

**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 28.1 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 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

**EXISTING LOT COVERAGE CALCULATIONS**

EX. DWELLING	=	1,110 SF
EX. DRIVE/WALK/STEPS	=	1,017 SF
EX. DECK	=	61 SF
EX. PATIO	=	372 SF
EX. SIDE WALK	=	218 SF
EX. A/C PAD	=	6 SF
<b>TOTAL</b>	=	<b>2,784 SF = 46.40%</b>

**EARTHWORK CALCULATIONS**

PROP. DWELLING (OUTSIDE EX. EXCL. GAR.)	=	160 SF
AVG. CUT	=	6' = 36 CY
CUT FOR CULTEC UNITS	=	111 SF
AVG. CUT	=	5' = 21 CY
FILL OLD DRIVEWAY	=	750 SF
AVG. FILL	=	2' = 56 CY

**LOT COVERAGE CALCULATIONS**

PROP. DWELLING	=	1,520 SF
<b>TOTAL</b>	=	<b>1,520 SF</b>
<b>1,520 SF / 6,000 SF = 25.33%</b>		

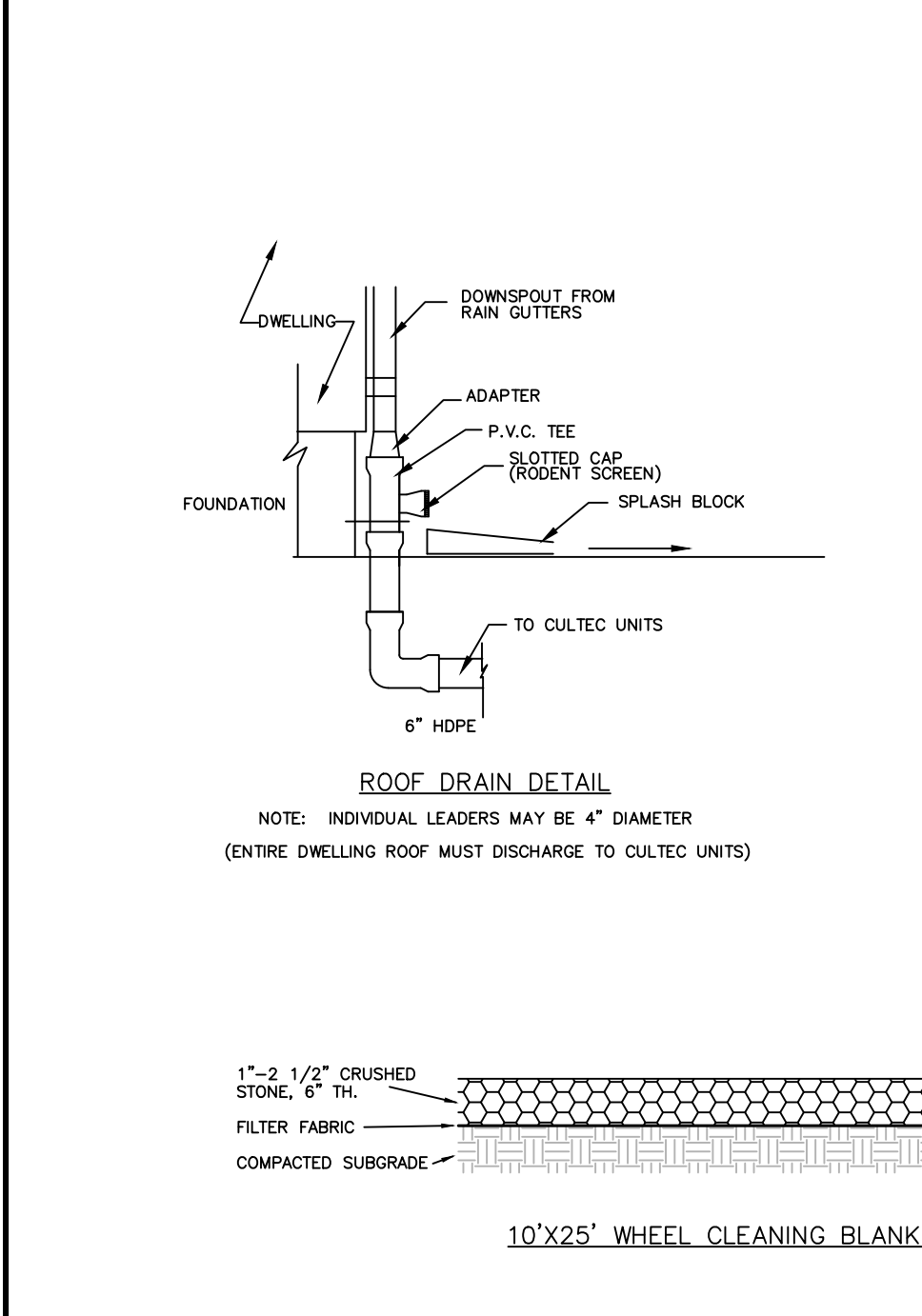
**IMPROVED LOT COVERAGE CALCULATIONS**

PROP. DWELLING	=	1,520 SF
PROP. DRIVE/WALK/STEPS	=	775 SF
PROP. DECK	=	40 SF
PROP. PATIO	=	169 SF
PROP. A/C (BEYOND O/H)	=	6 SF
<b>TOTAL</b>	=	<b>2,510 SF</b>
<b>2,510 SF / 6,000 SF = 41.83%</b>		

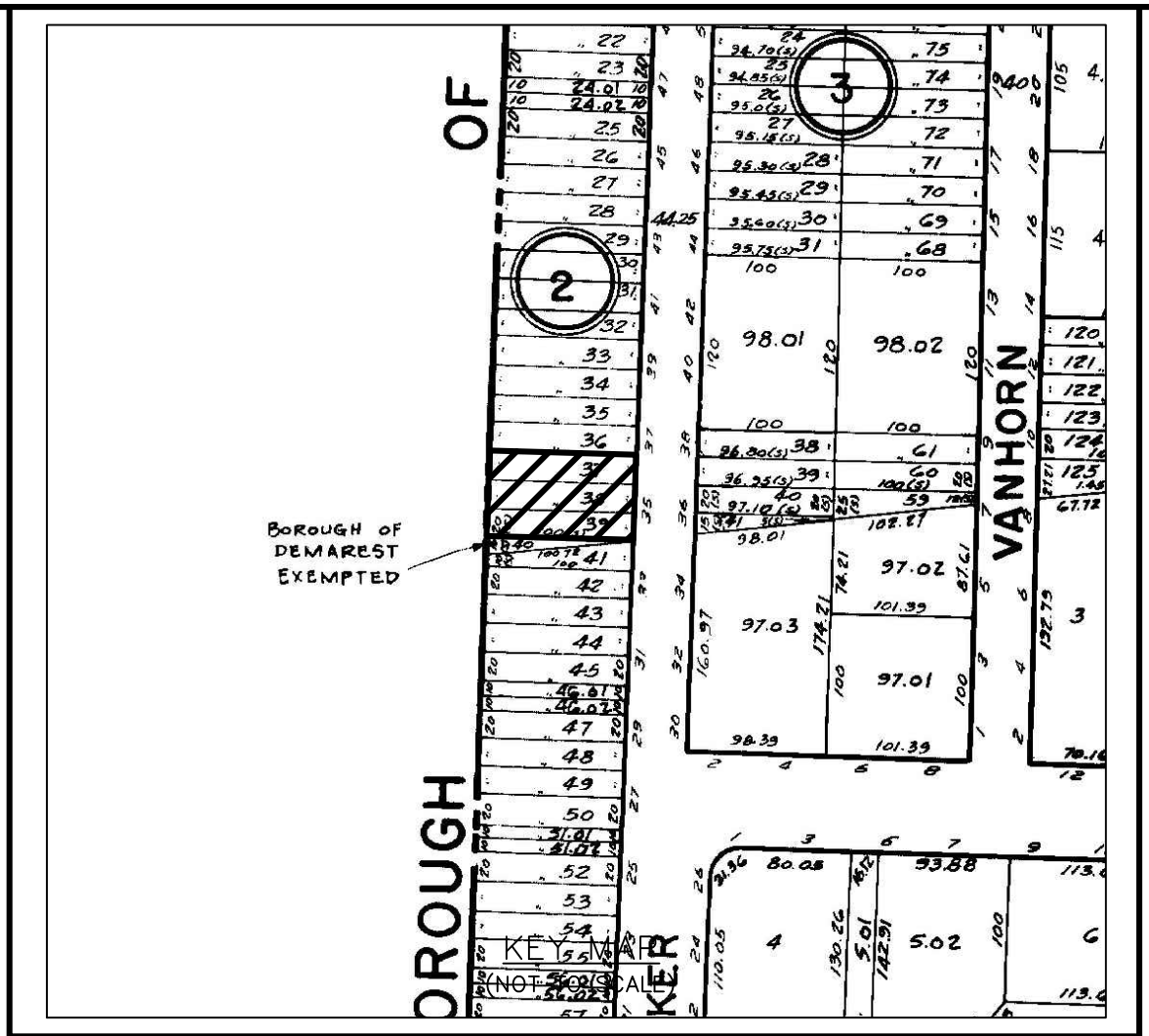
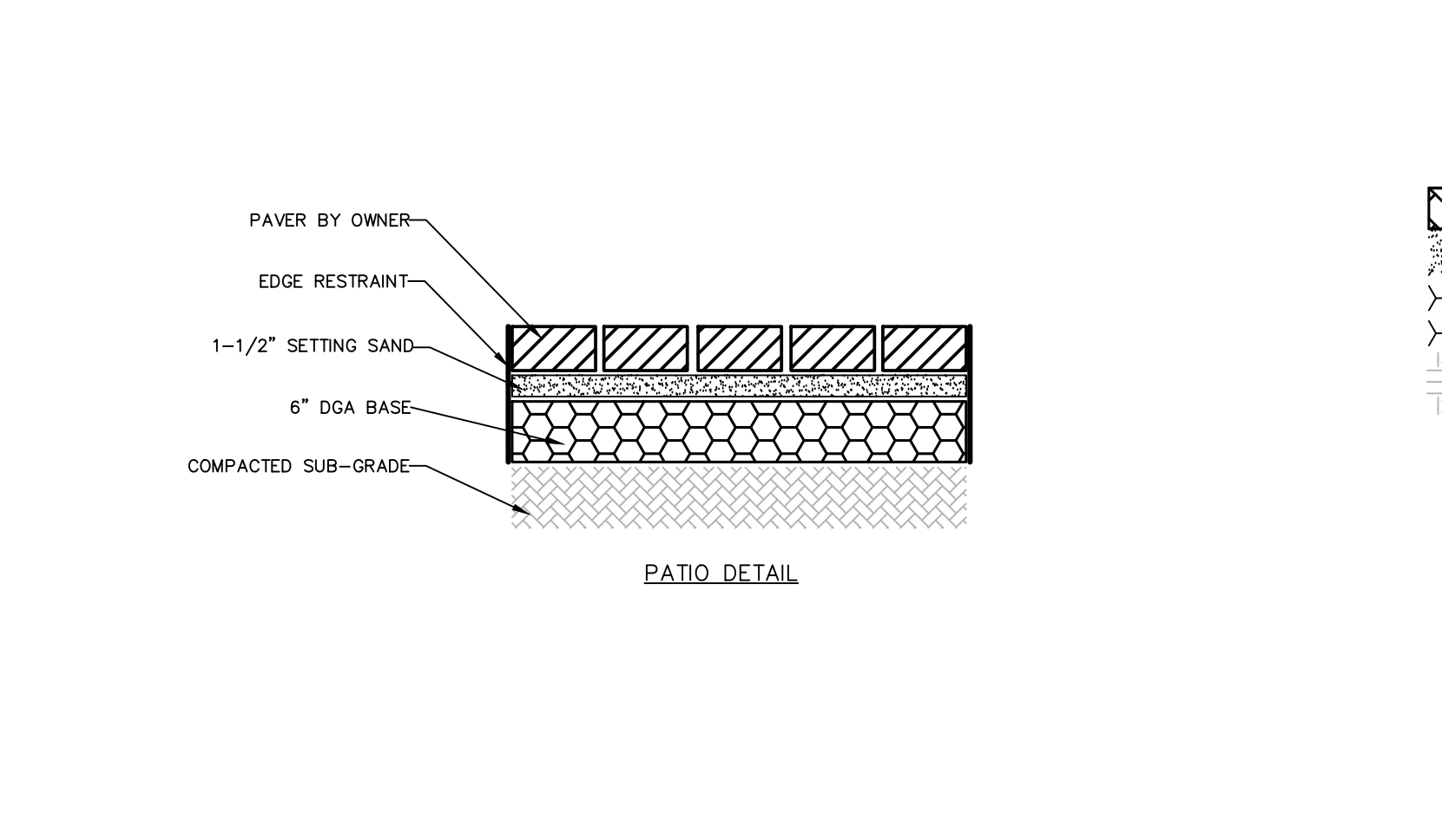
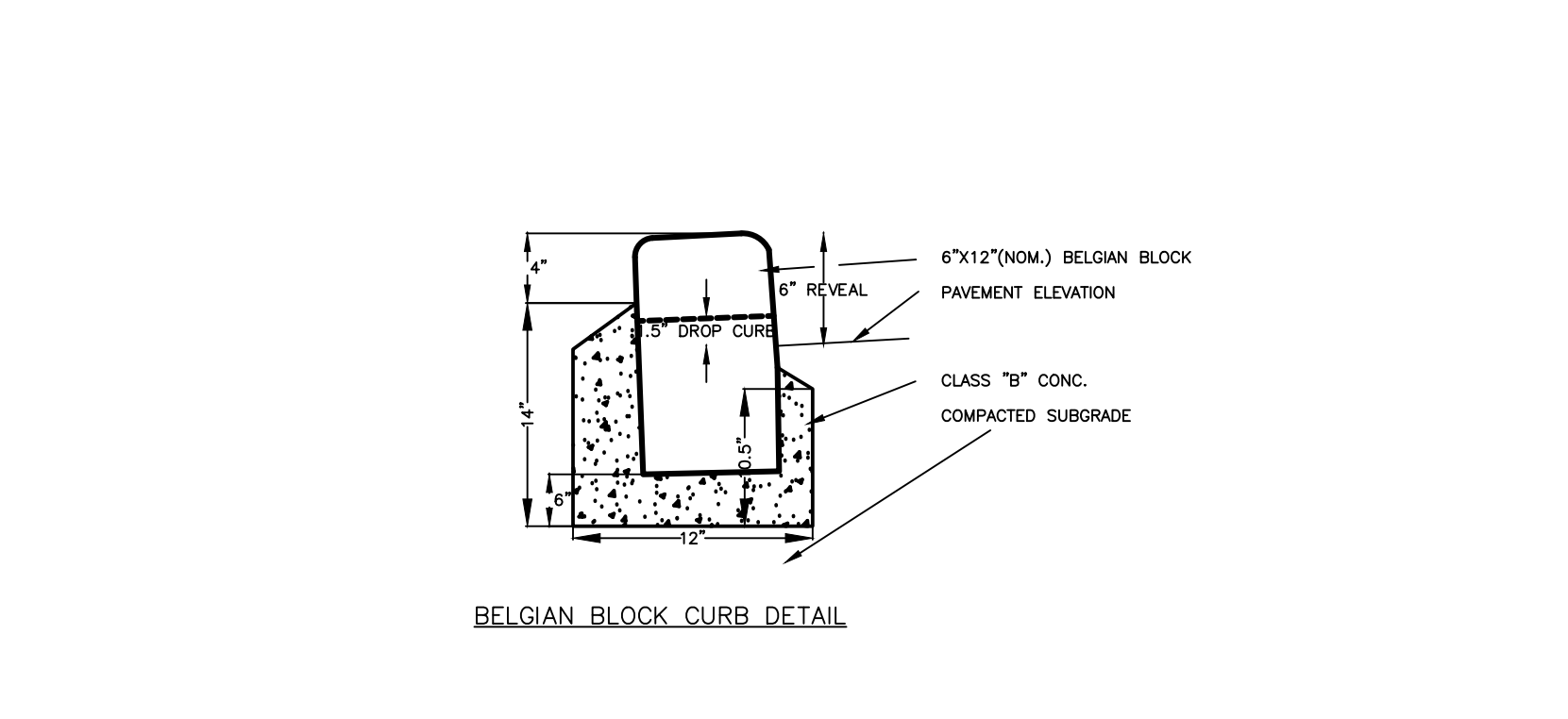
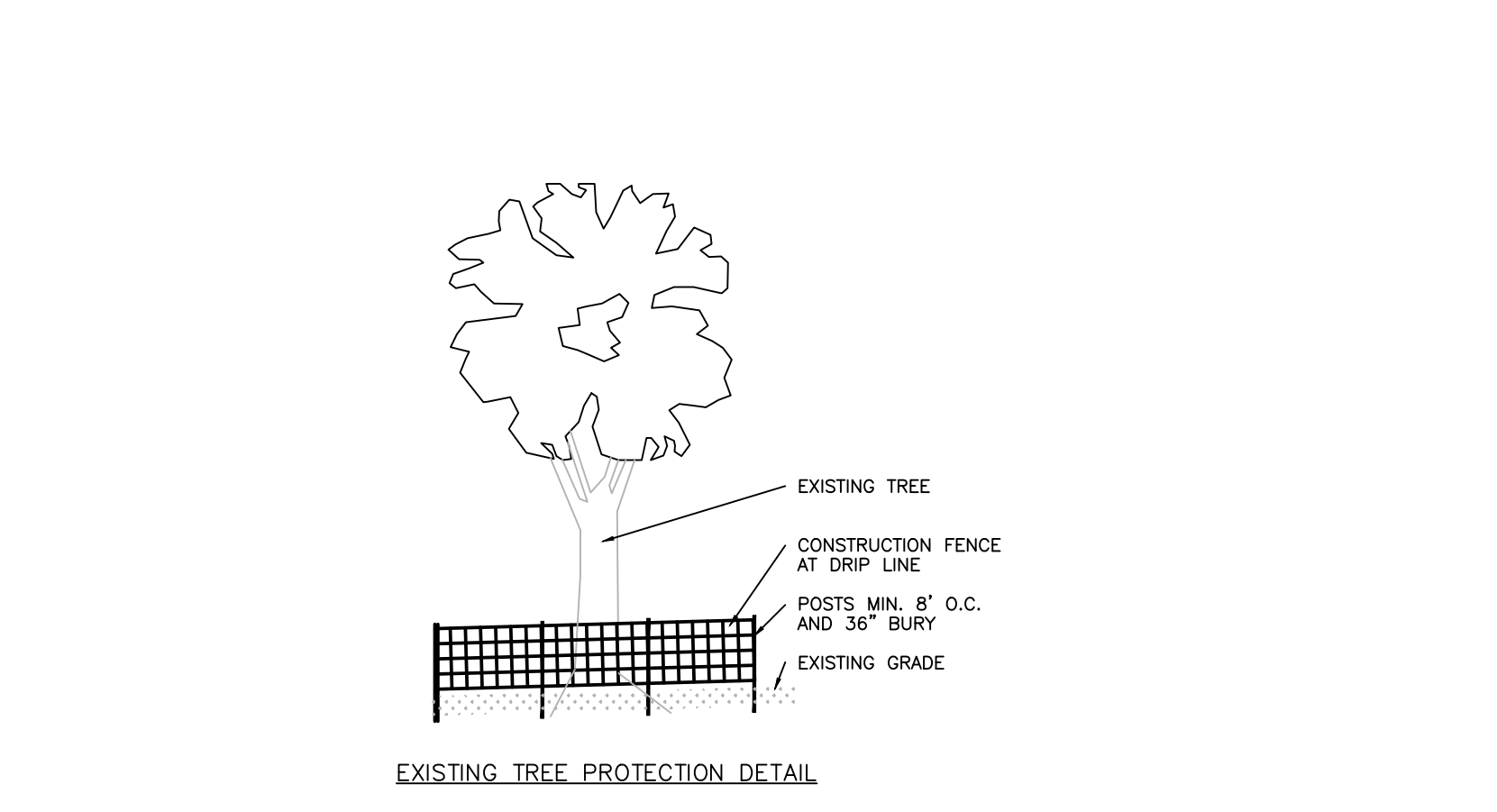
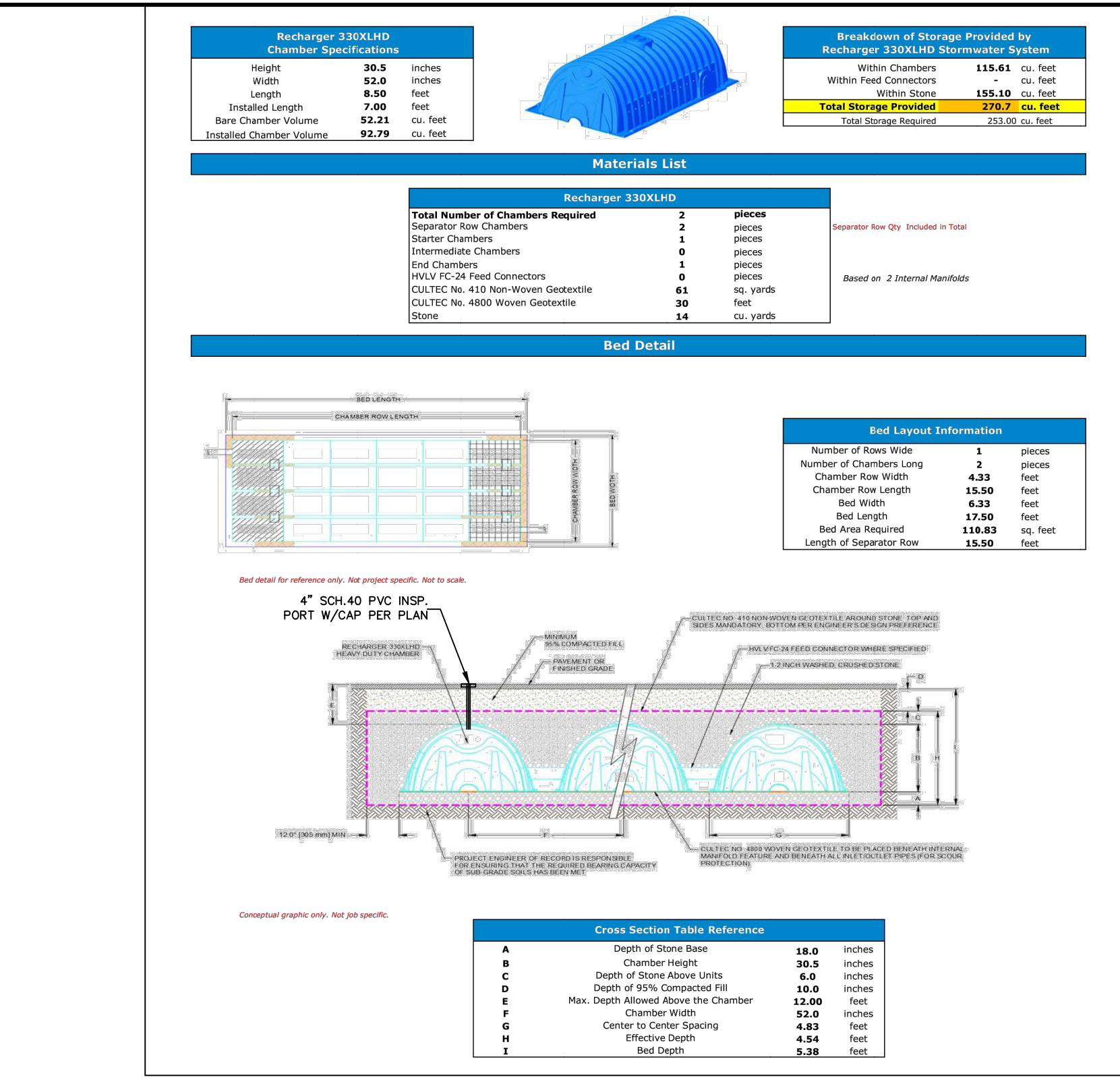
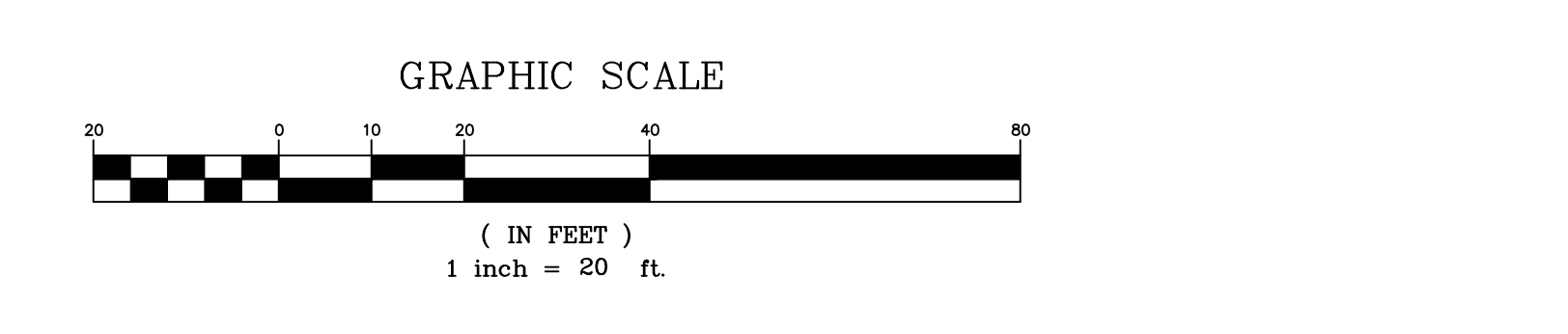
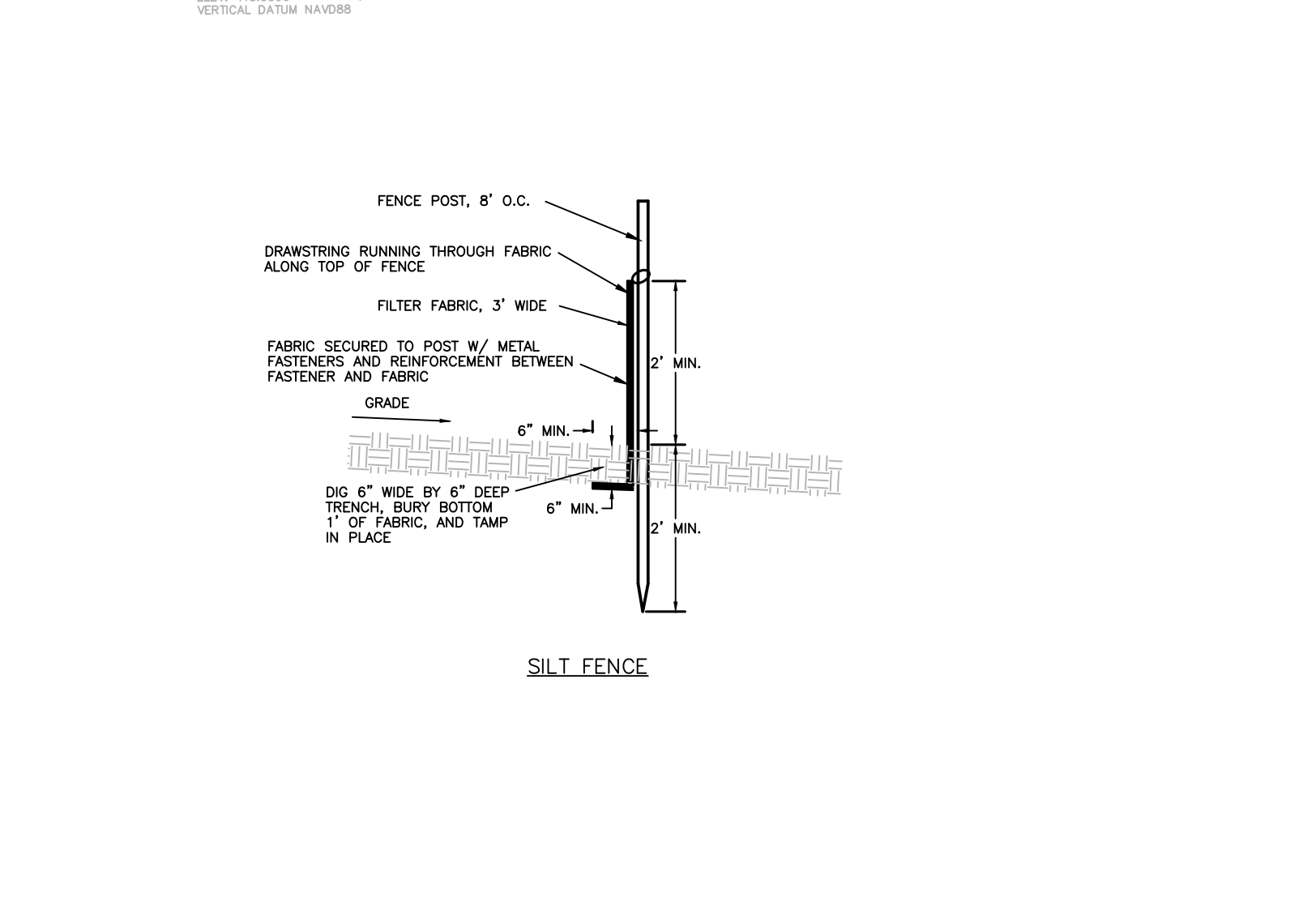
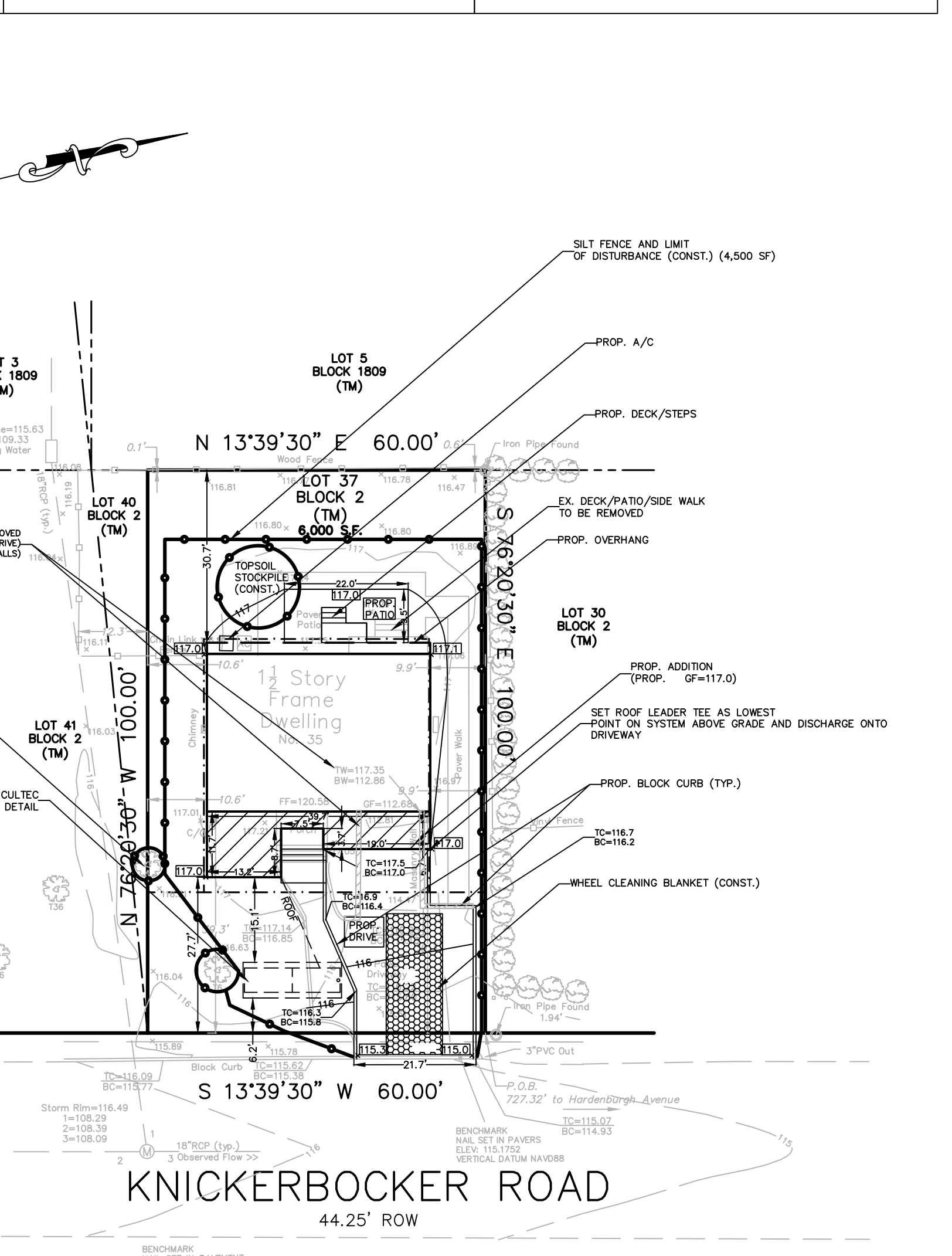
2,250 SF / 6,000 SF = 37.50% (RES./PKG.)

NET BALANCED CUT/FILL

NET BALANCED CUT/FILL



EXISTING UTILITIES TO REMAIN



**ZONING NOTES**

ZONE: RESIDENCE "D"	PERMITTED	PROPOSED
MIN. LOT AREA (SF)	10,000	6,000**
MIN. LOT FRONTAGE (FT)	100.0	60.0**
MIN. LOT DEPTH (FT.)	100.0	100.0
MIN. FRONT YARD (FT.)	25.0	27.7
MIN. SIDE YARD (STREET) (FT.)	25.0	N/A
MIN. SIDE YARD (LOT) (FT.)	10.0	9.9**
MIN. REAR YARD (FT.)	30.0	30.7
MIN. REAR WIDTH (FT.)	24.0/30.0	60.0**
MAX. BLDG. HEIGHT (FT.)	25.7	25.7
MAX. BLDG. COVERAGE (%)	20.0	25.33***
MAX. IMPROVED LOT COVERAGE (%)	30.0	41.83***
MAX. RESIDENCE/PARKING (%)	25.0	37.5***
MAX. FLOOR AREA (%)	30.0	36.58*** (SEE ARCH.)

\*\* - EXISTING NON-CONFORMING \*\*\* - VARIANCE REQUIRED

- NOTES:**
- PROPERTY KNOWN AS LOT 37 BLOCK 2 AS SHOWN ON THE CURRENT TAX MAPS OF THE BOROUGH OF DEMAREST.
  - APPLICANT/OWNER PARK/LEE 35 KNICKERBOCKER ROAD DEMAREST, NJ
  - ZONE = RESIDENCE "D", RESIDENTIAL SINGLE FAMILY
  - TOTAL AREA OF LOT: 6,000 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 ZONING CHART)
  - SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY LAKELAND SURVEYING, DATED 7/21/25, AS PROVIDED BY APPLICANT.
  - CONTRACTOR MUST PROVIDE TOWN ENGINEER MINIMUM 48 HOURS NOTICE TO SCHEDULE INSPECTION OF CULTEC 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 CULTEC UNITS, 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 EFFECTUATED WITHIN THE PUBLIC RIGHT-OF-WAY TO BE DISCUSSED AND APPROVED BY COUNTY OF BERGEN.
  - NO FOUNDATION DRAIN SHALL BE PERMITTED TO CONNECT TO THE ON-SITE CULTEC UNITS.
  - 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 CULTEC INSTALLATION.

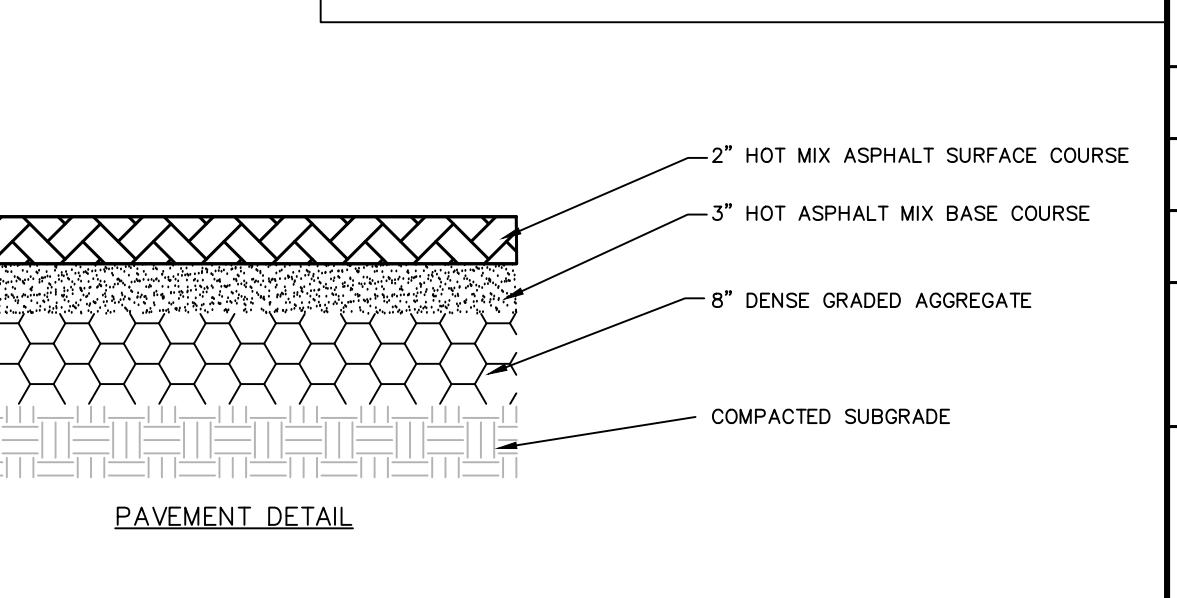
**HEIGHT CALCULATIONS**

AVG. EX. GRADE	=	116.9
AVG. MID-ROOF	=	143.6
BLDG. HEIGHT	=	26.7

**DRAINAGE CALCULATIONS**

PROP. DWELLING	=	1,520 SF
60 MINUTE DURATION, 2" HOUR RAINFALL INTENSITY (1,520 SF)(2" RAINFALL)(1"/12")	=	253 CF

PROPOSED CULTEC UNITS PROVIDE 271 CF OF STORAGE



REVISION NO.	DATE	DESCRIPTION	REVISION NO.	DATE	DESCRIPTION
1	12/2/25	AS PER ENGINEER'S LETTER			

**THOMAS W. SKRABLE, P.E.**  
 SOIL EROSION & SEDIMENT CONTROL, & SITE PLAN  
 BLOCK 2 LOT 37  
 #35 KNICKERBOCKER ROAD  
 BOROUGH OF DEMAREST  
 BERGEN COUNTY NEW JERSEY

DATE: 8/28/25  
 PROFESSIONAL ENGINEER, NJ 36679, NY 75377  
 PROFESSIONAL PLANNER, NJ 5204

**THOMAS W. SKRABLE, P.E., P.P., C.M.E.**  
**CONSULTING ENGINEER**  
 65 RAMAPO VALLEY ROAD, SUITE 13, MAHWAH, NJ 201-529-5010

DRAWN BY: T.S.  
 SURVEYED BY: L.S.  
 DESIGNED BY: T.S.  
 CHECKED BY: T.S.  
 D'WG NO. 25113PP0  
 JOB NO. 25-113  
 SHEET 1 OF 1  
 1" = 20' H