

# PRELIMINARY & FINAL SITE PLAN GODWIN AVE SUPPORTIVE HOUSING

## #714 GODWIN AVENUE BLOCK 55, LOT 8 BOROUGH OF MIDLAND PARK BLOCK 302, LOT 1 TOWNSHIP OF WYCKOFF BERGEN COUNTY - NEW JERSEY

### LIST OF PROPERTY OWNERS WITHIN 200'

BLOCK 54, LOT 1 VALENTINE, RICHARD M & JILL A 111 GODWIN AVENUE MIDLAND PARK, NJ 07432	BLOCK 55, LOT 3 SCHPER, SAMUEL D. & MARY J. 101 MIDLAND AVENUE MIDLAND PARK, NJ 07432	BLOCK 302, LOT 5 MOTZ, JEREMY & LISA 146 ELMWOOD PLACE WYCKOFF, NJ 07481	BLOCK 333, LOT 1 CYNE JR., JEROME J 2 MADISON HEIGHTS WYCKOFF, NJ 07481
BLOCK 54, LOT 2.01 O'DONNELL, KEVIN C & ANNA L 719 GODWIN AVENUE MIDLAND PARK, NJ 07432	BLOCK 55, LOT 4 OLSEN, MICHAEL H & CAROL A. 97 MIDLAND AVENUE MIDLAND PARK, NJ 07432	BLOCK 302, LOT 6 ROMANO, ANTHONY & MAUREEN LYONS 140 ELMWOOD PLACE WYCKOFF, NJ 07481	BLOCK 333, LOT 6 VALENTINE, RICHARD M & JILL A 111 GODWIN AVENUE WYCKOFF, NJ 07481
BLOCK 54, LOT 2.02 TONEY, SAKISHA & NEWMAN, BASILLE 717 GODWIN AVENUE MIDLAND PARK, NJ 07432	BLOCK 55, LOT 5 KAZLAU, JUDITH A 93 MIDLAND AVENUE MIDLAND PARK, NJ 07432	BLOCK 302, LOT 3 FLOREY, TARA F & PHILLIP 110 GODWIN AVENUE WYCKOFF, NJ 07481	PUBLIC UTILITIES PSE&G MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA 16B NEWARK, NJ 07102
BLOCK 54, LOT 2.03 BOUMA, CORRIE 715 GODWIN AVENUE MIDLAND PARK, NJ 07432	BLOCK 55, LOT 6 STERNITZKE, GLENN C 89 MIDLAND AVENUE MIDLAND PARK, NJ 07432	BLOCK 302, LOT 2 PASTOR, FRANK & CAROLYN 720 GODWIN AVENUE MIDLAND PARK, NJ 07432	CABLEVISION C/O CORPORATE SECRETARY 40 POTASH ROAD NEWARK, NJ 07436
BLOCK 54, LOT 5 SMITH, JOICE H 10 WEST PAMRAPP GLEN ROCK, NJ 07452	BLOCK 55, LOT 7.01 DIRMAN, INC 686 GODWIN AVENUE MIDLAND PARK, NJ 07432	BLOCK 302, LOT 1 ALI, REZA MEMAR 260 COLUMBIA AVENUE, SUITE 14 FORT LEE, NJ 07024	BERGEN COUNTY PLANNING BOARD ONE BERGEN COUNTY PLAZA HACKENSACK, NJ 07601
BLOCK 54, LOT 5.01 W. BERGEN MENTAL HEALTHCARE INC 120 CHESTNUT STREET RIDGEWOOD, NJ 07450	BLOCK 55, LOT 7.02 NANDIR, INC 686 GODWIN AVENUE MIDLAND PARK, NJ 07432	BLOCK 302, LOT 9 DUICA, JEFFREY & JENNIFER 15 BROOK ROAD WYCKOFF, NJ 07481	VILLAGE OF RIDGEWOOD WATER DEPARTMENT - DIRECTOR 131 N MAPLE AVENUE RIDGEWOOD, NJ 07450
BLOCK 54, LOT 6.01 WANAMAKER, DONALD & KATHLEEN 695 GODWIN AVENUE MIDLAND PARK, NJ 07432	BLOCK 55, LOT 8 714 GODWIN AVENUE LLC C/O A. MEMAR 260 COLUMBIA AVENUE - STE 14 FORT LEE, NJ 07024	BLOCK 302, LOT 10 STEPHEN, FRANK C (V) & RUTH E 11 BROOK ROAD WYCKOFF, NJ 07481	VERIZON ENGINEERING MANAGER, FRANK SCUZO 114 PATERSON STREET PATERSON, NJ 07501
BLOCK 54, LOT 6.02 GARNER, JASON & DANIELLE 693 GODWIN AVENUE MIDLAND PARK, NJ 07432	BLOCK 55, LOT 9 PASTOR, FRANK & CAROLYN 720 GODWIN AVENUE MIDLAND PARK, NJ 07432	BLOCK 302, LOT 11.01 STULIJ, ANDREI & EKATERINA 7 BROOK ROAD WYCKOFF, NJ 07481	
BLOCK 54, LOT 6.06 HOEK, HELEN DE ROSE 709 GLENDALE ROAD FRANKLIN LAKES, NJ 07417	BLOCK 55, LOT 10 FLOREY, TARA F 110 GODWIN AVENUE WYCKOFF, NJ 07481	BLOCK 302, LOT 12.01 NICOL, JOHN C 123 MIDLAND AVENUE WYCKOFF, NJ 07481	
BLOCK 55, LOT 2 NICOL, JOHN C 123 GODWIN AVENUE MIDLAND PARK, NJ 07432	BLOCK 302, LOT 4 QUINNES, STEPHEN & DIANE 152 ELMWOOD PLACE WYCKOFF, NJ 07481	BLOCK 302, LOT 13 OLSEN, MICHAEL & ZIMMER, CAROL 97 MIDLAND AVENUE WYCKOFF, NJ 07481	

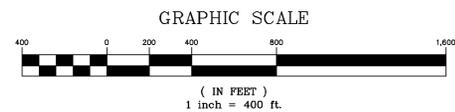
### PARKING REQUIREMENTS

ITEM	REQUIRED	PROVIDED
PARKING CALCULATIONS (RSIS, N.J.A.C. 5:21-4.14, TABLE 4.4): 2-BEDROOM UNITS: 4 UNITS x 2.0 SPACES/UNIT = 8 SPACES	8 SPACES	10 SPACES
MINIMUM AISLE WIDTH: 90' PARKING	24 FT	24 FT
MINIMUM FRONT YARD SETBACK	25 FT	18 FT (1)
MINIMUM SIDE YARD SETBACK	5 FT	9 FT
MINIMUM PLANTING BUFFER STRIP AROUND PARKING AREAS	5 FT	8 FT
MINIMUM PARKING SPACE SIZE (RSIS, N.J.A.C. 5:21-4.15)	9 FT x 18 FT	9 FT x 18 FT

(1) DESIGN EXCEPTION REQUIRED

### KEY MAP

SCALE: 1" = 400'



### LIST OF APPROVING AGENCIES

AGENCY	APPROVAL REQUIRED
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION	FRESHWATER WETLANDS LETTER OF INTERPRETATION
BERGEN COUNTY SOIL CONSERVATION DISTRICT	PLAN CERTIFICATION
BERGEN COUNTY DEPARTMENT OF PUBLIC WORKS- OPERATIONS DIVISION	DRIVEWAY PERMIT

### NOTES AND REFERENCES

- OWNER: 714 GODWIN AVENUE, LLC  
C/O MEMAR  
260 COLUMBIA AVENUE, SUITE 14  
FORT LEE, NJ 07024
- APPLICANT: NOUVELLE, LLC  
P.O. BOX 853  
FRANKLIN LAKES, NJ 07417
- THESE PLANS HAVE BEEN PREPARED FOR DEVELOPMENT OF PROPERTY KNOWN AS #714 GODWIN AVENUE. THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN BOTH THE BOROUGH OF MIDLAND PARK (BLOCK 55, LOT 8) AND THE TOWNSHIP OF WYCKOFF (BLOCK 302, LOT 1). THE APPLICANT PROPOSES TO CONSTRUCT A THREE AND A HALF STORY, FOUR (4) UNIT AFFORDABLE HOUSING BUILDING AND ASSOCIATED IMPROVEMENTS. ALL OF THE PROPOSED IMPROVEMENTS SHALL BE LIMITED TO THE PORTION OF THE PROPERTY WITHIN THE BOROUGH OF MIDLAND PARK. THERE IS NO DEVELOPMENT PROPOSED WITHIN THE TOWNSHIP OF WYCKOFF.
- THE SUBJECT PROPERTY IS 0.837 ACRES IN SIZE. BLOCK 55, LOT 8 HAS FRONTAGE ALONG GODWIN AVENUE (BERGEN COUNTY ROUTE 84). BLOCK 302, LOT 1 HAS NO FRONTAGE ON ANY PUBLIC (OR PRIVATE ROAD).
- UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. FIELD MARKOUT CAN BE REQUESTED BY CALLING 1-800-242-1000.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY DYKSTRA WALKER DESIGN GROUP IN MARCH 2022. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88.
- THERE ARE NO FLOODPLAINS OR FLOODWAYS ON THE SUBJECT PROPERTY PER FIRM MAPPING.
- FRESHWATER WETLANDS SHOWN HEREON DELINEATED BY DYKSTRA WALKER DESIGN GROUP IN MARCH 2022 AND SUBJECT TO VERIFICATION BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP). THE WETLAND TRANSITION AREAS ARE EXPECTED TO BE FIFTY (50) FEET. THE APPLICANT HAS SUBMITTED AN APPLICATION FOR A LETTER OF INTERPRETATION TO THE NJDEP AND SHALL SUPPLY THE BOARD WITH THE DEPARTMENT'S VERIFICATION UPON RECEIPT.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE BOROUGH OF MIDLAND PARK AND OSHA SAFETY STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE.
- ALL UTILITY LOCATIONS, GRADES, ELEVATIONS, INVERTS, ETC. SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ANY DESIGN ADJUSTMENTS AS MAY BE REQUIRED DUE TO FIELD CONDITIONS.
- THE NET INCREASE OF IMPERVIOUS SURFACE FOR THIS PROJECT IS 5,875 SQUARE FEET (0.135 ACRES) INCLUDING A NET INCREASE OF 2,500 SQUARE FEET (0.057 ACRES) OF MOTOR VEHICLE SURFACE AND THE TOTAL AREA OF DISTURBANCE IS 0.35 ACRES. THIS PROJECT IS NOT A MAJOR STORMWATER PROJECT BASED ON THE DEFINITION AT N.J.A.C. 7-8-1.2. THE CAPACITY OF THE PROPOSED STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED TO HANDLE THE VOLUME GENERATED BY THE 10-YEAR, 60-MINUTE STORM EVENT. THE IMPERVIOUS AREA TRIBUTARY TO THE SYSTEM IS 6,340 SQUARE FEET WHICH IS GREATER THAN THE NET INCREASE OF THE IMPERVIOUS SURFACES ON-SITE OF 5,875 SQUARE FEET.
- A DESIGN EXCEPTION IS REQUIRED FROM SECTION 32-6.2.b.2 FOR OFF-STREET PARKING LOCATED WITHIN THE REQUIRED TWENTY-FIVE (25) FOOT FRONT YARD SETBACK.
- A USE VARIANCE IS REQUIRED FROM SECTION 34-4.1.a FOR PROVIDING A MULTI-UNIT BUILDING IN THE RESIDENTIAL ZONE (R-1) WHERE NONE ARE ALLOWED.
- A VARIANCE IS REQUIRED FROM SECTION 34-4.3.a FOR NOT PROVIDING AT LEAST ONE (1) ENCLOSED GARAGE FOR EACH DWELLING UNIT ERRECTED.
- A VARIANCE IS REQUIRED FROM SECTION 34-4.5.a FOR PROVIDING A BUILDING HEIGHT OF THREE AND ONE-HALF (3½) STORIES WHERE THE MAXIMUM BUILDING HEIGHT ALLOWED IS TWO AND ONE-HALF (2½) STORIES.
- A VARIANCE IS REQUIRED FROM SECTION 34-4.5.h.1 FOR PROVIDING A CURB CUT WIDTH OF FORTY-EIGHT (48) FEET WHERE THE MAXIMUM CURB WIDTH ALLOWED IS TWENTY (20) FEET.
- A VARIANCE IS REQUIRED FROM SECTION 34-4.5.h.2 FOR PROVIDING A MAXIMUM DRIVEWAY WIDTH OF TWENTY-FOUR (24) FEET WHERE THE MAXIMUM DRIVEWAY WIDTH ALLOWED IS TWENTY (20) FEET.
- A VARIANCE IS REQUIRED FROM SECTION 34-16.1 FOR PROVIDING TEN (10) PARKING SPACES AND NO GARAGES SPACES (BASED ON RSIS REQUIREMENTS) WHERE TWELVE (12) PARKING SPACES (BASED ON THREE SPACES PER DWELLING UNIT) IS REQUIRED.

### BOROUGH OF MIDLAND PARK ZONING REQUIREMENTS

#### R-1 (SINGLE-FAMILY) ZONE DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	12,500 SF	36,466 SF (1)	36,466 SF (1)
MINIMUM LOT WIDTH	100 FT	125.5 FT	125.5 FT
MINIMUM LOT DEPTH	125 FT	304.0 FT (1)	304.0 FT (1)
MINIMUM FRONT YARD SETBACK	25 FT	N/A (2)	25.5 FT (3)
MINIMUM REAR YARD SETBACK	25 FT	N/A (2)	194 FT
MINIMUM SIDE YARD SETBACK	12 FT	N/A (2)	12.5 FT
MAXIMUM BUILDING COVERAGE	30%	N/A (2)	7% (1)(4)
MAXIMUM IMPROVED LOT COVERAGE	45%	7% (1)(4)	23% (1)(4)
MAXIMUM BUILDING HEIGHT	32 FT (2½ STORIES)	N/A (2)	31.3 FT (5) 3½ STORIES (6)

(1) INCLUDES PORTION OF BLOCK 302, LOT 1 IN THE TOWNSHIP OF WYCKOFF

(2) EXISTING DWELLING REMOVED AND NO LONGER EXISTS

(3) MEASURED TO GODWIN AVENUE RIGHT-OF-WAY

(4)

EXISTING CONDITIONS	PROPOSED CONDITIONS
EXISTING DRIVEWAY PAVEMENT	1,150 SF PROPOSED BUILDING
EXISTING CONCRETE PADS	750 SF PROPOSED PAVED PARKING AREA
EXISTING GRAVEL DRIVEWAY AREA	500 SF PROPOSED CONCRETE PADS & WALKWAYS
TOTAL	2,400 SF PROPOSED CONCRETE RAMP
	100 SF PROPOSED WALL
	TOTAL
	8,275 SF

(5) BUILDING HEIGHT SUMMARY

AVERAGE GRADE= 280.66

FIRST FLOOR ELEVATION= 288.25

DISTANCE FROM FIRST FLOOR TO ROOF PEAK= 23.75 FT (PER ARCHITECT)

ROOF PEAK ELEVATION= 288.25 + 23.75 FT= 312.00

BUILDING HEIGHT= 312.00 - 280.66= 31.3 FT

(6) VARIANCE REQUIRED

### ZONING BOARD APPROVAL

APPROVED BY THE ZONING BOARD OF THE BOROUGH OF MIDLAND PARK, BERGEN COUNTY, NEW JERSEY

ZONING BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

ZONING BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
3	SITE LAYOUT PLAN
4	GRADING & UTILITY PLAN
5	LIGHTING & LANDSCAPING PLAN
6	SOIL EROSION & SEDIMENT CONTROL PLAN
7-9	CONSTRUCTION NOTES AND DETAILS

**DYKSTRA WALKER**  
DESIGN GROUP

PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS  
21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849  
PHONE (973) 663-4540 - FAX (973) 663-0042  
WWW.DYKSTRAWALKER.COM

KENNETH D. DYKSTRA

PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 246803297200

### TITLE SHEET

PRELIMINARY & FINAL SITE PLAN  
GODWIN AVE SUPPORTIVE HOUSING

#714 GODWIN AVENUE

BLOCK 55, LOT 8

BOROUGH OF MIDLAND PARK

BLOCK 302, LOT 1

TOWNSHIP OF WYCKOFF

BERGEN COUNTY NEW JERSEY

SCALE: 1" = 400'

JOB NO.: 22004

DRAWN BY: MDF

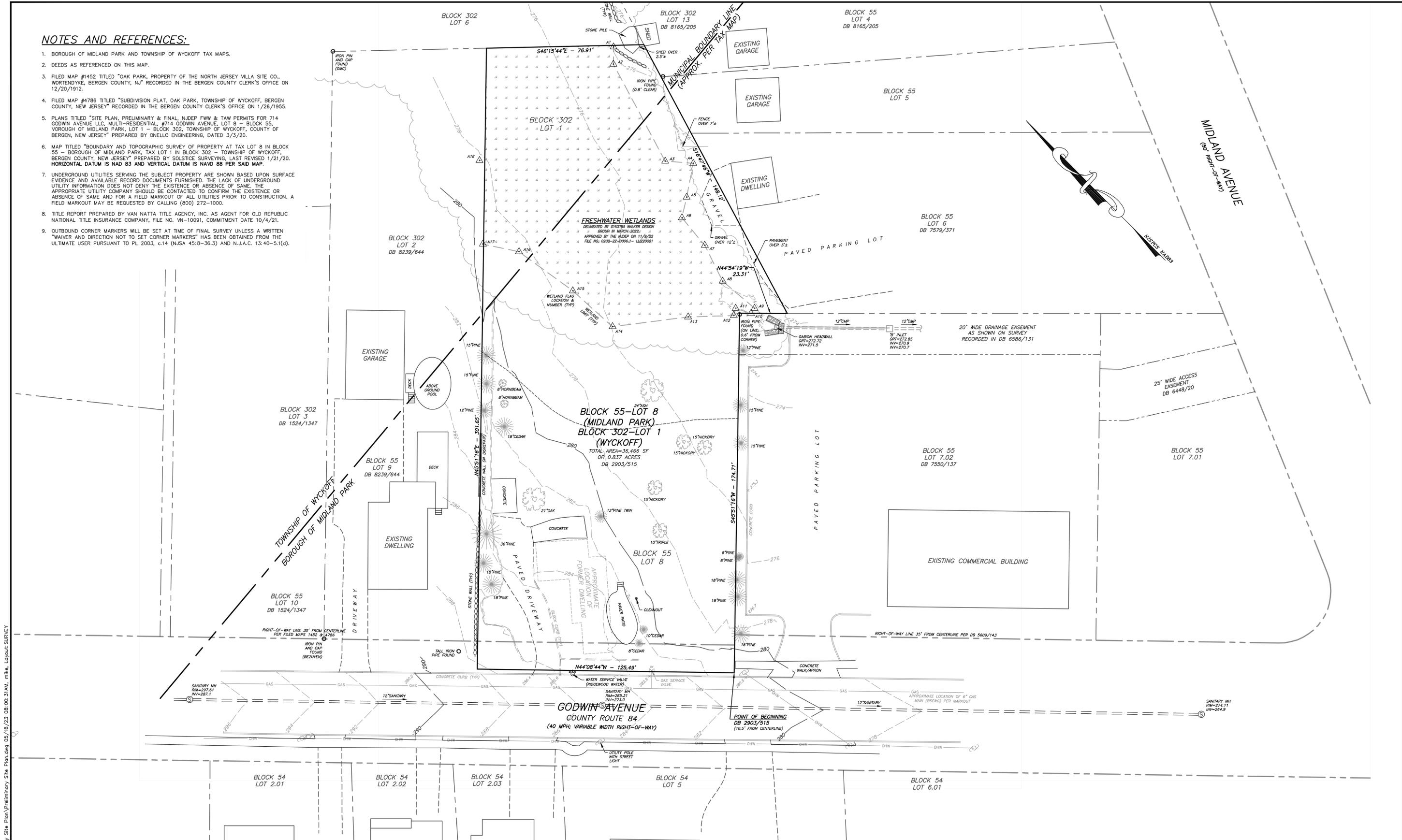
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DATE: 5/12/22

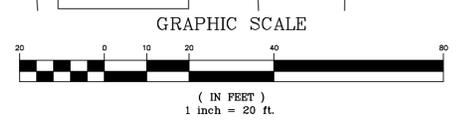
SHEET NO. 1 of 9

**NOTES AND REFERENCES:**

- BOROUGH OF MIDLAND PARK AND TOWNSHIP OF WYCKOFF TAX MAPS.
- DEEDS AS REFERENCED ON THIS MAP.
- FILED MAP #1452 TITLED "OAK PARK, PROPERTY OF THE NORTH JERSEY VILLA SITE CO., WORTENDYKE, BERGEN COUNTY, NJ" RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON 12/20/1912.
- FILED MAP #4786 TITLED "SUBDIVISION PLAT, OAK PARK, TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY" RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON 1/26/1955.
- PLANS TITLED "SITE PLAN, PRELIMINARY & FINAL, NJDEP FW & TAW PERMITS FOR 714 GODWIN AVENUE LLC, MULTI-RESIDENTIAL, #714 GODWIN AVENUE, LOT 8 - BLOCK 55, VOROUGH OF MIDLAND PARK, LOT 1 - BLOCK 302, TOWNSHIP OF WYCKOFF, COUNTY OF BERGEN, NEW JERSEY" PREPARED BY ONELLO ENGINEERING, DATED 3/3/20.
- MAP TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY AT TAX LOT 8 IN BLOCK 55 - BOROUGH OF MIDLAND PARK, TAX LOT 1 IN BLOCK 302 - TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY" PREPARED BY SOLISTICE SURVEYING, LAST REVISED 1/21/20. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 PER SAID MAP.
- UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS FURNISHED. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND FOR A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. A FIELD MARKOUT MAY BE REQUESTED BY CALLING (800) 272-1000.
- TITLE REPORT PREPARED BY VAN NATTA TITLE AGENCY, INC. AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. VN-10091, COMMITMENT DATE 10/4/21.
- OUTBOUND CORNER MARKERS WILL BE SET AT TIME OF FINAL SURVEY UNLESS A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

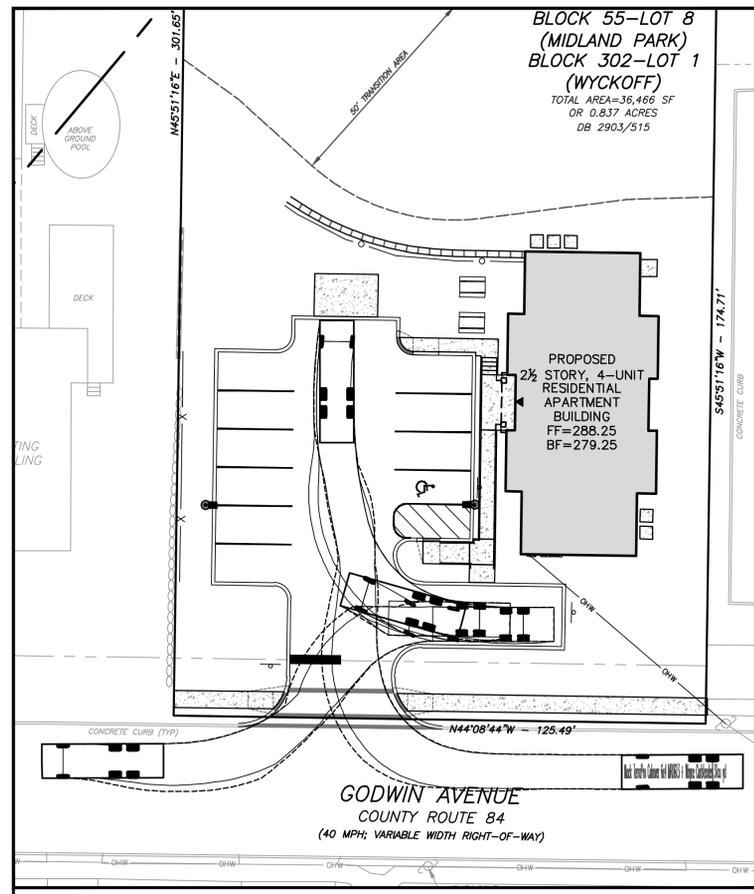


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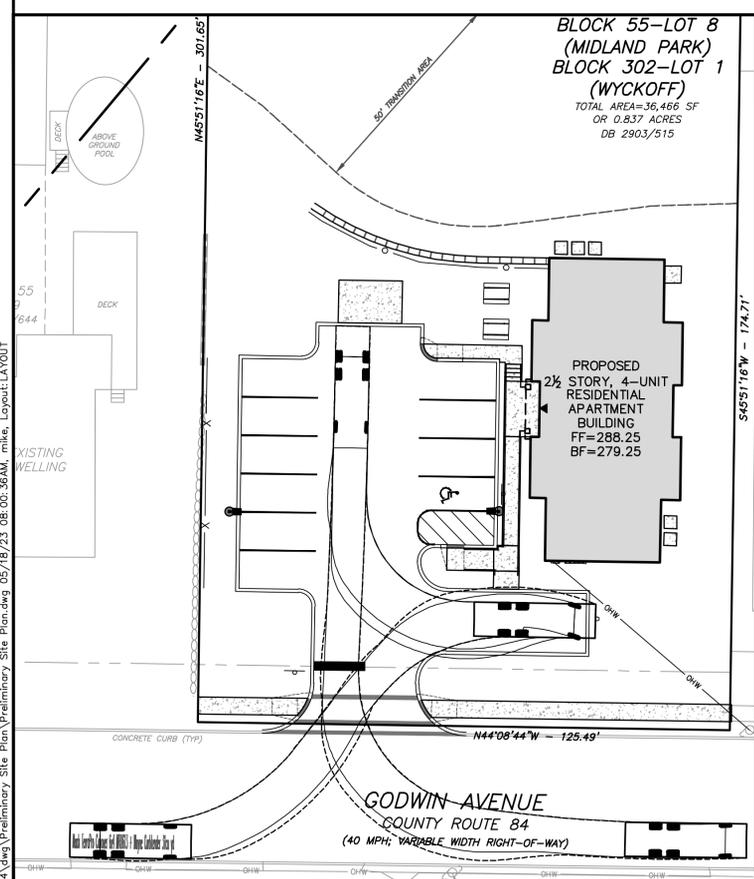


<b>DYKSTRA WALKER DESIGN GROUP</b>	
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS 21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849 PHONE (973) 663-4540 - FAX (973) 663-0042 WWW.DYKSTRAWALKER.COM	
<b>KENNETH D. DYKSTRA</b>	
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 246B03297200	
DATE	REVISION
5/12/22	REVISED FOR SITE PLAN SUBMISSION
3/31/22	REVISED BASED ON SITE INSPECTION

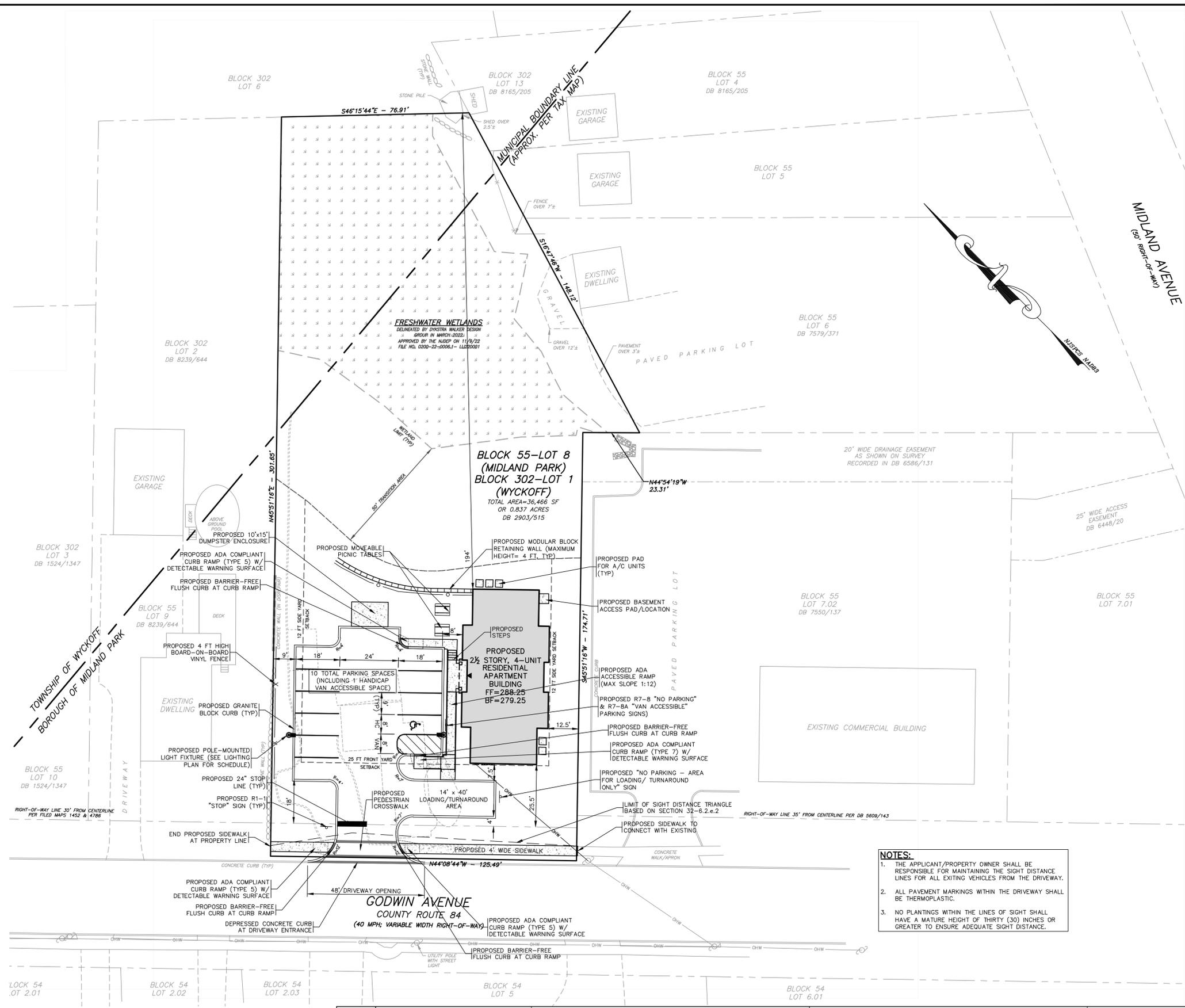
BOUNDARY & TOPOGRAPHIC SURVEY PLAN		<b>DW</b>
PRELIMINARY & FINAL SITE PLAN <b>GODWIN AVE SUPPORTIVE HOUSING</b>		
#714 GODWIN AVENUE BLOCK 55, LOT 8 BOROUGH OF MIDLAND PARK BLOCK 302, LOT 1 TOWNSHIP OF WYCKOFF BERGEN COUNTY NEW JERSEY		
SCALE:	1" = 20'	
JOB NO.:	22004	
DRAWN BY:	KJO	
CHECKED BY:	KDD	
DATE:	3/16/22	
SHEET NO.:	2 of 9	



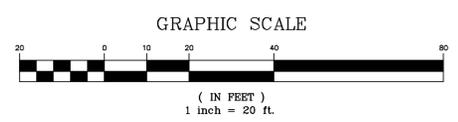
**FRONT-LOADING GARBAGE TRUCK TURNING TEMPLATE**  
SCALE: 1" = 20'



**REAR-LOADING GARBAGE TRUCK TURNING TEMPLATE**  
SCALE: 1" = 20'



- NOTES:**
1. THE APPLICANT/PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE SIGHT DISTANCE LINES FOR ALL EXISTING VEHICLES FROM THE DRIVEWAY.
  2. ALL PAVEMENT MARKINGS WITHIN THE DRIVEWAY SHALL BE THERMOPLASTIC.
  3. NO PLANTINGS WITHIN THE LINES OF SIGHT SHALL HAVE A MATURE HEIGHT OF THIRTY (30) INCHES OR GREATER TO ENSURE ADEQUATE SIGHT DISTANCE.



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5/12/23	PER CONDITIONS OF APPROVAL
3/10/23	PER SETTLEMENT AGREEMENT
10/26/22	PER BOARD COMMENTS
8/24/22	PER COMPLETENESS REVIEW
DATE	REVISION

**KENNETH D. DYKSTRA**  
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. NO. 246B03297200

<b>SITE LAYOUT PLAN</b>	
PRELIMINARY & FINAL SITE PLAN <b>GODWIN AVE SUPPORTIVE HOUSING</b>	
#714 GODWIN AVENUE BLOCK 55, LOT 8 BOROUGH OF MIDLAND PARK BLOCK 302, LOT 1 TOWNSHIP OF WYCKOFF BERGEN COUNTY NEW JERSEY	
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DRAWN BY: MDF	
CHECKED BY: KDD	
DATE: 5/12/22	
SHEET NO. 3 of 9	

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**LIGHTING NOTES**

1. ALL LIGHT FIXTURES TO BE LED. MOUNTING HEIGHTS ARE AS NOTED IN THE LUMINAIRE SCHEDULE.
2. ALL LIGHTING TO BE TIME CLOCK OPERATED FROM DUSK UNTIL DAWN AND INCLUDE A PHOTOCELL CONTROL AND A DIMMABLE CONTROL.
3. WIRING FOR SITE LIGHTS SHALL BE RUN IN UNDERGROUND 1" MIN. DIAMETER PVC CONDUIT AND AT LEAST 16" BELOW GRADE.
4. ALL SITE ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL UNDERGROUND FACILITIES IN SUCH A MANNER THAT THEY DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES.
6. ALL WIRING AND CONDUIT REQUIRED TO PROVIDE ELECTRIC SERVICE TO PROPOSED FIXTURES SHALL BE INCLUDED IN LIGHTING BID. CONTRACTOR SHALL COORDINATE THE LAYOUT AND ELECTRICAL SERVICE TO THE PROPOSED FIXTURES WITH THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
7. ALL LIGHT POLES AND FIXTURES SHALL BE DARK BRONZE OR BLACK.
8. THESE CALCULATIONS WERE MADE USING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, USING ACCEPTED LIGHT LOSS FACTORS (LLF).

**Lighting Schedule**

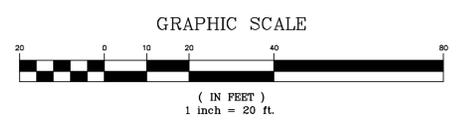
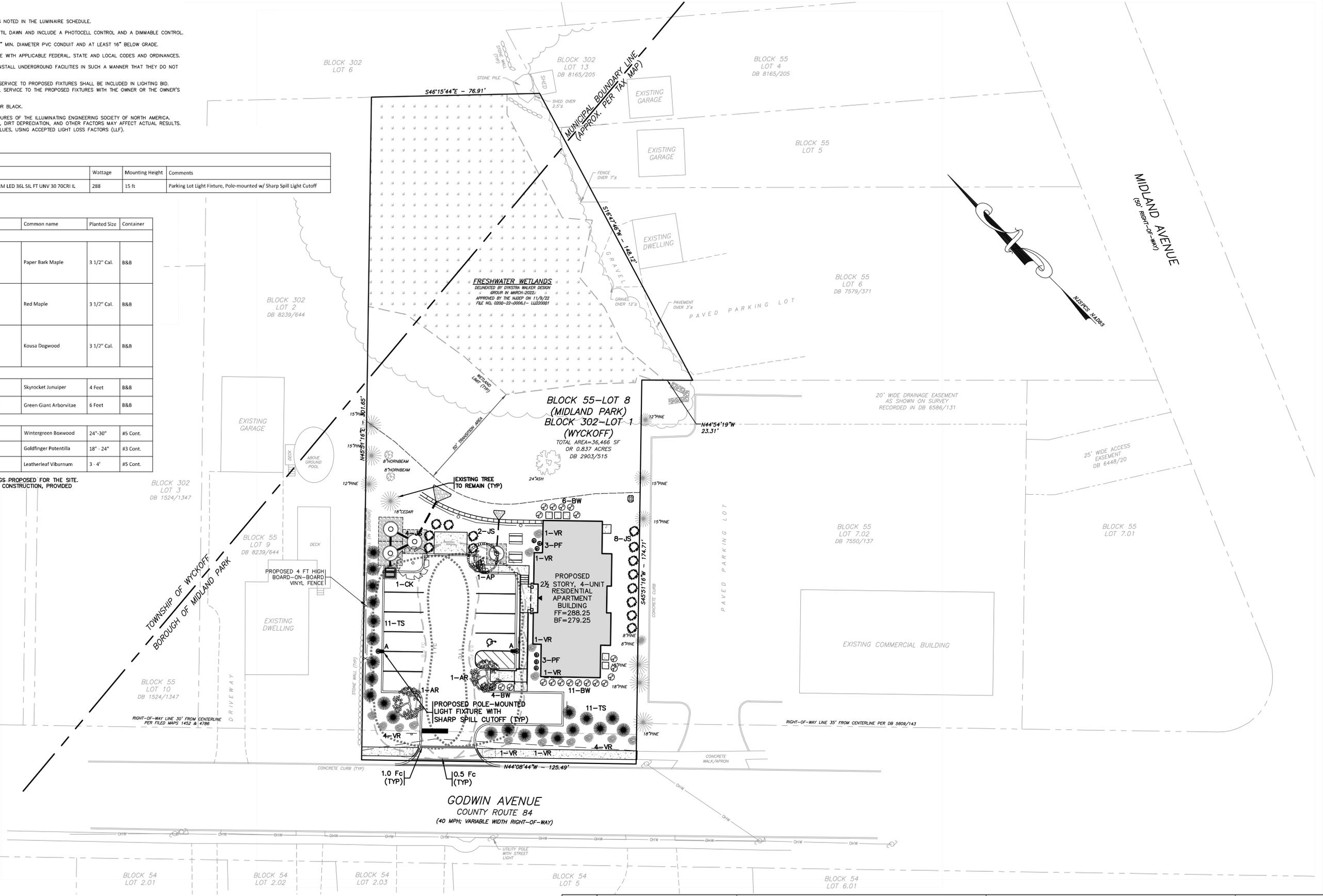
Project: Block 55, Lot 8

Symbol	Qty.	Arrangement	LF	Catalog Number	Wattage	Mounting Height	Comments
A	2	Single	0.950	Lsi Industries-MRM LED 36L SIL FT UNV 30 70CRI IL	288	15 ft	Parking Lot Light Fixture, Pole-mounted w/ Sharp Spill Light Cutoff

**Landscaping Schedule**

Symbol	Qty.	Scientific Name	Common name	Planted Size	Container
<b>Deciduous Trees</b>					
AP	1	Acer griseum	Paper Bark Maple	3 1/2" Cal.	B&B
AR	2	Acer rubrum October Glory	Red Maple	3 1/2" Cal.	B&B
CK	1	Cornus Kousa	Kousa Dogwood	3 1/2" Cal.	B&B
<b>Evergreen Trees</b>					
JS	14	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	4 Feet	B&B
TS	22	Thuja standishi x plicata 'Green Giant'	Green Giant Arborvitae	6 Feet	B&B
<b>Shrubs</b>					
BW	21	Buxus sinica 'Wintergreen'	Wintergreen Boxwood	24"-30"	#5 Cont.
PF	6	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	18" - 24"	#3 Cont.
VR	14	Viburnum rhytidophyllum	Leatherleaf Viburnum	3 - 4'	#5 Cont.

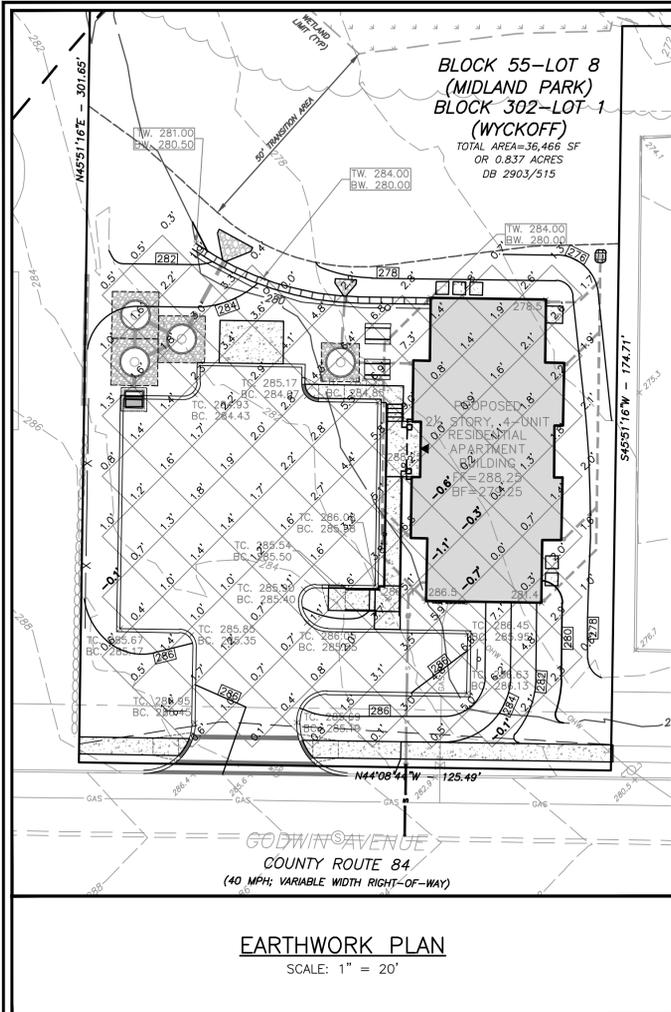
THE ABOVE TABLE IS A PRELIMINARY LIST OF PLANTINGS PROPOSED FOR THE SITE. APPLICANT MAY ADJUST LANDSCAPE DESIGN PRIOR TO CONSTRUCTION, PROVIDED ANY CHANGES ARE APPROVED BY THE BOROUGH.



<b>DYKSTRA WALKER DESIGN GROUP PA</b> PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS 21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849 PHONE (973) 663-4540 - FAX (973) 663-0042 WWW.DYKSTRAWALKER.COM	
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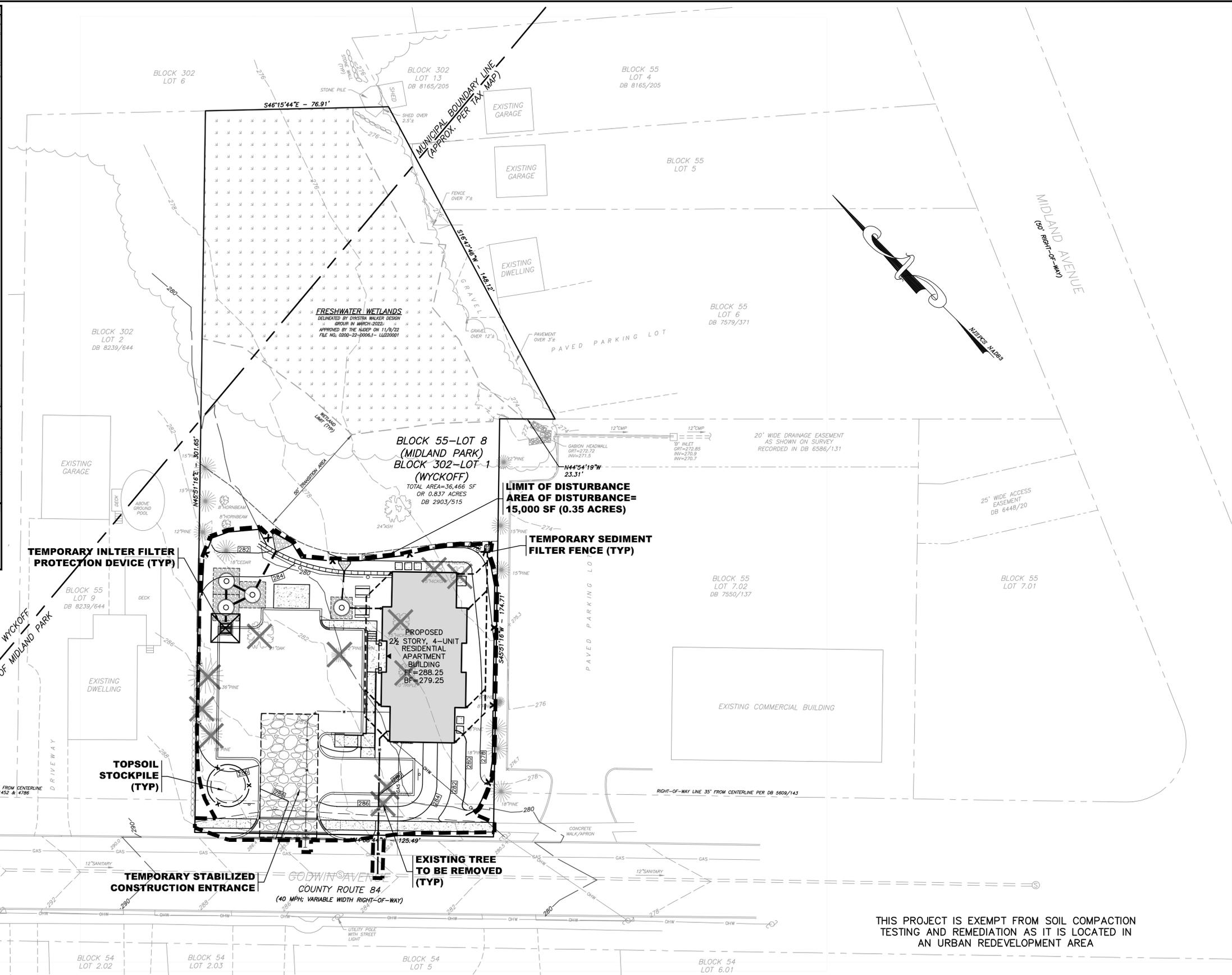
LIGHTING AND LANDSCAPING PLAN		<b>DW</b>
PRELIMINARY & FINAL SITE PLAN <b>GODWIN AVE SUPPORTIVE HOUSING</b> #714 GODWIN AVENUE BLOCK 55, LOT 8 BOROUGH OF MIDLAND PARK BLOCK 302, LOT 1 TOWNSHIP OF WYCKOFF BERGEN COUNTY NEW JERSEY		
SCALE: 1" = 20'	JOB NO.: 22004	5 of 9
DRAWN BY: MDF	CHECKED BY: KDD	
DATE: 5/12/22		

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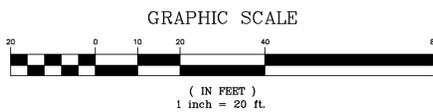


**EARTHWORK QUANTITY CALCULATIONS:**

CUT (TO FINISHED PAVEMENT GRADE & BLDG FF -12")	10 CY
TOTAL EXCAVATION:	10 CY
FILL (TO FINISHED PAVEMENT GRADE):	975 CY
- DRYWELL SYSTEMS	50 CY
- PAVEMENT VOLUME	150 CY
TOTAL FILL:	775 CY
TOTAL CUT:	10 CY
TOTAL FILL:	775 CY
- TOTAL CUT:	10 CY
MATERIAL NEEDED	765 CY
TOPSOIL TO BE STRIPPED	400 CY
TOPSOIL NEEDED	210 CY
TOTAL MATERIAL NEEDED, LESS TOPSOIL	575 CY



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



<b>DYKSTRA WALKER DESIGN GROUP</b>	
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS 21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849 PHONE (973) 663-4540 - FAX (973) 663-0042 WWW.DYKSTRAWALKER.COM	
<b>KENNETH D. DYKSTRA</b>	
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. NO. 246B03297200	
DATE	REVISION
5/12/23	PER CONDITIONS OF APPROVAL
3/10/23	PER SETTLEMENT AGREEMENT
10/26/22	PER BOARD COMMENTS
8/24/22	PER COMPLETENESS REVIEW

<b>SOIL EROSION &amp; SEDIMENT CONTROL PLAN</b>	
PRELIMINARY & FINAL SITE PLAN <b>GODWIN AVE SUPPORTIVE HOUSING</b>	
#714 GODWIN AVENUE BLOCK 55, LOT 8 BOROUGH OF MIDLAND PARK BLOCK 302, LOT 1 TOWNSHIP OF WYCKOFF BERGEN COUNTY NEW JERSEY	
SCALE: 1" = 20'	JOB NO.: 22004
DRAWN BY: MDF	CHECKED BY: KDD
DATE: 5/12/22	SHEET NO. 6 of 9

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**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 SEEDS; 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 10-20-10 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" 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" 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 STOPPED IMMEDIATELY UPON TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.

**STANDARD FOR DUST CONTROL**

**DEFINITION**  
THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

**PURPOSE**  
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCED ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

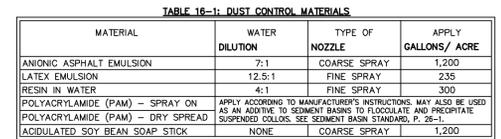
**CONDITION WHERE PRACTICE APPLIES**  
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS.

**WATER QUALITY ENHANCEMENT**  
SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

**PLANNING CRITERIA**  
THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:  
MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1  
VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER, PG. 7-1.  
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1, AND PERMANENT STABILIZATION WITH 500, PG. 6-1.  
SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

**TABLE 29-1: DUST CONTROL MATERIALS**

MATERIAL	DILUTION	WATER	TYPE OF NOZZLE	APPLY GALLONS/ ACRE
ANIONIC ASPHALT EMULSION	7:1		COARSE SPRAY	1,200
LATEX EMULSION	12.5:1		FINE SPRAY	235
RESIN IN WATER	4:1		FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON				
POLYACRYLAMIDE (PAM) - DRY SPREAD				
ADJULATED SOY BEAN SOAP STICK	NONE		COARSE SPRAY	1,200



**SEQUENCE OF CONSTRUCTION**

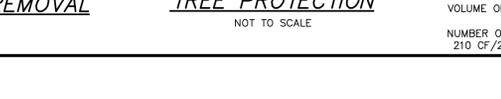
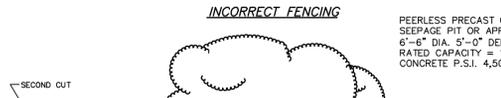
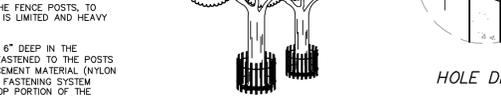
- INSTALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE, VEHICLE WHEEL CLEANING BLANKET, ETC. AS NOTED ON PLAN. DURATION = 1 DAY.
- CLEAR AND GRUB PROPERTY = 2 DAYS.
- STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND STOCKPILES, PERFORM TEMPORARY STABILIZATION OF STOCKPILES. DURATION = 2 DAYS.
- CONSTRUCT SITE IMPROVEMENTS. DURATION = 180 DAYS.
- UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE. DURATION = 1 DAY.
- INSTALL PERMANENT STABILIZATION. DURATION = 5 DAYS.
- REMOVE TEMPORARY SOIL EROSION MEASURES AFTER PERMANENT STABILIZATION IS ESTABLISHED AND APPROVED BY SOIL CONSERVATION DISTRICT. DURATION = 2 DAYS.

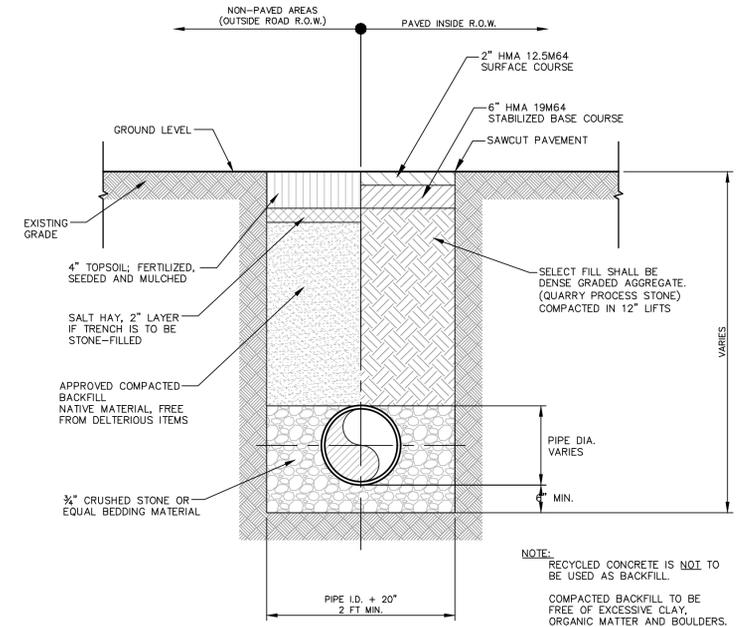
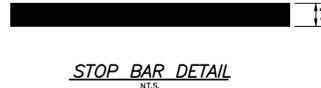
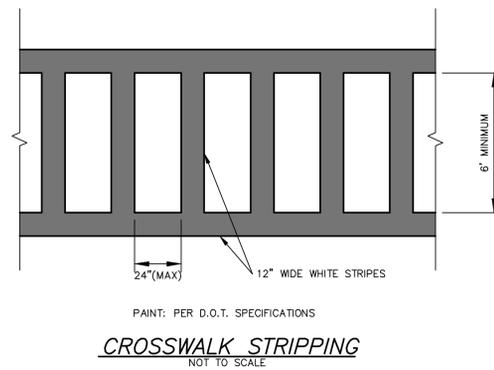
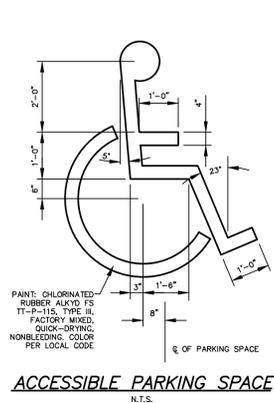
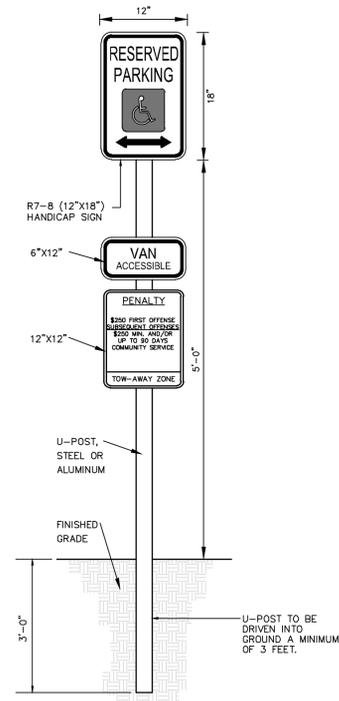
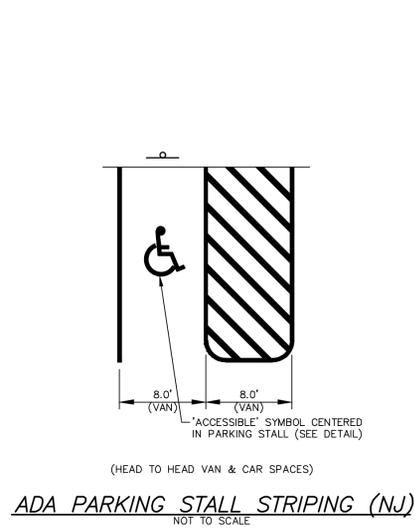
TOTAL DURATION = 193 DAYS.

- 1) INSTALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE, VEHICLE WHEEL CLEANING BLANKET, ETC. AS NOTED ON PLAN. DURATION = 1 DAY.
- 2) CLEAR AND GRUB PROPERTY = 2 DAYS.
- 3) STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND STOCKPILES, PERFORM TEMPORARY STABILIZATION OF STOCKPILES. DURATION = 2 DAYS.
- 4) CONSTRUCT SITE IMPROVEMENTS. DURATION = 180 DAYS.
- 5) UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE. DURATION = 1 DAY.
- 6) INSTALL PERMANENT STABILIZATION. DURATION = 5 DAYS.
- 7) REMOVE TEMPORARY SOIL EROSION MEASURES AFTER PERMANENT STABILIZATION IS ESTABLISHED AND APPROVED BY SOIL CONSERVATION DISTRICT. DURATION = 2 DAYS.

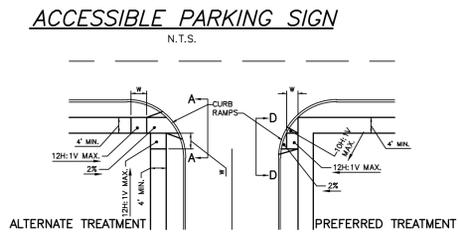
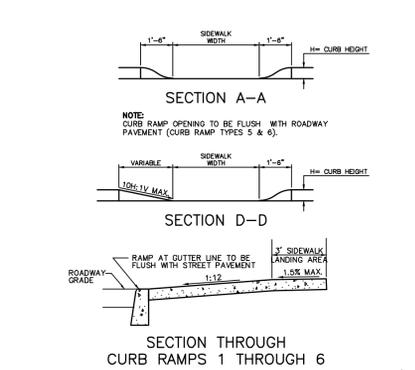
**SEQUENCE OF CONSTRUCTION**

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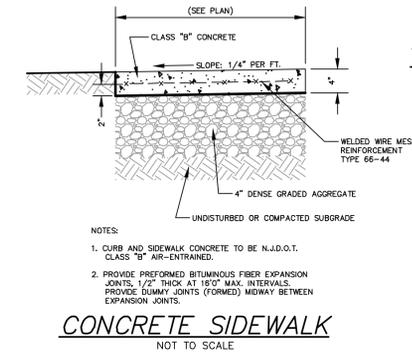
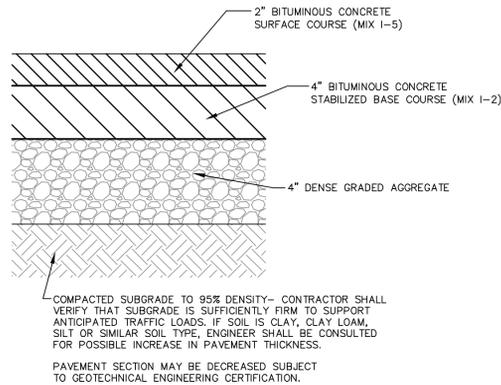




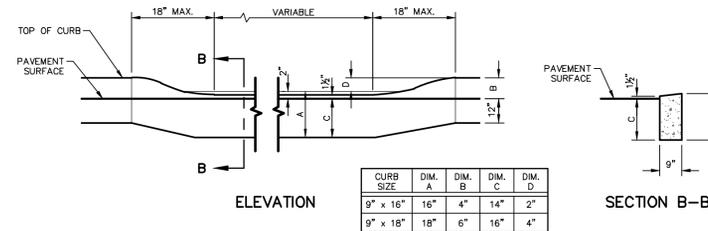
**NOTES:**  
1. ALL JOINTS SHALL BE NEATLY CUT WITH MOTORIZED SAW.  
2. JOINTS SHALL BE OFFSET A MINIMUM OF 12" TO PREVENT REFLECTIVE CRACKS.



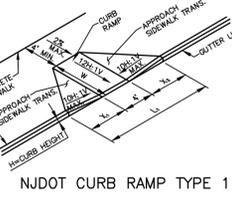
CURB RAMP TYPE 2, 5 OR 6	H INCHES	W FEET
1	4	3
2	4	4
3	5	5
4	6	6
5	7	7
6	8	8
7	9	9



**NOTES:**  
1. CURB AND SIDEWALK CONCRETE TO BE N.J.D.O.T. CLASS "B" AIR-ENTRAINED.  
2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK AT 18" MAX. INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.



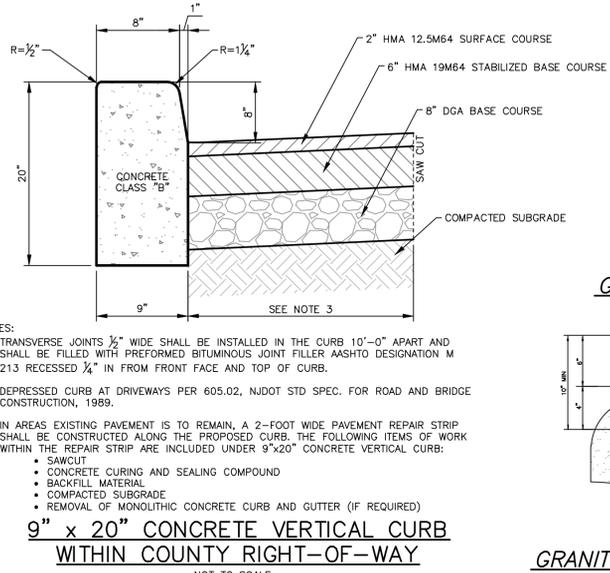
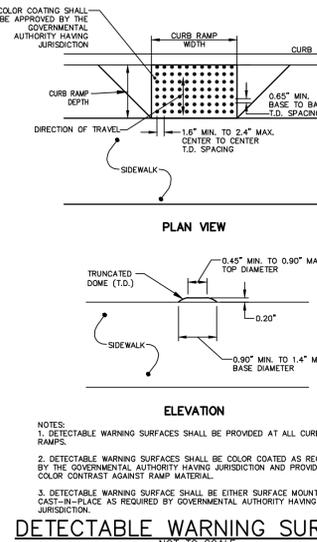
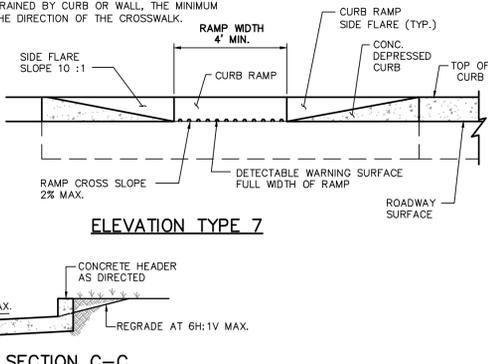
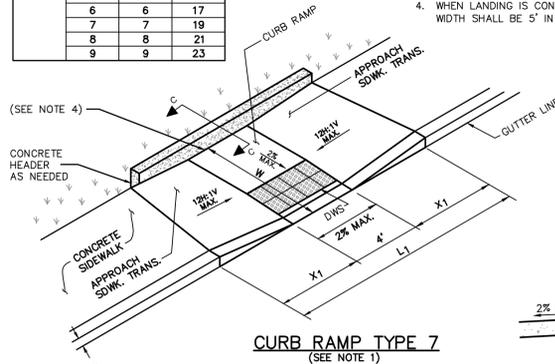
CURB RAMP TYPE 1	H INCHES	X FEET	L FEET	W FEET
1	3	2.5	3.0	3
2	4	3.3	4.0	4
3	5	4.2	5.0	5
4	6	5.0	6.0	6
5	7	5.8	7.0	7
6	8	6.7	8.0	8
7	9	7.5	9.0	9



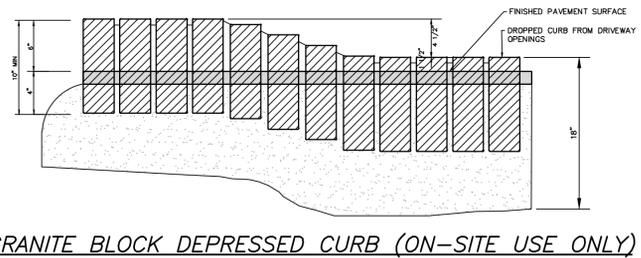
**PUBLIC SIDEWALK CURB RAMPS**  
N.T.S.

- TYPE 7 NOTES:**
- WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
  - IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT SIDEWALK TRANSITION.
  - THIS TYPE CAN ALSO BE USED AT CURB RETURNS.
  - WHEN LANDING IS CONSTRAINED BY CURB OR WALL, THE MINIMUM WIDTH SHALL BE 5' IN THE DIRECTION OF THE CROSSWALK.

CURB RAMP TYPE 7	W FEET	H INCHES	X1 FEET	L1 FEET
1	5	5	3	11
2	4	4	4	13
3	5	5	5	15
4	6	6	6	17
5	7	7	7	19
6	8	8	8	21
7	9	9	9	23



**GRANITE BLOCK CURB (ON-SITE USE ONLY)**  
NOT TO SCALE

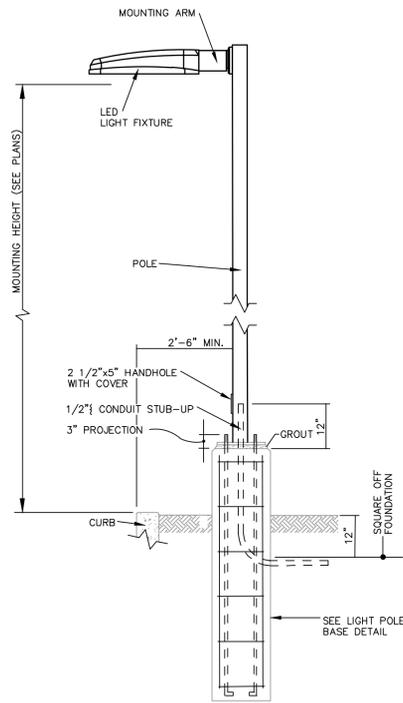


DATE	REVISION
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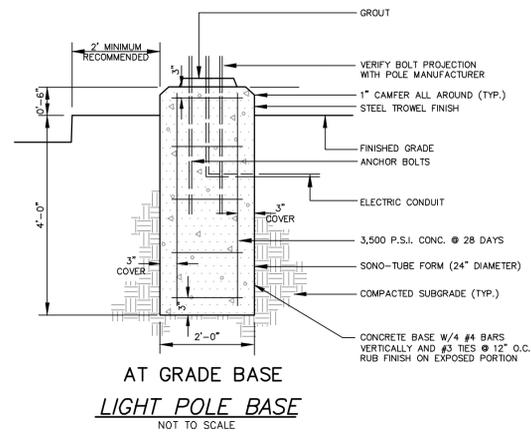
**DYKSTRA WALKER DESIGN GROUP**  
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS  
21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849  
PHONE (973) 663-5540 - FAX (973) 663-0042  
WWW.DYKSTRAWALKER.COM

**KENNETH D. DYKSTRA**  
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. NO. 246803297200

CONSTRUCTION NOTES & DETAILS	
PRELIMINARY & FINAL SITE PLAN <b>GODWIN AVE SUPPORTIVE HOUSING</b> #714 GODWIN AVENUE BLOCK 55, LOT 8 BOROUGH OF MIDLAND PARK BLOCK 302, LOT 1 TOWNSHIP OF WYCKOFF BERGEN COUNTY NEW JERSEY	
SCALE: AS NOTED	JOB NO.: 22004
DRAWN BY: MDF	CHECKED BY: KDD
DATE: 5/12/22	SHEET NO. 8 of 9

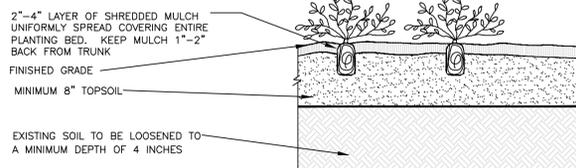


**TYPICAL POLE-MOUNTED LIGHT FIXTURE DETAIL**  
NOT TO SCALE

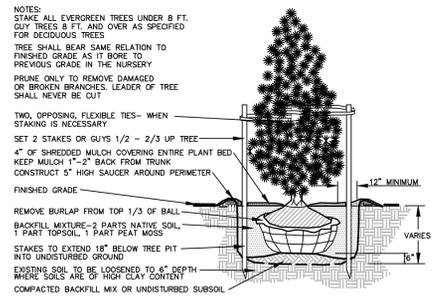


GROUND COVER MATERIAL SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE IN THE NURSERY

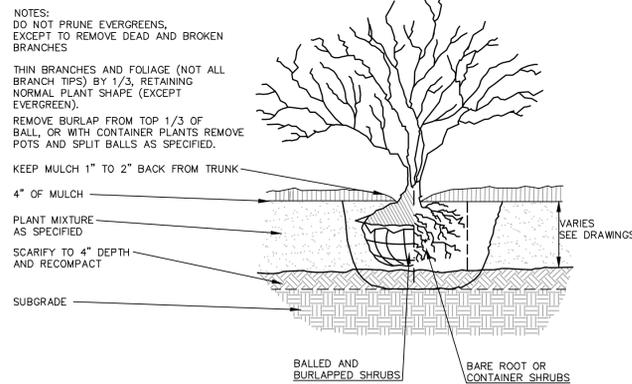
GROUND COVER PLANT - SEE PLANT LIST FOR SPECIES AND SPACING



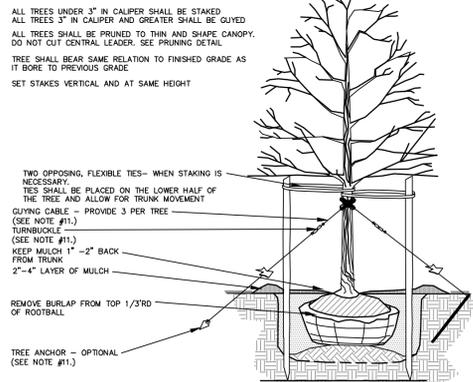
**GROUNDCOVER PLANTING DETAIL**  
N.T.S.



**EVERGREEN TREE PLANTING DETAIL**  
N.T.S.

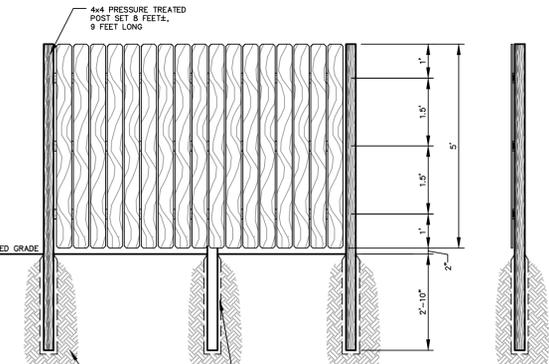
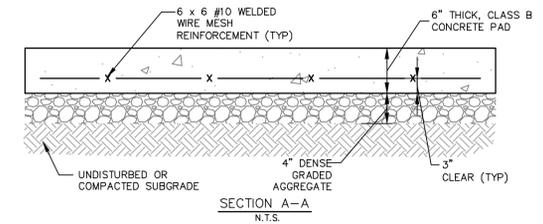
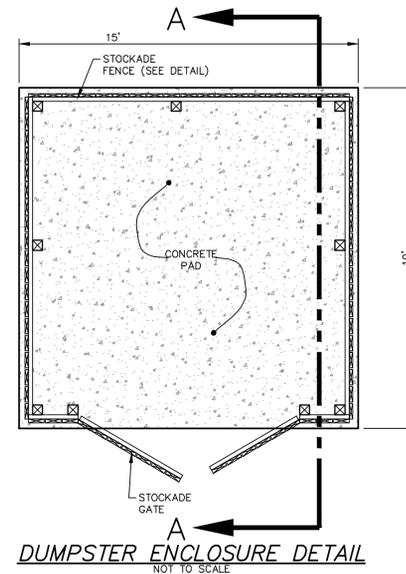


**SHRUB PLANTING DETAIL**  
N.T.S.

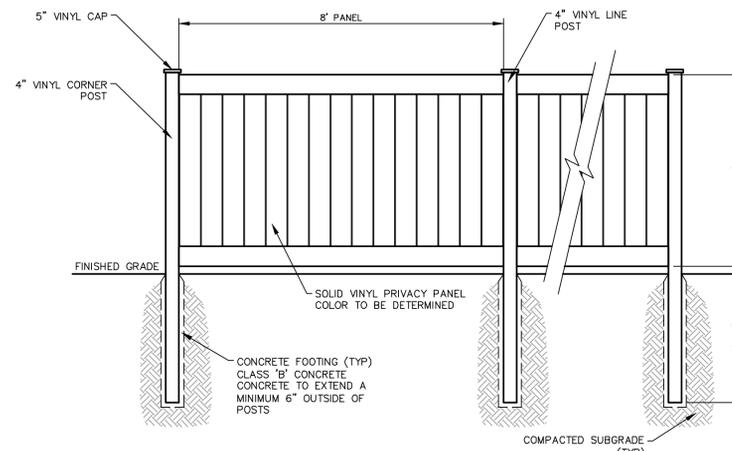


**TREE STAKING DETAIL**  
N.T.S.

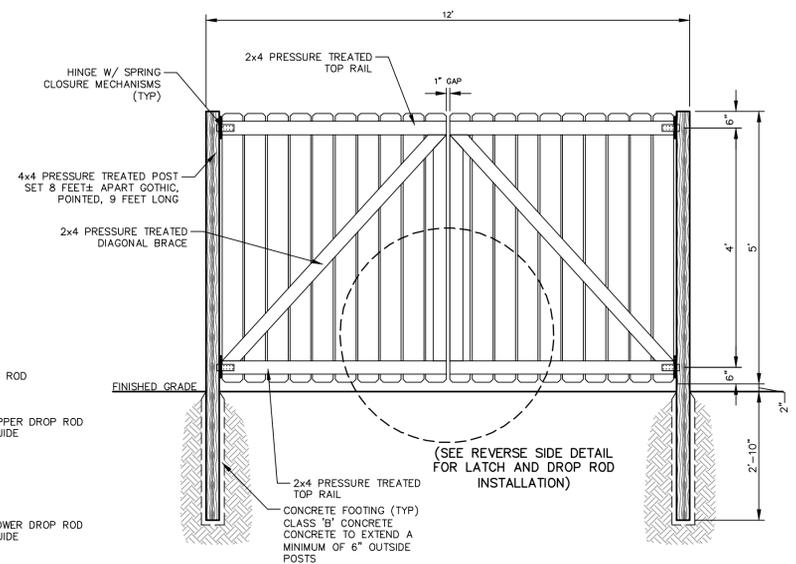
- NOTES:**
- TREES SHALL BE PLACED TWO FEET FROM FACE OF CURB WITH SIDEWALKS AND EIGHT FEET WHERE NO SIDEWALKS EXIST OR ARE PROPOSED.
  - PLANTING DISTANCE BETWEEN TREES SHALL BE 50 FEET MAXIMUM EXCEPT THAT SOME FLOWERING TREES MAY BE PLANTED A MAXIMUM DISTANCE OF 30 FEET APART.
  - NO SHADE TREES TO BE PLACED IN SIGHT TRIANGLE EASEMENTS OR WITHIN 25 FEET OF THE INTERSECTION OF TWO STREETS.
  - MINIMUM CALIPER OF TREES SHALL BE 2.5 INCHES MEASURED 1 FOOT ABOVE GROUND.
  - MINIMUM HEIGHT OF TREES SHALL BE 11 FEET, EXCEPT FLOWERING TREES SHALL NOT BE LESS THAN 6 FEET.
  - ALL TREES SHALL BE BALLED AND BURLAPPED, SHALL BE OF NURSERY STOCK, SHALL BE OF SYMMETRICAL GROWTH; SHALL BE FREE OF DISEASE, INSECTS, AND MECHANICAL INJURY; SHALL BE STRAIGHT OF STEM WITH A WELL BALANCED TOP; SHALL BE OF VIGOROUS GROWTH; AND SHALL HAVE A WELL DEVELOPED ROOT SYSTEM. THE TRUNKS OF THE SHADE TREES (EXCEPT FLOWERING TREES) ARE TO BE FREE BRANCHES TO A HEIGHT OF AT LEAST 7 FEET FROM THE GROUND AND THE FIRST BRANCH SHALL NOT BE OVER 9 FEET FROM THE GROUND.
  - THE PLANTING HOLE SHALL BE ONE FOOT IN DIAMETER GREATER THAN THE ROOT BALL AND 6 INCHES DEEPER.
  - THE SOIL FOR BACKFILLING SHALL BE A MIXTURE OF THREE PARTS LOAMY SOIL AND TWO PARTS COARSE SAND AND ONE PART HUMUS.
  - AFTER BACKFILLING THE SURFACE OF THE PLANTING HOLE SHALL BE MULCHED WITH WOOD CHIPS, HAY, STRAW OR OTHER SUITABLE MATERIAL.
  - WHEN STAKING IS NECESSARY, TREES SHALL BE STAKED WITH STAKES OF LOCUST, CEDAR OR OAK 2" X 2" X 6" TO 8"; FASTENING AND SUPPORT SHALL BE BY MEANS OF TAPE ONE AND ONE HALF INCHES TO TWO INCHES WIDE.
  - WHEN STAKING IS NECESSARY, TREES SHALL BE STAKED WITH TWO, OPPOSING FLEXIBLE TIES AS SHOWN - ONLY UNDER EXTREME WINDY CONDITIONS, GUYING CABLE, TURNBUCKLE AND IF NECESSARY TREE ANCHOR STAKING SYSTEM SHALL BE USED.



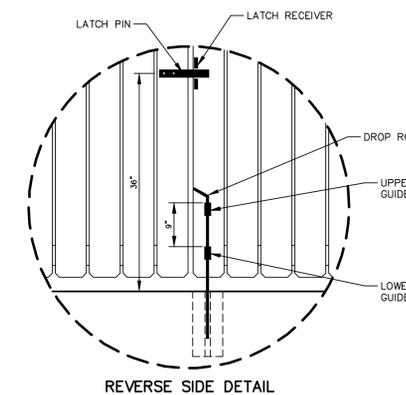
**STOCKADE FENCE AT DUMPSTER ENCLOSURE DETAIL**  
NOT TO SCALE



**VINYL PRIVACY FENCE DETAIL**  
NOT TO SCALE



**INSIDE ELEVATION STOCKADE FENCE GATE DETAIL**  
NOT TO SCALE



**REVERSE SIDE DETAIL**

<b>DYKSTRA WALKER DESIGN GROUP</b>	
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PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. NO. 246B03297200	
DATE	REVISION
5/12/23	PER CONDITIONS OF APPROVAL
3/10/23	PER SETTLEMENT AGREEMENT
10/26/22	PER BOARD COMMENTS
8/24/22	PER COMPLETENESS REVIEW

**CONSTRUCTION NOTES & DETAILS**

PRELIMINARY & FINAL SITE PLAN  
**GODWIN AVE SUPPORTIVE HOUSING**  
#714 GODWIN AVENUE  
BLOCK 55, LOT 8  
BOROUGH OF MIDLAND PARK  
BLOCK 302, LOT 1  
TOWNSHIP OF WYCKOFF  
BERGEN COUNTY NEW JERSEY

<b>DW</b>
SCALE: AS NOTED
JOB NO.: 22004
DRAWN BY: MDF
CHECKED BY: KDD
DATE: 5/12/22
SHEET NO. 9 of 9