.46 FEET	46.35 FEET	COMPLIES
MIN. LOT DEPTH	100 FEET	134.44 FEET	NO CHANGE	COMPLIES
MIN. FRONT YARD	0 FEET	16.91 FEET	NO CHANGE	COMPLIES
MIN. SIDE YARD (EAST)	0 FEET	11.90 FEET	NO CHANGE	
MIN. SIDE YARD (WEST)	0 FEET	29.96 FEET	5.0 FEET	COMPLIES
MIN. REAR YARD	10 FEET	0 FEET	NO CHANGE	COMPLIES*
MAX. BUILDING COVERAGE	60 PERCENT	24.1 PERCENT	34.9 PERCENT	COMPLIES
MAX. BLDG. HEIGHT/STORIES	35 FEET/3 STORIES	<35 FEET/1-1/2 STORIES	NO CHANGE	COMPLIES
PARKING	N/A	N/A	N/A	COMPLIES

### ZONING CHART

BLOCK 157, LOT 17- LYNDBURST B ZONE- PROPOSED LOT 17.02

ITEM	REQUIREMENT	EXISTING LOT 17	PROPOSED LOT 17.02	COMPLIANCE
RESIDENTIAL USE	NOT PERMITTED	CONST. YARD	MULTI-FAMILY	VARIANCE
MIN. LOT SIZE	4,000 SF	13,848.61 SF	17,172.16 SF	COMPLIES
MIN. LOT WIDTH	40 FEET	93.12 FEET	25.27 FEET	VARIANCE
MIN. LOT DEPTH	100 FEET	134.44 FEET	NO CHANGE	COMPLIES
MIN. FRONT YARD	0 FEET	24.25 FEET	2.4 FEET	COMPLIES
MIN. SIDE YARD (EAST)	10 FEET ALONG RES. ZONE	35.91 FEET	11.0 FEET	COMPLIES
MIN. SIDE YARD (WEST)	0 FEET	17.75 FEET	1.8 FEET	COMPLIES
MIN. REAR YARD	10 FEET	57.98 FEET	10.2 FEET	COMPLIES
MAX. BUILDING COVERAGE	60 PERCENT	11.0 PERCENT	54.4 PERCENT	COMPLIES
MAX. BLDG. HEIGHT/STORIES	35 FEET/3 STORIES	N/A	31 FEET/ 3 STORIES	COMPLIES
PARKING	25**	N/A	25	COMPLIES

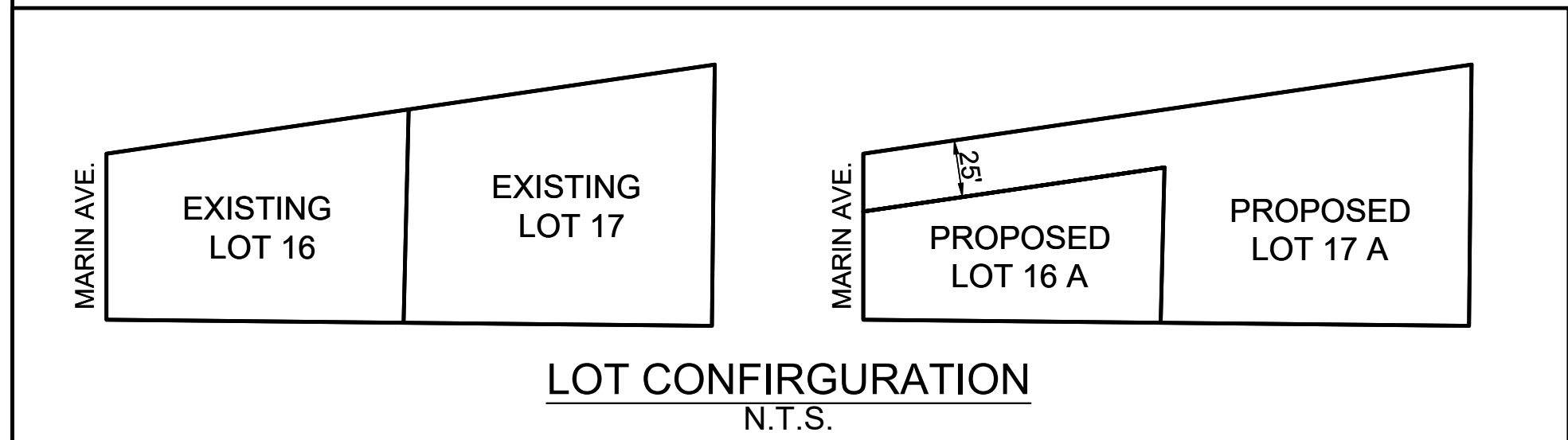
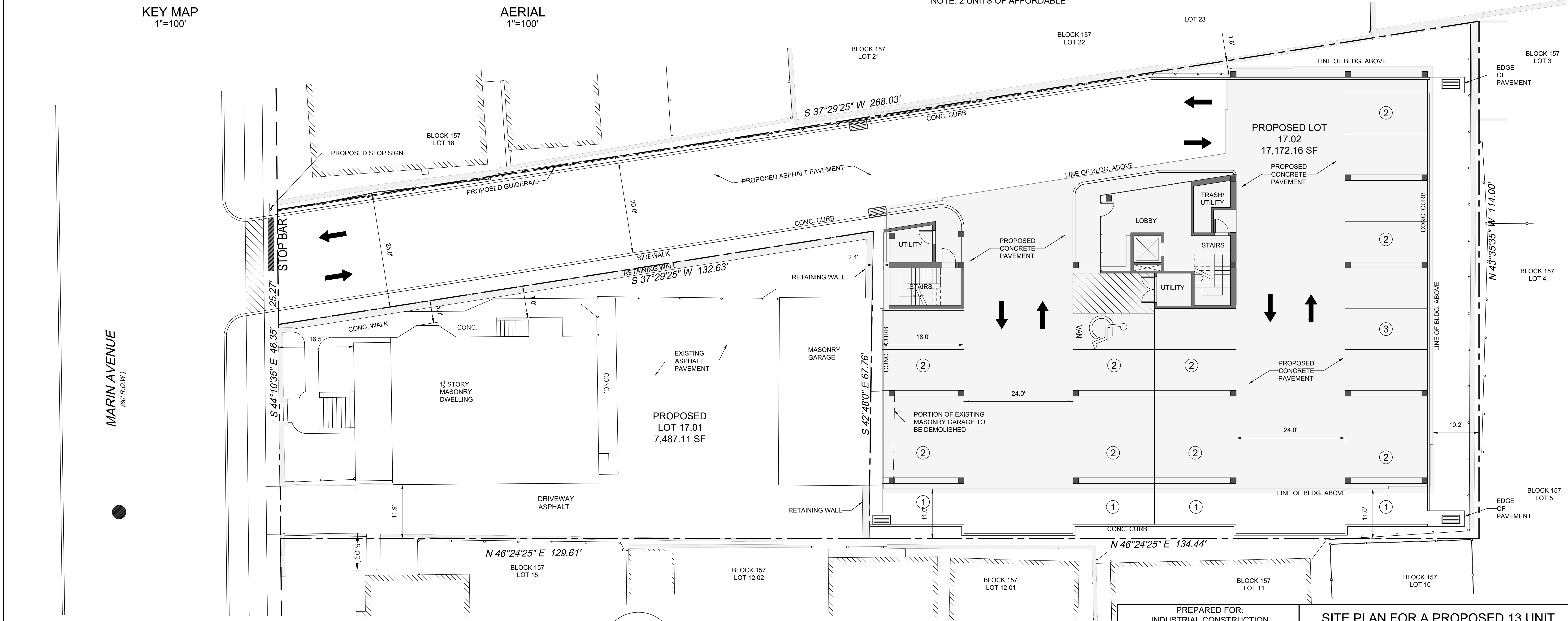
\* EXISTING NON-CONFORMING

\*\* PER RSIS:  
 (1 BR) x 5 UNITS @ 1.8 SPACES/UNIT= 9 SPACES  
 (2 BR) x 8 UNITS @ 2.0 SPACES/UNIT=16 SPACES  
 TOTAL=25 SPACES

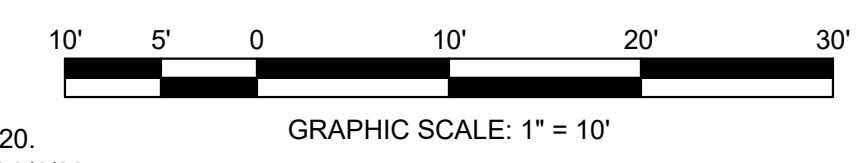
NOTE: 2 UNITS OF AFFORDABLE


KEY MAP  
1"=100'

AERIAL  
1"=100'



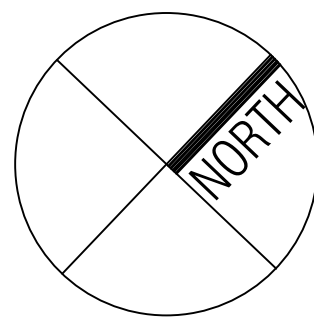
- REFERENCES:
1. TOPOGRAPHIC SURVEY PREPARED BY MANNO SURVEYING, INC. VINCENT MANNO, PLS, DATED 10/17/19
  2. ARCHITECTURAL PLANS PREPARED BY CHARLES L. BALDANZA, RA OF BALDANZA DESIGN + BUILD LLC., DATED 3/9/20.
  3. MINOR SUBDIVISION PREPARED BY MANNO SURVEYING, INC., VINCENT MANNO PLS, DATED 1/20/20, REVISED THRU 3/1/20.



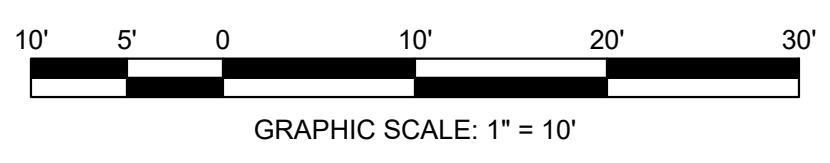
PREPARED FOR: INDUSTRIAL CONSTRUCTION 833 EWING AVENUE LYNDBURST, NEW JERSEY 07071	<b>SITE PLAN FOR A PROPOSED 13 UNIT          MULTI-FAMILY RESIDENTIAL BUILDING</b> BLOCK 157, PROPOSED LOT 17.02; LYNDBURST, BERGEN COUNTY, N.J.
DRAWN BY: CLB    CHKD BY: GDC    PROJ. # 19-16	 <b>GEORGE D. CASCINO P.E. - P.P.</b> PROFESSIONAL ENGINEER & PLANNER 2 EAST GREENBROOK ROAD    NORTH CALDWELL, N.J. 07006
REV.    DESCRIPTION    DATE	N.J.P.E. LIC. # 18411    N.J.P.P. LIC. # 1096 SCALE: 1" = 10'    DATE: 3/9/20



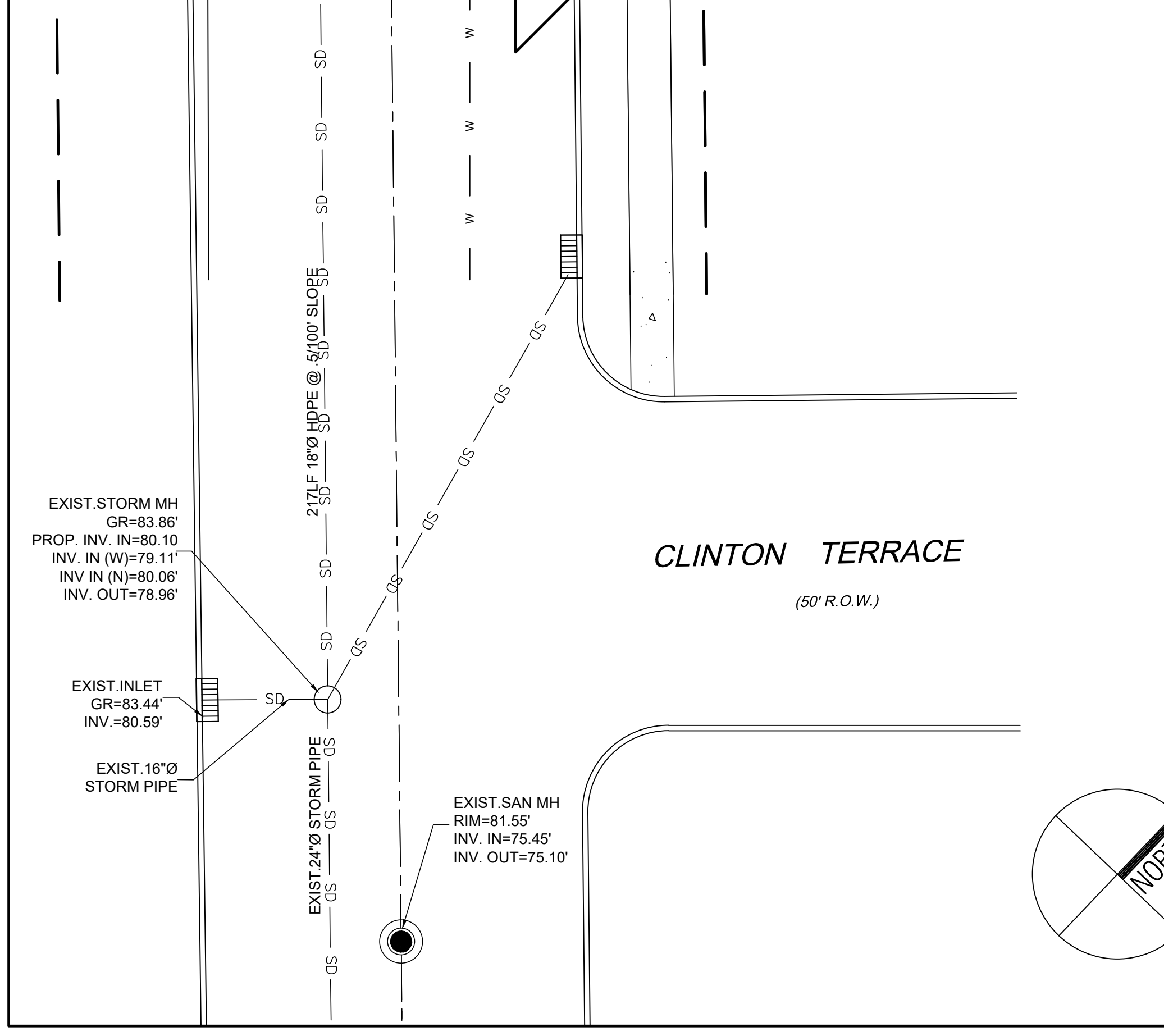
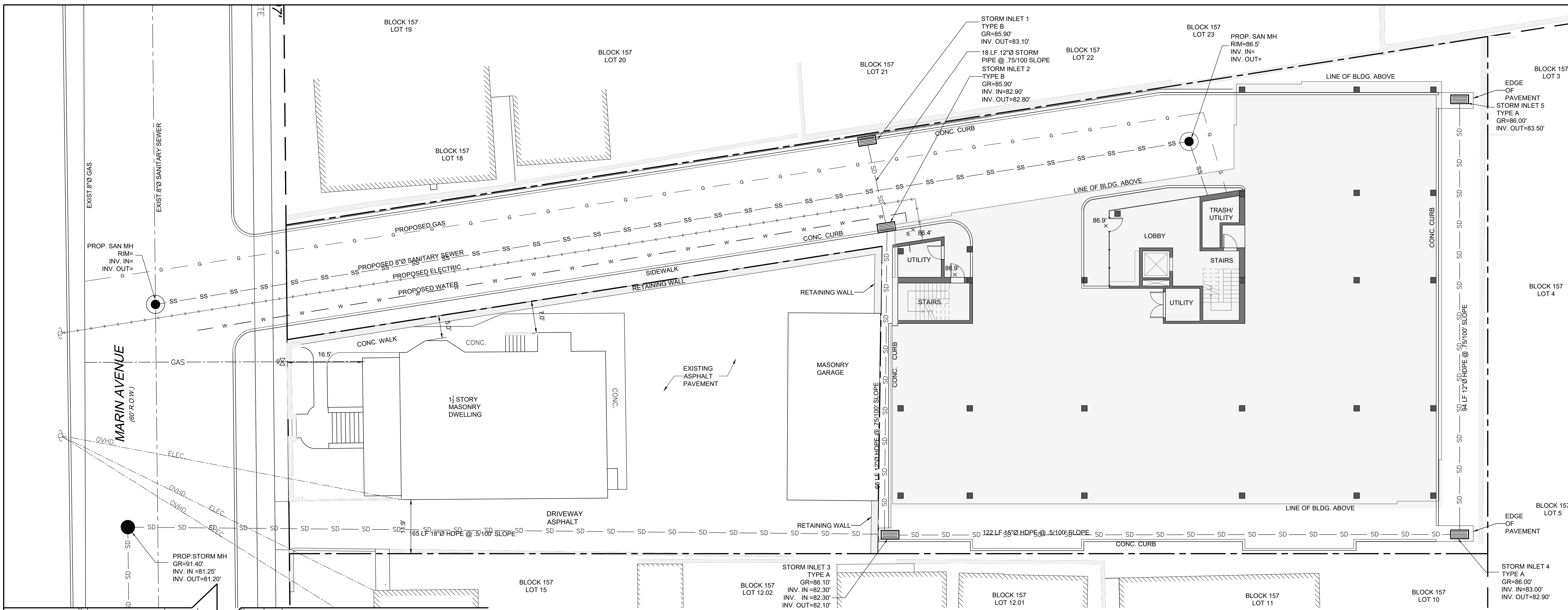
LEGEND	
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	PROPOSED CURB/WALL ELEVATION



- REFERENCES:**
1. TOPOGRAPHIC SURVEY PREPARED BY MANNO SURVEYING, INC. VINCENT MANNO, PLS. DATED 10/17/19
  2. ARCHITECTURAL PLANS PREPARED BY CHARLES L. BALDANZA, RA OF BALDANZA DESIGN + BUILD LLC. DATED 3/9/20.
  3. MINOR SUBDIVISION PREPARED BY MANNO SURVEYING, INC., VINCENT MANNO PLS. DATED 1/20/20, REVISED THRU 3/1/20.



PREPARED FOR: INDUSTRIAL CONSTRUCTION 833 EWING AVENUE LYNDHURST, NEW JERSEY 07071		<b>PRELIMINARY GRADING PLAN FOR A          MULTI-FAMILY RESIDENTIAL BUILDING          BLOCK 157, PROPOSED LOT 17.02;          LYNDHURST, BERGEN COUNTY, N.J.</b>	
DRAWN BY: CLB    CHK'D BY: GDC    PROJ. # 19-16		<b>GEORGE D. CASCINO P.E. - P.P.</b> PROFESSIONAL ENGINEER & PLANNER 2 EAST GREENBROOK ROAD    NORTH CALDWELL, N.J. 07006	
N.J.P.E. LIC. # 18411    N.J.P.P. LIC. # 1096		SCALE: 1" = 10'    DATE: 3/9/20	
REV.	DESCRIPTION	DATE	2 OF 4



**DRAINAGE CALCULATIONS:**

EXISTING FLOW AT POINT OF ANALYSIS:  
 $Q_e = CIA \text{ INTENSITY} = 5.7'$ ; RUNOFF COEFFICIENT - .99 (CONSERVATIVE); EXISTING AREA = 0.595 ACRES  
 $Q = .99 \times 5.7 \times 0.595$   
 $Q = 3.36 \text{ CFS}$

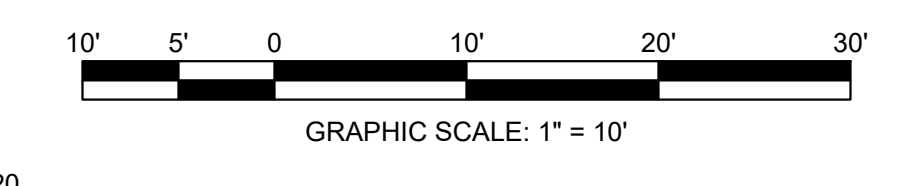
PROPOSED ADDITIONAL FLOW AT POINT OF ANALYSIS:  
 $Q_p = CIA \text{ INTENSITY} = 5.7'$ ; RUNOFF COEFFICIENT - .99 (CONSERVATIVE); PROPOSED ADDITIONAL AREA = 0.479 ACRES  
 $Q_p = .99 \times 5.7 \times 0.479$   
 $Q_p = 2.70 \text{ CFS}$

TOTAL PROPOSED FLOW IN 24" PIPE POST DEVELOPMENT:  
 $Q_t = Q_e + Q_p$   
 $Q_t = 3.36 + 2.70 \text{ CFS}$   
 $Q_t = 6.06 \text{ CFS}$

CAPACITY OF A 24" PIPE @ 1/100 SLOPE (CONSERVATIVE) IS 7.80 CFS, THEREFORE OK

LEGEND	
SD	STORM PIPE
●	STORM MANHOLE
■	STORM INLET
SS	SANITARY PIPE
○	SANITARY MANHOLE
W	WATER LINE
G	GAS LINE
—	ELECTRIC LINE

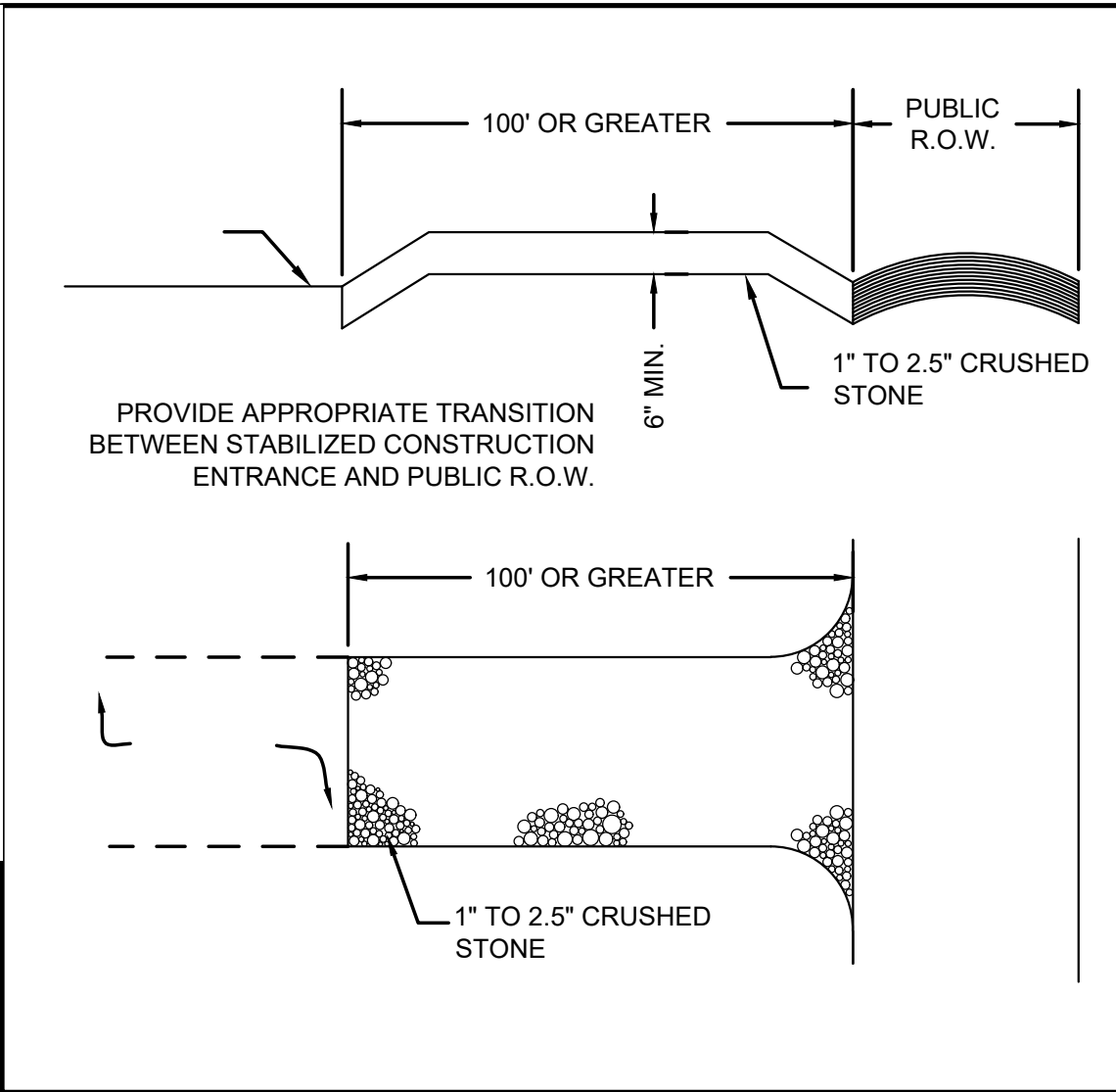
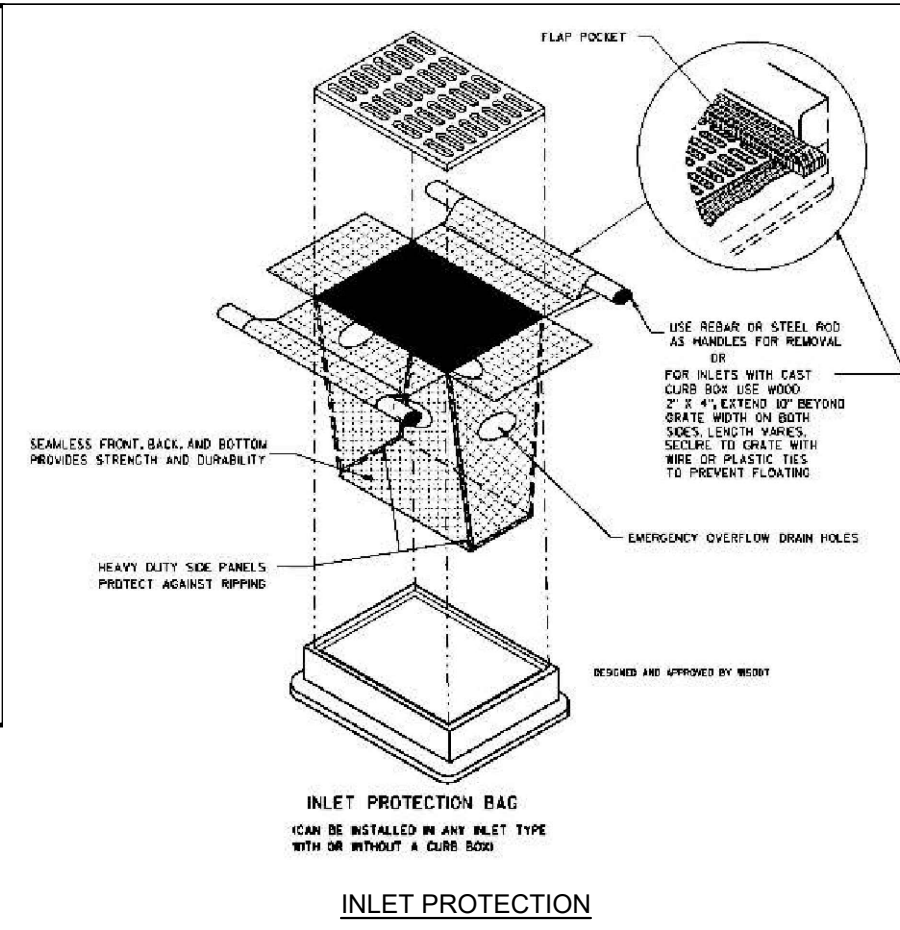
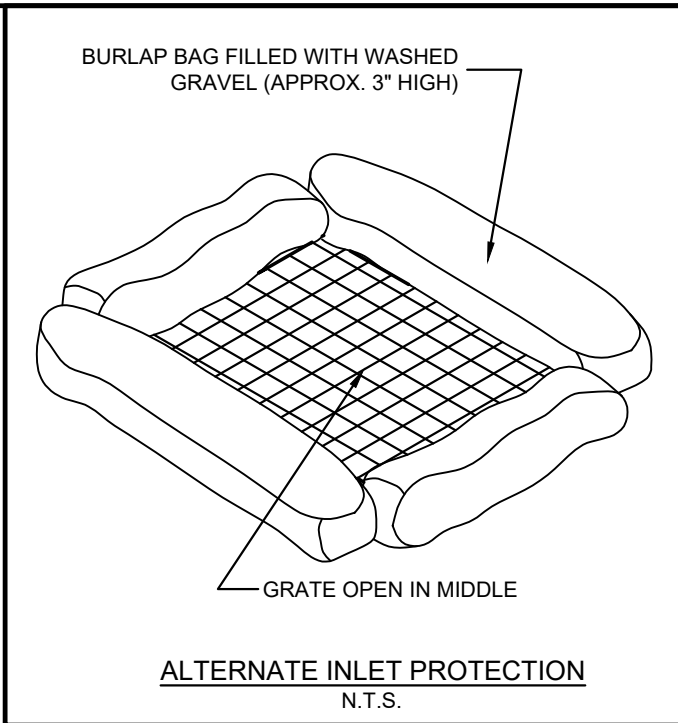
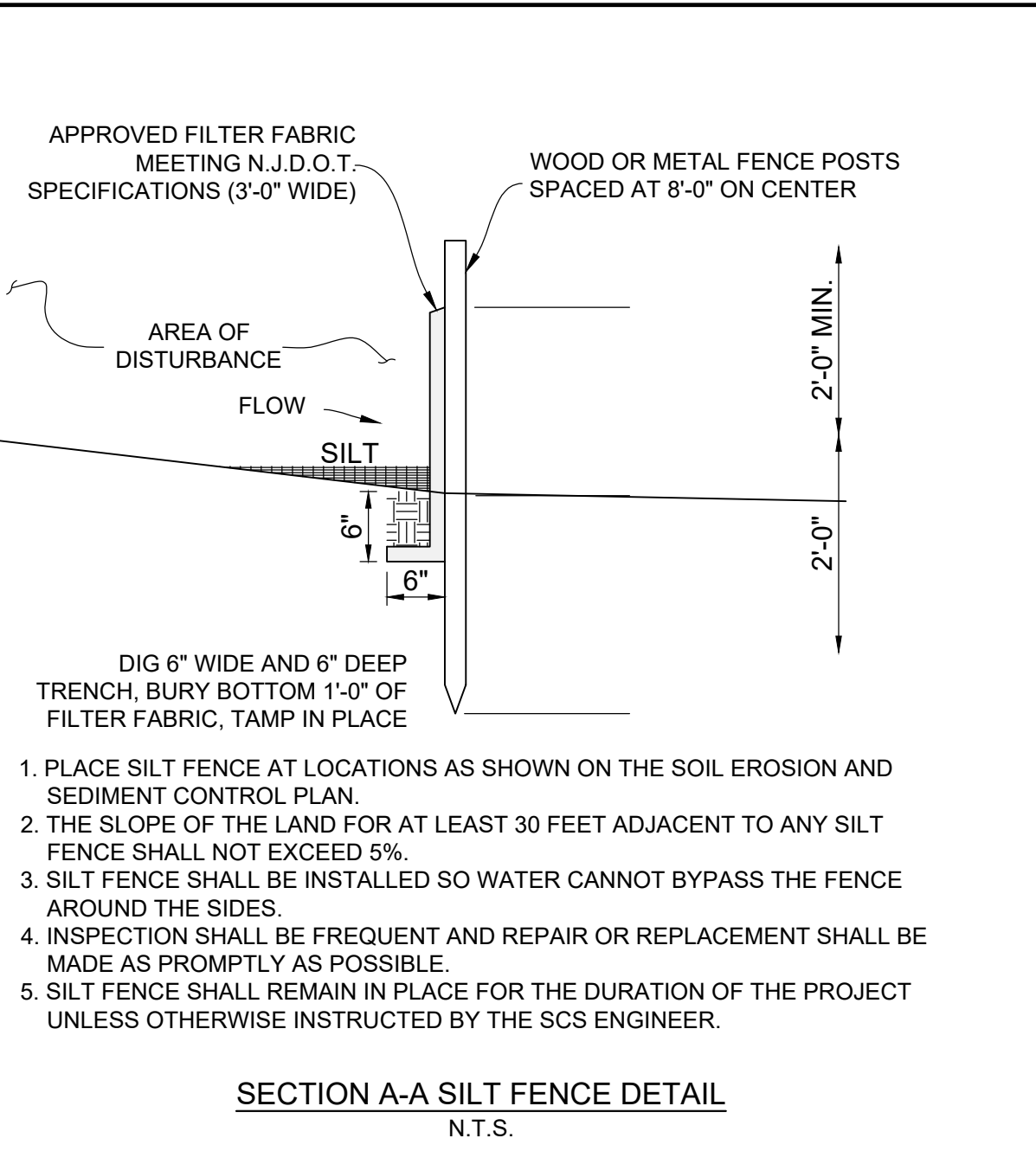
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PREPARED FOR: INDUSTRIAL CONSTRUCTION 833 EWING AVENUE LYNDHURST, NEW JERSEY 07071		PRELIMINARY DRAINAGE & UTILITY PLAN FOR A MULTI-FAMILY RESIDENTIAL BUILDING BLOCK 157, PROPOSED LOT 17.02; LYNDHURST, BERGEN COUNTY, N.J.	
DRAWN BY: CLB    CHKD BY: GDC    PROJ. # 19-16			
REV.   DESCRIPTION   DATE			
3 OF 4		SCALE: 1" = 10'    DATE: 3/9/20	

**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" 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).
- 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 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, 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.
- REVISED 12/7/17



- PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
- THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5%.
- SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
- SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE SCS ENGINEER.

**INLET PROTECTION NOTES:**

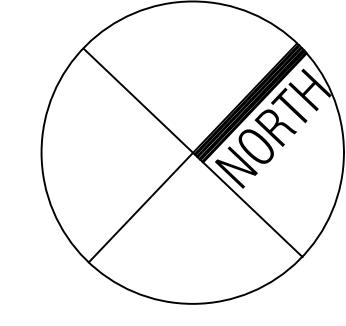
- IN ALL CASES, INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.
  - THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
- INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.

**SOIL COMPACTION EXEMPTION NOTE:**  
AS DETERMINED BY THE STATE "TAKING CARE OF BUSINESS SITE EVALUATOR 2.0," THE PROJECT AREA FALLS WITHIN A METROPOLITAN PLANNING AREA (PA-1) UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA-1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS AN "URBAN REDEVELOPMENT" AND ARE DEFINED BY THE NJDEP AS "PREVIOUSLY DEVELOPED." (SEE NEW JERSEY DEPARTMENT OF AGRICULTURE STATE SOIL CONSERVATION COMMITTEE TECHNICAL BULLETIN 2018-2.0).

- SEQUENCE OF CONSTRUCTION:**
- INSTALL SILT FENCE & HAYBALES
  - DEMOLISH EXISTING PAVEMENT
  - INSTALL CONSTRUCTION ENTRANCE
  - ROUGH GRADE PROPERTY
  - INSTALL UNDERGROUND STORMWATER UTILITIES, DETENTION SYSTEM AND INLET PROTECTION.
  - INSTALL NEW CURBS
  - PAVE PARKING AREAS AND DRIVEWAY
  - INSTALL LANDSCAPING AND FINAL GRADING AND SEEDING. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.
  - REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL APPARATUS ONCE THE SITE IS FULLY LANDSCAPED AND PERMANENTLY STABILIZED.

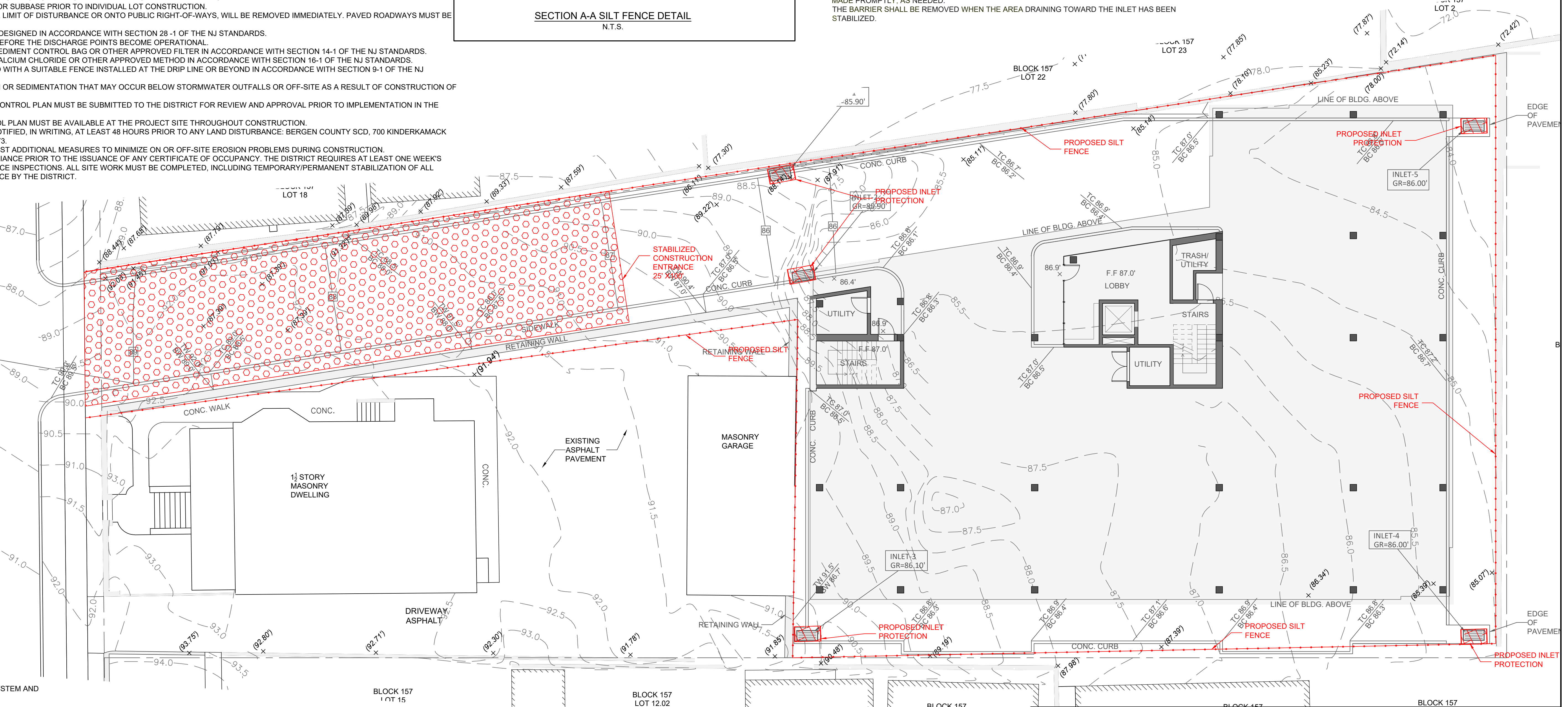
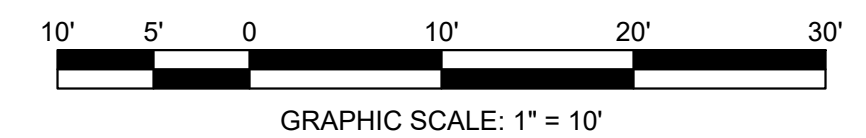
**NOTE:**

- LIMIT OF DISTURBANCE: 0.40 ACRES BOUNDED BY SILT FENCE, HAY BALES AND AS SHOWN
- THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN METROPOLITAN PLANNING AREA.



**REFERENCES:**

- TOPOGRAPHIC SURVEY PREPARED BY MANNO SURVEYING, INC. VINCENT MANNO, PLS. DATED 10/17/19
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DRAWN BY: CLB    CHKD BY: GDC    PROJ. # 19-16		GEORGE D. CASCINO P.E. - P.P. PROFESSIONAL ENGINEER & PLANNER 2 EAST GREENBROOK ROAD    NORTH CALDWELL, N.J. 07006	
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