CAPIZZI LAW OFFICES

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Reply to New Jersey Office

October 27, 2022

Revised Engineering Plan Submittal for the November 9, 2022 Hearing

Via Overnight Mail
Jessica Harmon – Secretary
Midland Park Zoning Board of Adjustment
280 Godwin Avenue
Midland Park, NJ 07432

Re: Nouvelle, LLC – Midland Park ZBA (the "Applicant")
714 Godwin Avenue; Blocks 55 & 302, Lots 8 & 1 (collectively the "Property")

Dear Ms. Harmon:

As you are aware, this office represents the above Applicant regarding its application for Preliminary and Final Site Plan approval before the Midland Park Zoning Board of Adjustment seeking to construct a four (4) unit 2 ½ story affordable housing building with other associated improvements. A portion of the Property is located in the Borough of Wyckoff, Block 302, Lot 1 (the "Wyckoff Section"). There are no improvements proposed on the Wyckoff Section.

The Applicant's Engineer, Dykstra Walker Design Group, P.A., revised its plan to address comments raised at the October 24, 2022 special hearing. To that end, enclosed please find the following for consideration at the November 9, 2022 hearing:

1. Engineering Plan prepared by Dykstra Walker Design Group, P.A., dated May 12, 2022 and last revised as of October 26, 2022 consisting of nine (9) sheets (20 copies);
2. Letter prepared by Dykstra Walker Design Group, P.A., dated October 27, 2022 outlining the revisions made to the aforementioned plan set (20 copies).

This letter shall also confirm this matter is scheduled to be heard before the Midland Park Zoning Board of Adjustment, in-person, on Wednesday, November 9, 2022, at 7:30 pm.

Thank you.

Very truly yours,

Gloria Duby

Gloria Duby, Paralegal

MGC/gd
Enclosures

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 54, LOT 2.01
O'DONNELL, KEVIN C & ANNA L
719 GODWIN AVENUE
MIDLAND PARK, NJ 07432

BLOCK 54, LOT 2.02
TONEY, SAKISHA & NEWMAN, BASILLE
717 GODWIN AVENUE
MIDLAND PARK, NJ 07432

BLOCK 54, LOT 2.03
BOUMA, CORRIE
715 GODWIN AVENUE
MIDLAND PARK, NJ 07432

BLOCK 54, LOT 5
SMITH, JOICE H
10 WEST PAMRAPO
GLEN ROCK, NJ 07452

BLOCK 54, LOT 5.01
W. BERGEN MENTAL HLTHCARE INC
120 CHESTNUT STREET
RIDGEWOOD, NJ 07450

BLOCK 54, LOT 6.01
WANAMAKER, DONALD & KATHLEEN
695 GODWIN AVENUE
MIDLAND PARK, NJ 07432

BLOCK 54, LOT 6.02
GARNER, JASON & DANIELLE
693 GODWIN AVENUE
MIDLAND PARK, NJ 07432

BLOCK 54, LOT 6.06
HOEK, HELEN DE ROSE
709 GLENDALE ROAD
FRANKLIN LAKES, NJ 07417

BLOCK 55, LOT 2
NICOL, JOHN C
123 GODWIN AVENUE
MIDLAND PARK, NJ 07432

BLOCK 55, LOT 3
SCHPER, SAMUEL D. & MARY J.
101 MIDLAND AVENUE
MIDLAND PARK, NJ 07432

BLOCK 55, LOT 4
OLSEN, MICHAEL H & CAROL A.
97 MIDLAND AVENUE
MIDLAND PARK, NJ 07432

BLOCK 55, LOT 5
KAZLAU, JUDITH A
93 MIDLAND AVENUE
MIDLAND PARK, NJ 07432

BLOCK 55, LOT 6
STERNITZKE, GLENN C
89 MIDLAND AVENUE
MIDLAND PARK, NJ 07432

BLOCK 55, LOT 7.01
DIRNAN, INC
686 GODWIN AVENUE
MIDLAND PARK, NJ 07432

BLOCK 55, LOT 7.02
NANDIR, INC
686 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 55, LOT 9
PASTOR, FRANK & CAROLYN
720 GODWIN AVENUE
MIDLAND PARK, NJ 07432

BLOCK 55, LOT 10
FLOREY, TARA F
110 GODWIN AVENUE
WYCKOFF, NJ 07481

BLOCK 302, LOT 4
QUININES, STEPHEN & DIANE
152 ELMWOOD PLACE
WYCKOFF, NJ 07481

BLOCK 302, LOT 5
MOTZ, JEREMY & LISA
146 ELMWOOD PLACE
WYCKOFF, NJ 07481

BLOCK 302, LOT 6
ROMANO, ANTHONY & MAUREEN LYONS
140 ELMWOOD PLACE
WYCKOFF, NJ 07481

BLOCK 302, LOT 3
FLOREY, TARA F & PHILLIP
110 GODWIN AVENUE
WYCKOFF, NJ 07481

BLOCK 302, LOT 2
PASTOR, FRANK & CAROLYN
720 GODWIN AVENUE
MIDLAND PARK, NJ 07432

BLOCK 302, LOT 1
ALI, REZA MEMAR
260 COLUMBIA AVENUE, SUITE 14
FORT LEE, NJ 07024

BLOCK 302, LOT 9
DUCA, JEFFREY & JENNIFER
15 BROOK ROAD
WYCKOFF, NJ 07481

BLOCK 302, LOT 10
STEPHEN, FRANK C (V) & RUTH E
11 BROOK ROAD
WYCKOFF, NJ 07481

BLOCK 302, LOT 11.01
STULIY, ANDREI & EKATERINA
7 BROOK ROAD
WYCKOFF, NJ 07481

BLOCK 302, LOT 12.01
NICOL, JOHN C
123 MIDLAND AVENUE
WYCKOFF, NJ 07481

BLOCK 302, LOT 13
OLSEN, MICHAEL & ZIMMER, CAROL
97 MIDLAND AVENUE
WYCKOFF, NJ 07481

BLOCK 333, LOT 1
CYNE JR., JEROME J
2 MADISON HEIGHTS
WYCKOFF, NJ 07481

BLOCK 333, LOT 6
VALENTINE, RICHARD M & JILL A
111 GODWIN AVENUE
WYCKOFF, NJ 07481

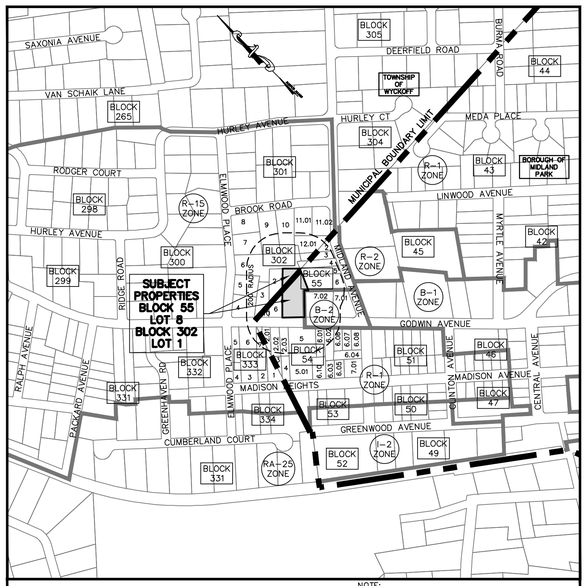
PUBLIC UTILITIES
PSE&G
MANAGER – CORPORATE PROPERTIES
80 PARK PLAZA T6B
NEWARK, NJ 07102

CABLEVISION
C/O CORPORATE SECRETARY
40 POTASH ROAD
OAKLAND, NJ 07436

BERGEN COUNTY PLANNING BOARD
ONE BERGEN COUNTY PLAZA
HACKENSACK, NJ 07601

VILLAGE OF RIDGEWOOD
WATER DEPARTMENT – DIRECTOR
131 N MAPLE AVENUE
RIDGEWOOD, NJ 07450

VERIZON
ENGINEERING MANAGER, FRANK SCUZO
114 PATERSON STREET
PATERSON, NJ 07501



KEY MAP
SCALE: 1" = 400'±

NOTE:
INFORMATION SHOWN HEREON TAKEN FROM MIDLAND PARK BOROUGH TAX MAP SHEETS 11 AND 12; WYCKOFF TOWNSHIP TAX MAP SHEETS 19, 21, 22 AND 23; THE MIDLAND PARK & WYCKOFF ZONING MAPS. THE SUBJECT PROPERTIES ARE SHOWN ON TAX MAP SHEETS 11 & 21.

GRAPHIC SCALE

400 0 200 400 800 1,600

(IN FEET)
1 inch = 400 ft.

NOTES AND REFERENCES

1. 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

2. 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.
3. 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).
4. 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.
5. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY DYKSTRA WALKER DESIGN GROUP IN MARCH 2022. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88.
6. THERE ARE NO FLOODPLAINS OR FLOODWAYS ON THE SUBJECT PROPERTY PER FIRM MAPPING.
7. 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.
8. 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.
9. 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.
10. THE NET INCREASE OF IMPERVIOUS SURFACE FOR THIS PROJECT IS 5,875 SQUARE FEET (<0.25 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.
11. 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.
12. 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.
13. A VARIANCE IS REQUIRED FROM SECTION 34-4.3.a FOR NOT PROVIDING AT LEAST ONE (1) ENCLOSED GARAGE FOR EACH DWELLING UNIT ERECTED.
14. 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.
15. 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.
16. 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.
17. 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) COVERAGE BREAKDOWN

EXISTING CONDITIONS		PROPOSED CONDITIONS	
EXISTING DRIVEWAY PAVEMENT	1,150 SF	PROPOSED BUILDING	2,275 SF
EXISTING CONCRETE PADS	750 SF	PROPOSED PAVED PARKING AREA	3,850 SF
EXISTING GRAVEL DRIVEWAY AREA	500 SF	PROPOSED PERMEABLE PAVERS	1,050 SF
TOTAL	2,400 SF	PROPOSED CONCRETE PADS & WALKWAYS	800 SF
		PROPOSED CONCRETE RAMP	200 SF
		PROPOSED WALL	100 SF
		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

PARKING REQUIREMENTS

ITEM	REQUIRED	PROVIDED
PARKING CACULATIONS (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

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

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

DATE	REVISION
10/26/22	PER BOARD COMMENTS
8/24/22	PER COMPLETENESS REVIEW

DYKSTRA WALKER DESIGN GROUP P.A.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849
PHONE (973) 663-6540 · FAX (973) 663-0042
WWW.DYKSTRAWALKER.COM

KENNETH D. DYKSTRA
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 24GB03297200

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
CHECKED BY: KDD
DATE: 5/12/22
SHEET NO. 1 OF 9

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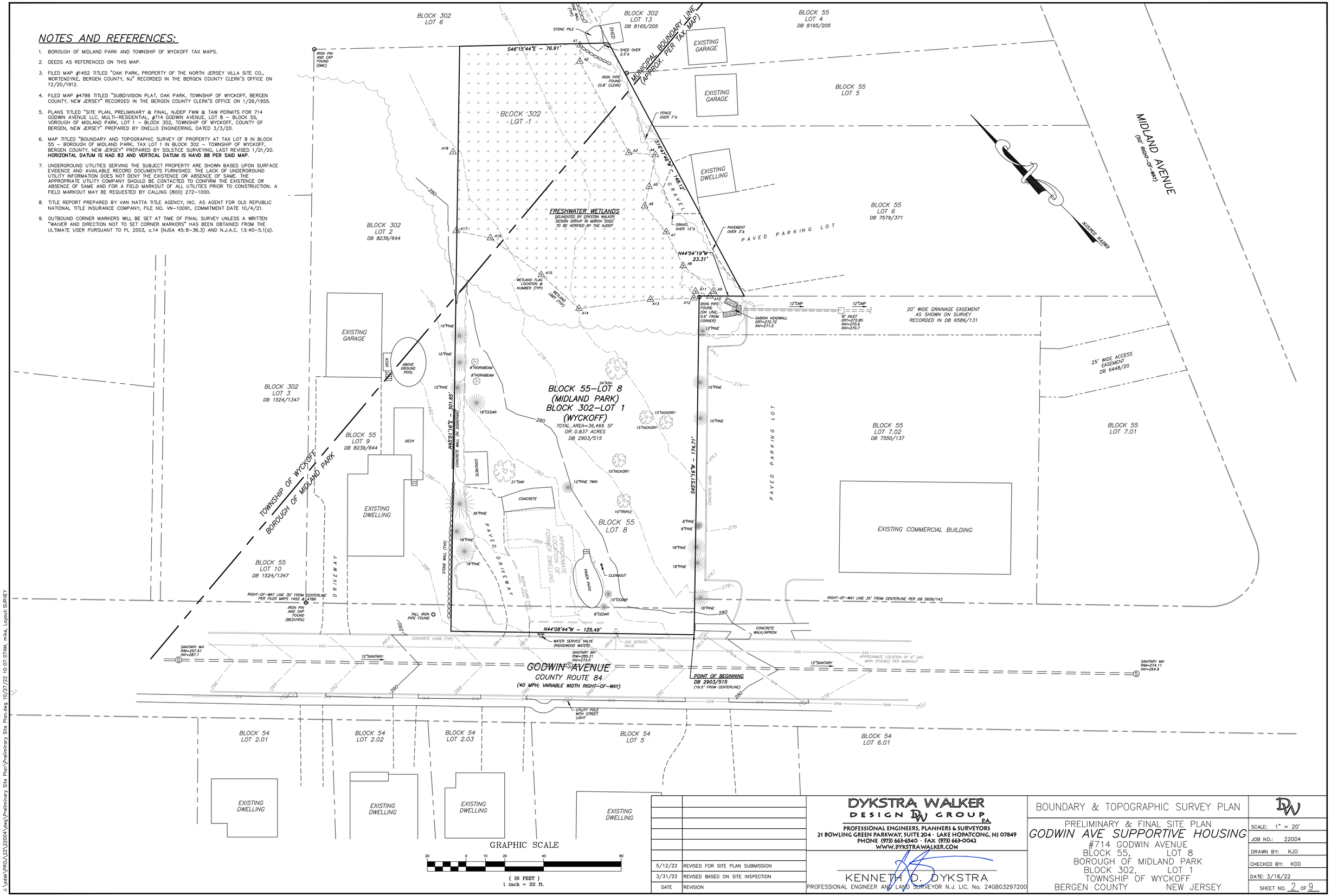
NOTES AND REFERENCES:

1. BOROUGH OF MIDLAND PARK AND TOWNSHIP OF WYCKOFF TAX MAPS.
2. DEEDS AS REFERENCED ON THIS MAP.
3. 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.
4. 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.
5. PLANS TITLED "SITE PLAN, PRELIMINARY & FINAL, NJDEP FWW & 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.
6. 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 SOLSTICE SURVEYING, LAST REVISED 1/21/20. **HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 PER SAID MAP.**
7. 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.
8. 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.
9. 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 (NJSA 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).



DATE	REVISION
5/12/22	REVISED FOR SITE PLAN SUBMISSION
3/31/22	REVISED BASED ON SITE INSPECTION

DYKSTRA WALKER DESIGN DW GROUP P.A.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849
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KENNETH D. DYKSTRA
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 24GB03297200

BOUNDARY & TOPOGRAPHIC SURVEY PLAN

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" = 20'
JOB NO.:	22004
DRAWN BY:	KJO
CHECKED BY:	KDD
DATE:	3/16/22
SHEET NO.	2 OF 9

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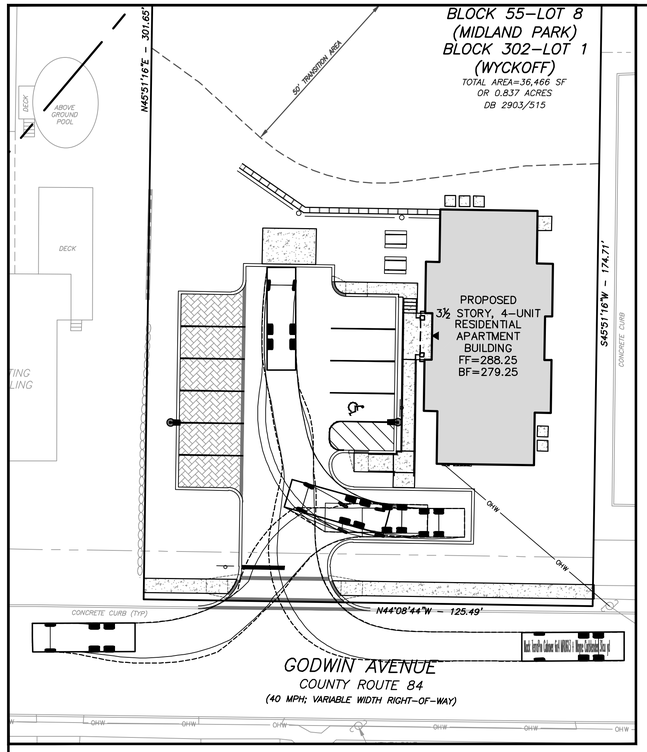
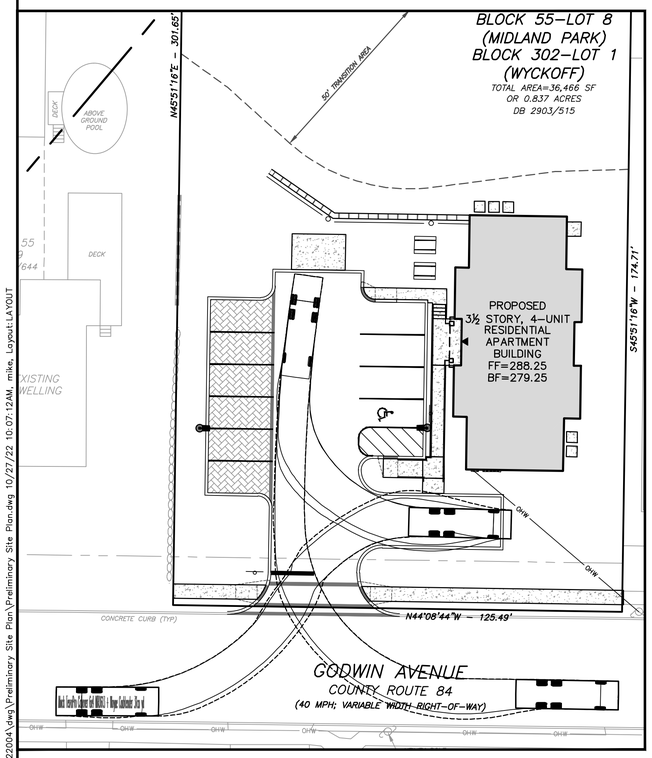
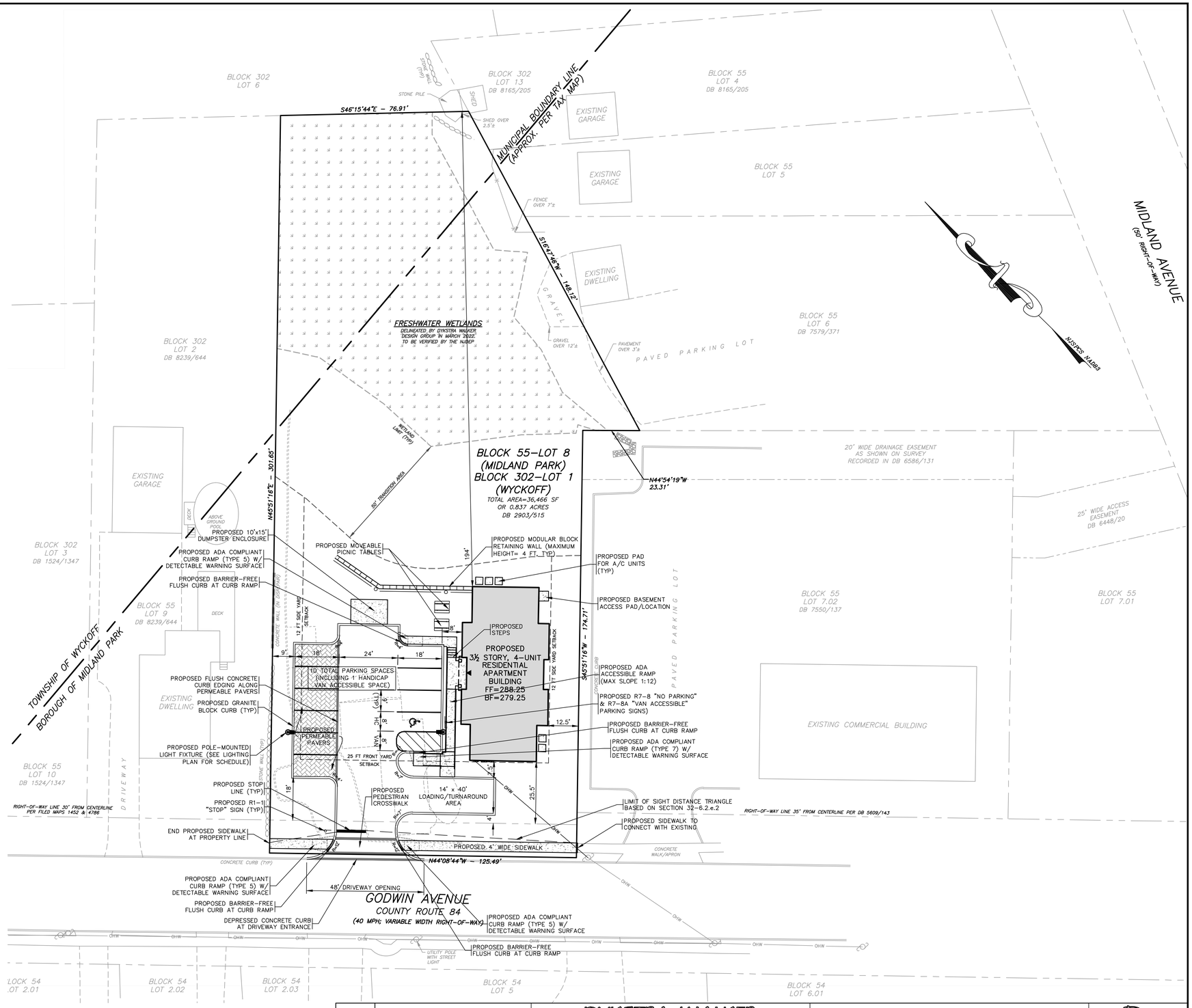


FRONT–LOADING GARBAGE TRUCK TURNING TEMPLATE
SCALE: 1" = 20'



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



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DATE	REVISION
10/26/22	PER BOARD COMMENTS
8/24/22	PER COMPLETENESS REVIEW

DYKSTRA WALKER DESIGN DW GROUP P.A.
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KENNETH D. DYKSTRA
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 24GB03297200

SITE LAYOUT PLAN

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" = 20'
JOB NO.: 22004
DRAWN BY: MDF
CHECKED BY: KDD
DATE: 5/12/22
SHEET NO. 3 OF 9

J:\cdak\PROJ\22\22004\dwg\Preliminary Site Plan\Preliminary Site Plan.dwg 10/27/22 10:07:12AM, mike, Layout:LAYOUT

SOIL TESTING RESULTS

TEST PITS WERE EXCAVATED ON MARCH 30, 2022 AND WITNESSED BY DYKSTRA WALKER DESIGN GROUP.

TEST PIT #1:
0" – 10" 10YR4/4 DARK YELLOWISH BROWN LOAM, 5% GRAVEL, SUBANGULAR BLOCKY, FRIABLE
10" – 24" 10YR3/3 DARK BROWN LOAM, 5% GRAVEL, SUBANGULAR BLOCKY, FRIABLE, NO MOTTLING
24" – 65" 10YR5/6 YELLOWISH BROWN LOAM, 10% GRAVEL, 5% COBBLE, 5% STONE, SUBANGULAR BLOCKY, FRIABLE, NO MOTTLING
65" – 110" 10YR3/4 DARK YELLOWISH BROWN LOAMY SAND, 20% GRAVEL, 10% COBBLE, 2% STONE, SUBANGULAR BLOCKY, FRIABLE, NO MOTTLING

ROOTS TO 50"
NO LEDGE
DEPTH TO WATER: 96" @ 2 HRS
SEEPAGE @ 84"
ESHWT @ 84" (SEEPAGE) ELEV. 274.0
PERMEABILITY RATING: K3 @ 70"

TEST PIT #2:
0" – 8" 10YR2/2 DARK BROWN LOAM, 5% GRAVEL, SUBANGULAR BLOCKY, LOOSE (MOIST)
8" – 48" 10YR5/6 YELLOWISH BROWN LOAM, 10% GRAVEL, SUBANGULAR BLOCKY, FRIABLE, NO MOTTLING
48" – 96" 10YR3/4 DARK YELLOWISH BROWN LOAMY SAND, 20% GRAVEL, 10% COBBLE, 10% STONE, SUBANGULAR BLOCKY, FRIABLE, NO MOTTLING

ROOTS TO 40"
NO LEDGE
DEPTH TO WATER: 74" @ 2 HRS
SEEPAGE @ 74"
ESHWT @ 74" (SEEPAGE) ELEV. 273.8
PERMEABILITY RATING: K3 @ 60"

TEST PIT #3:
0" – 24" FILL (LOAM & ROCK)
24" – 72" 10YR5/6 YELLOWISH BROWN LOAM, 10% GRAVEL, 5% COBBLE, 5% STONE, SUBANGULAR BLOCKY, FRIABLE, NO MOTTLING
72" – 120" 10YR3/4 DARK YELLOWISH BROWN LOAMY SAND, 30% GRAVEL, 10% COBBLE, 5% STONE, SUBANGULAR BLOCKY, FRIABLE, NO MOTTLING

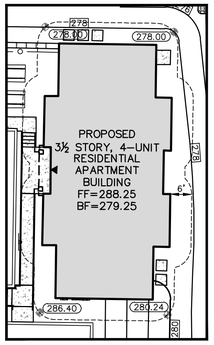
ROOTS TO 75"
NO LEDGE
DEPTH TO WATER: 110" @ 1 HRS
SEEPAGE @ 96"
ESHWT @ 74" (SEEPAGE) ELEV. 275.5
PERMEABILITY RATING: K4 @ 84"

TEST PIT #4:
0" – 12" 10YR3/3 DARK BROWN LOAM (TOPSOIL), 5% GRAVEL, SUBANGULAR BLOCK, FRIABLE
12" – 55" 10YR5/6 YELLOWISH BROWN LOAM, 10% GRAVEL, 5% COBBLE, SUBANGULAR BLOCKY, FRIABLE, NO MOTTLING
55" – 100" 10YR4/4 DARK YELLOWISH BROWN LOAMY SAND, 25% GRAVEL, 10% COBBLE, 5% STONE, SUBANGULAR BLOCKY, FRIABLE, NO MOTTLING

ROOTS TO 63"
NO LEDGE
DEPTH TO WATER: 86" @ 0.5 HRS
SEEPAGE @ 70"
ESHWT @ 70" (SEEPAGE) ELEV. 273.2
PERMEABILITY RATING: K4 @ 60"

TEST PIT #5:
0" – 8" 10YR3/3 DARK YELLOWISH BROWN LOAM (TOPSOIL), 5% GRAVEL, SUBANGULAR BLOCK, FRIABLE
8" – 41" 10YR5/6 YELLOWISH BROWN CLAY LOAM, 10% GRAVEL, SUBANGULAR BLOCKY, FRIABLE, NO MOTTLING
41" – 96" 10YR4/4 DARK YELLOWISH BROWN SANDY LOAM, 20% GRAVEL, 10% COBBLE, 5% STONE, SUBANGULAR BLOCKY, FRIABLE, NO MOTTLING

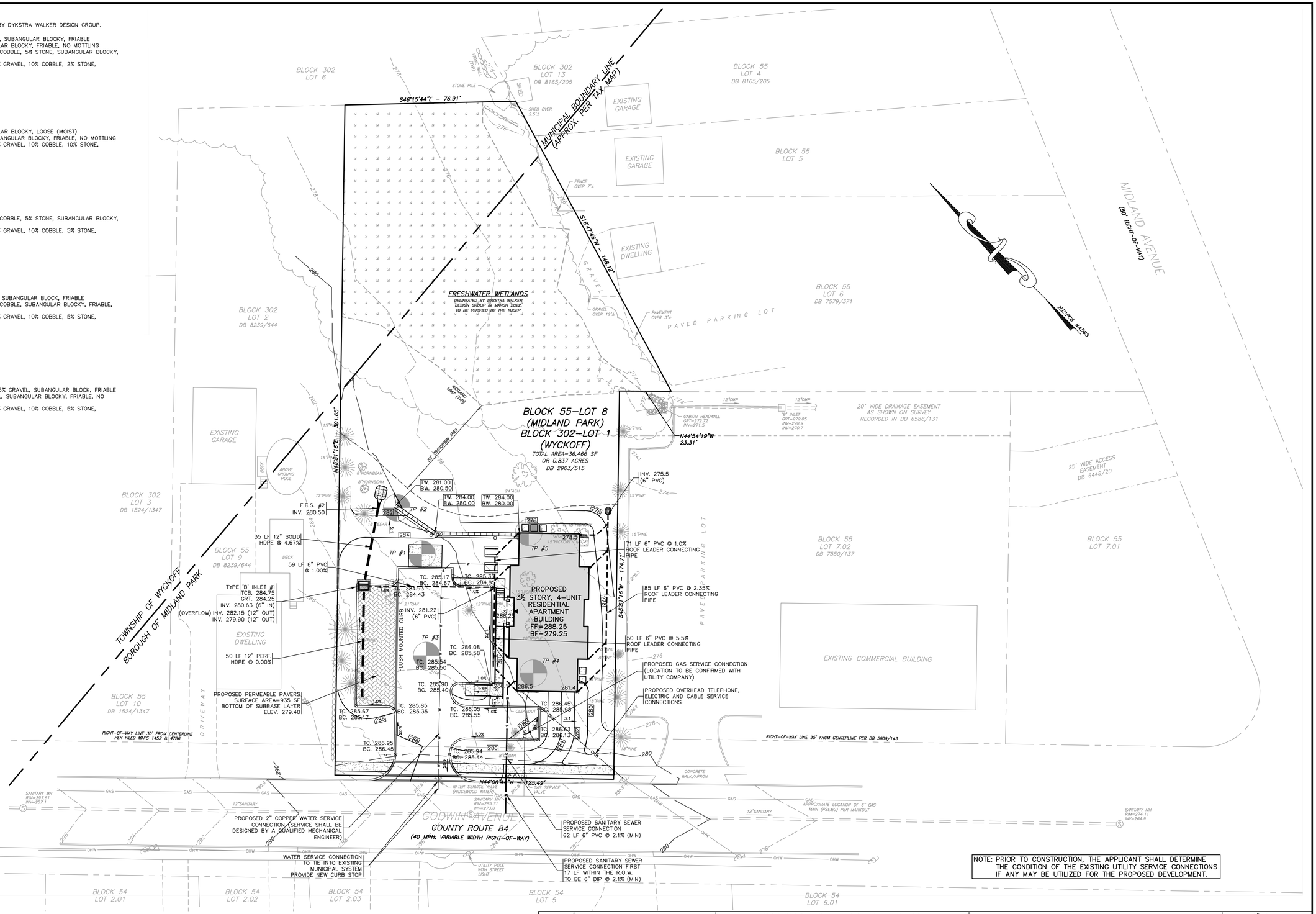
ROOTS TO 50"
NO LEDGE
DEPTH TO WATER: 76" @ 1 HRS
SEEPAGE @ 76"
ESHWT @ 70" (SEEPAGE) ELEV. 270.7



AVERAGE GRADE CALCULATION

SCALE: 1" = 20'

AVERAGE GRADE = $\frac{286.40 + 278.00 + 278.00 + 280.24}{4}$ = 280.66



NOTE: PRIOR TO CONSTRUCTION, THE APPLICANT SHALL DETERMINE THE CONDITION OF THE EXISTING UTILITY SERVICE CONNECTIONS IF ANY MAY BE UTILIZED FOR THE PROPOSED DEVELOPMENT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DATE	REVISION
10/26/22	PER BOARD COMMENTS
8/24/22	PER COMPLETENESS REVIEW

DYKSTRA WALKER DESIGN GROUP PA
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
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KENNETH D. DYKSTRA
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 24GB03297200

GRADING & UTILITY PLAN

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" = 20'
JOB NO.: 22004
DRAWN BY: MDF
CHECKED BY: KDD
DATE: 5/12/22
SHEET NO. 4 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).

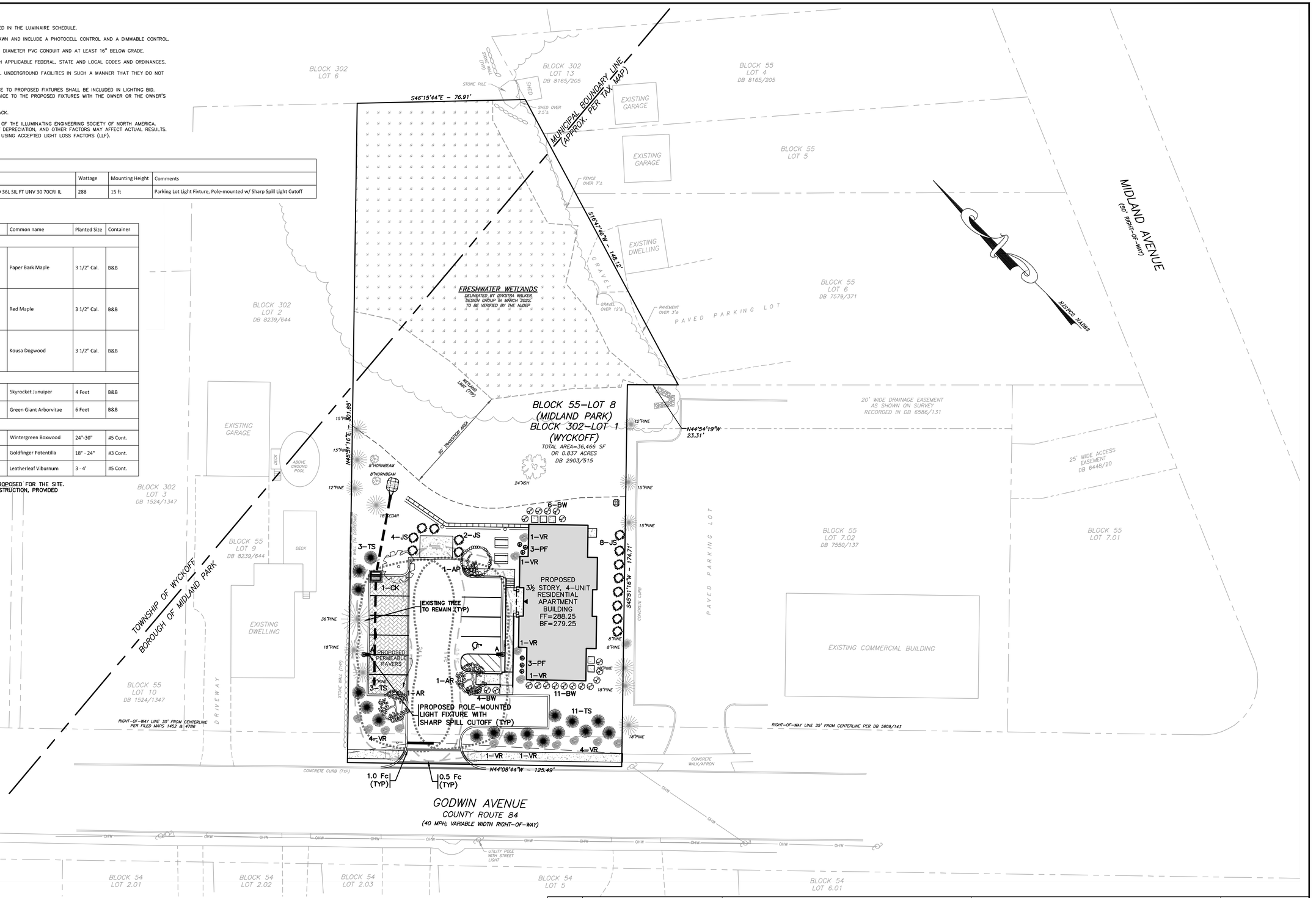
Lighting Schedule

Project: Block 55, Lot 8							
Symbol	Qty.	Arrangement	LLF	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
Deciduous Trees					
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
Evergreen Trees					
JS	14	Juniperus scopilorum 'Skyrocket'	Skyrocket Junuiper	4 Feet	B&B
TS	17	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	6 Feet	B&B
Shrubs					
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.



GRAPHIC SCALE

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KENNETH D. DYKSTRA
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LIGHTING AND LANDSCAPING PLAN

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" = 20'
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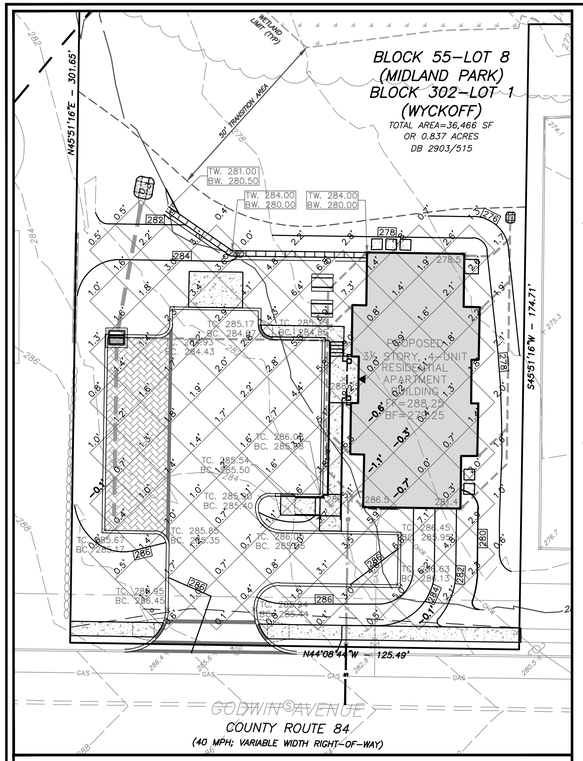

EARTHWORK PLAN

SCALE: 1" = 20'

EARTHWORK QUANTITY CALCULATIONS:

CUT (TO FINISHED PAVEMENT GRADE & BLDG FF -12"):	10	CY
TOTAL EXCAVATION:	10	CY
FILL (TO FINISHED PAVEMENT GRADE):	975	CY
- PERMEABLE PAVER SYSTEM	190	CY
- PAVEMENT VOLUME	120	CY
TOTAL FILL:	665	CY
TOTAL FILL:	665	CY
- TOTAL CUT:	10	CY
MATERIAL NEEDED	655	CY
TOPSOIL TO BE STRIPPED	400	CY
TOPSOIL NEEDED	210	CY
TOTAL MATERIAL NEEDED, LESS TOPSOIL	465	CY

PROPOSED SCOUR HOLE
BOTTOM L= 3 FT
BOTTOM W= 2 FT
DEPTH= 6 IN
D50= 4 IN
TH= 12 IN

TEMPORARY INLTER FILTER PROTECTION DEVICE (TYP)

TOPSOIL STOCKPILE (TYP)

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE
AREA OF DISTURBANCE= 15,000 SF (0.35 ACRES)

TEMPORARY SEDIMENT FILTER FENCE (TYP)

EXISTING TREE TO BE REMOVED (TYP)

MUNICIPAL BOUNDARY LINE (APPROX. PER TAX MAP)

TOWNSHIP OF WYCKOFF / BOROUGH OF MIDLAND PARK

FRESHWATER WETLANDS
DELINEATED BY CHRISTINA WALKER, DESIGN GROUP IN MARCH 2022. TO BE VERIFIED BY THE NJDEP

PROPOSED 3½ STORY, 4-UNIT RESIDENTIAL APARTMENT BUILDING
FF=288.25
BF=279.25

S46°15'44"E – 76.91'
S15°47'46"W – 148.12'
N44°54'19"W 23.31'
S45°51'16"W – 174.71'
N45°51'16"E – 301.65'
125.49'

BLOCK 302 LOT 6
BLOCK 302 LOT 13 DB 8165/205
BLOCK 55 LOT 4 DB 8165/205
BLOCK 55 LOT 5
BLOCK 55 LOT 6 DB 7579/371
BLOCK 302 LOT 2 DB 8239/644
BLOCK 55 LOT 9 DB 8239/644
BLOCK 55 LOT 10 DB 1524/1347
BLOCK 55 LOT 7.02 DB 7550/137
BLOCK 55 LOT 7.01
BLOCK 54 LOT 2.01
BLOCK 54 LOT 2.02
BLOCK 54 LOT 2.03
BLOCK 54 LOT 5
BLOCK 54 LOT 6.01

EXISTING GARAGE
EXISTING DWELLING
EXISTING COMMERCIAL BUILDING
PAVED PARKING LOT
GRAVEL
STONE PILE
SHED
SHED OVER 2.5'±
FENCE OVER 7'±
PAVEMENT OVER 3'±
GRAVEL OVER 12'±
ABOVE GROUND POOL
DECK
DRIVEWAY

MIDLAND AVENUE
(50' RIGHT-OF-WAY)
SOUTH MAIN

20' WIDE DRAINAGE EASEMENT AS SHOWN ON SURVEY RECORDED IN DB 6586/131
25' WIDE ACCESS EASEMENT DB 6448/20

12"CMP
GABION HEADWALL GRT=272.72 INV=271.5
9" INLET GRT=272.85 INV=270.9 INV=270.7
CONCRETE WALK/APRON
RIGHT-OF-WAY LINE 30' FROM CENTERLINE PER FILED MAPS 1452 & 4786
RIGHT-OF-WAY LINE 35' FROM CENTERLINE PER DB 5609/143
GODWIN AVENUE
COUNTY ROUTE 84
(40 MPH; VARIABLE WIDTH RIGHT-OF-WAY)
UTILITY POLE WITH STREET LIGHT

GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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SOIL EROSION & SEDIMENT CONTROL PLAN

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
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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 11LBS./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).

   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" – 2½" 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" – 2½" 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.

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 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
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) – SPRAY ON POLYACRYLAMIDE (PAM) – DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS, MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BSIN STANDARD, P. 28–1.		
FLOCULATED SOY BEAN SOAP STOCK	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 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 WATES, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

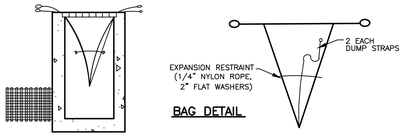
CALCIUM CHLORIDE– SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

STONE– COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

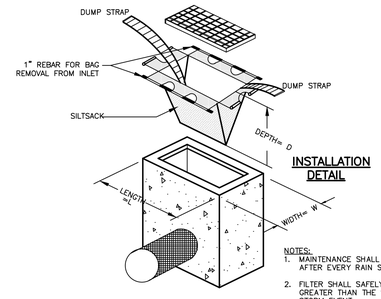
SEQUENCE OF CONSTRUCTION

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. PERVIOUS PAVEMENT SYSTEM MUST BE KEPT FREE FROM SEDIMENT DURING THE ENTIRE CONSTRUCTION PROCESS. CONSTRUCTION MATERIALS CONTAMINATED BY SEDIMENTS MUST BE REMOVED AND REPLACED WITH CLEAN MATERIALS. THE LOCATION OF THE PROPOSED PERVIOUS PAVING SYSTEM SHOULD NOT BE USED TO PROVIDE SEDIMENT CONTROL DURING CONSTRUCTION; HOWEVER, WHEN UNAVOIDABLE, THE BOTTOM OF THE SEDIMENT CONTROL BASIN SHOULD BE AT LEAST 2 FEET ABOVE THE FINAL DESIGN ELEVATION OF THE BOTTOM OF THE STORAGE BED IN THE PERVIOUS PAVING SYSTEM. THE EXCAVATION TO THE FINAL DESIGN ELEVATION OF THE STORAGE BED MAY ONLY OCCUR AFTER ALL CONSTRUCTION WITHIN ITS DRAINAGE AREA IS COMPLETED AND THE DRAINAGE AREA IS STABILIZED. IF CONSTRUCTION OF THE PERVIOUS PAVING SYSTEM CANNOT BE DELAYED, DURING ALL PHASES OF CONSTRUCTION ALL FLOWS MUST BE DIVERTED AWAY FROM THE PERVIOUS PAVING SYSTEM. THE DIVERSIONS MAY NOT BE REMOVED UNTIL ALL CONSTRUCTION WITHIN THE DRAINAGE AREA IS COMPLETED AND THE AREA IS STABILIZED. 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.

TOTAL DURATION = 193 DAYS.



BAG DETAIL



INSTALLATION DETAIL

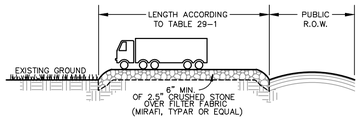
DETAIL OF TEMPORARY STORM SEWER INLET PROTECTION

NOT TO SCALE

NOTES:
1. MAINTENANCE SHALL BE FREQUENT AND AFTER EVERY RAIN STORM.
2. FILTER SHALL SAFELY PASS FLOWS GREATER THAN THE 1 YEAR, 24 HOUR STORM EVENT.

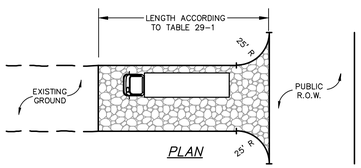
TABLE 29–1

PERCENTAGE SLOPE OF ROADWAY	LENGTH REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0–2%	50 FT	100 FT
2–5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH F.A.B.C. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY.	



NOTE: PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE.

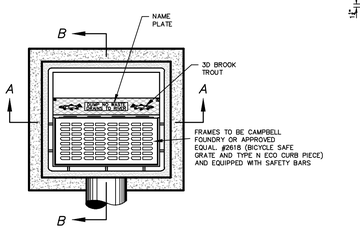
SECTION

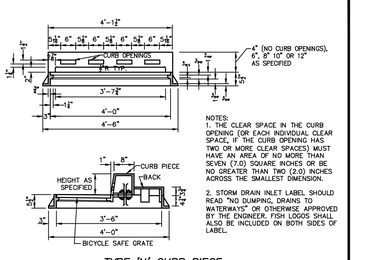


PLAN

STABILIZED CONSTRUCTION ENTRANCE

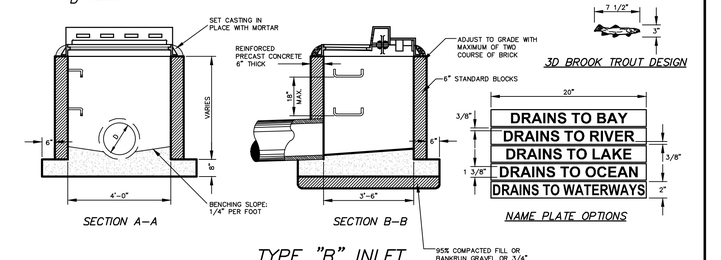
NOT TO SCALE





NOTES:
1. THE CLEAR SPACE IN THE CURB OPENING (OR EACH INDIVIDUAL CLEAR SPACE, IF THE CURB OPENING HAS TWO OR MORE CLEAR SPACES) MUST HAVE AN AREA OF NO MORE THAN SEVEN (7.0) SQUARE INCHES OR BE NO GREATER THAN TWO (2.0) INCHES ACROSS THE SMALLEST DIMENSION.
2. STORM DRAIN INLET LABEL SHOULD READ "NO DUMPING, DRAINS TO WATERWAYS" OR OTHERWISE APPROVED BY THE ENGINEER. FISH LOGOS SHALL ALSO BE INCLUDED ON BOTH SIDES OF LABEL.

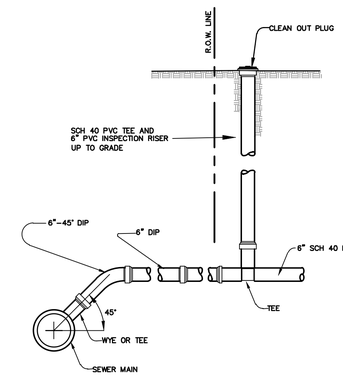
TYPE 'N' CURB PIECE



TYPE "B" INLET

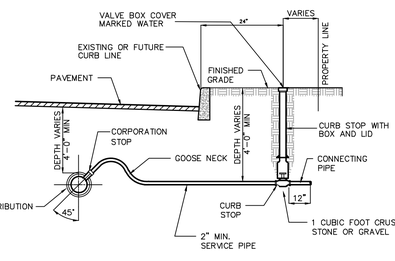
NOT TO SCALE

NAME PLATE OPTIONS



TYPICAL SANITARY SEWER SERVICE CONNECTION

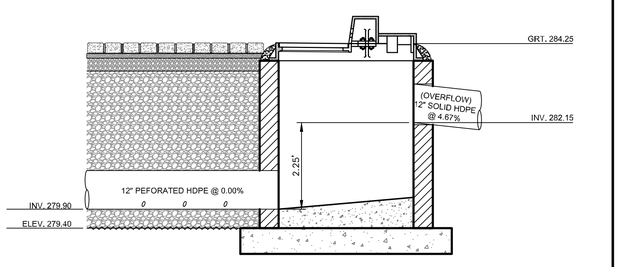
NOT TO SCALE



NOTE
CURB STOP TO BE LOCATED 8' FROM PROPERTY LINE ON 50' R.O.W., OR AS DIRECTED

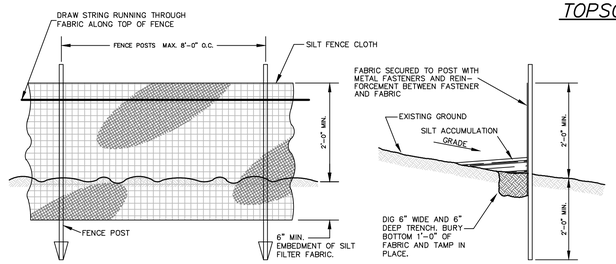
TYPICAL WATER SERVICE CONNECTION DETAIL

N.T.S.



OUTLET CONTROL (INLET #1)

NOT TO SCALE

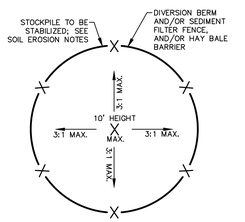


REQUIREMENTS FOR SILT FENCE

NOTES:
1) FENCE POSTS SHALL BE SPACED 8 FEET CENTER–TO–CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2".
2) A METAL FENCE WITH 6" OR SMALLER OPENINGS AND AT LEAST 2' HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3) A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6" DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2' ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OF STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

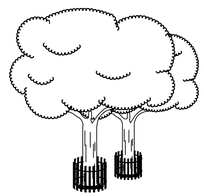
SEDIMENT FILTER FENCE

NOT TO SCALE

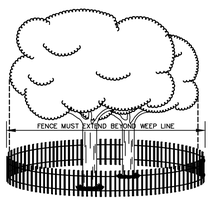


TOPSOIL STOCKPILE DETAIL

NOT TO SCALE



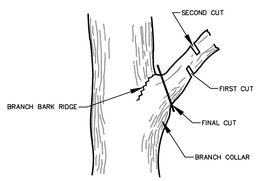
INCORRECT FENCING



CORRECT FENCING

TREE PROTECTION

NOT TO SCALE



TREE LIMB REMOVAL

PERMEABLE PAVER SUBBASE SIZING CALCULATIONS:

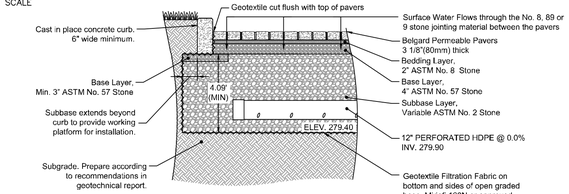
TOTAL IMPERVIOUS AREA DRAINING TO PAVERS TO BE INFILTRATED = 6,315 SF

ESTIMATED RAINFALL DEPTH TO BE INFILTRATED= 1.95 INCHES (10–YR, 60–MIN PER NOAA)

VOLUME OF RUNOFF = 6,315 SF x 1.95 INCHES x $(\frac{1\ FT}{12\ IN})$ = 1,026 CF

AREA OF PERMEABLE PAVERS = 935 SF

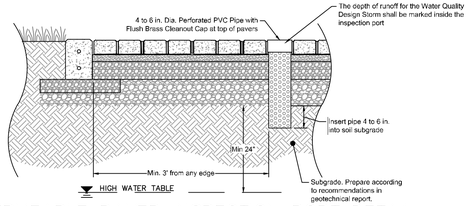
DEPTH OF SUBBASE REQUIRED FOR TO PROVIDE STORAGE VOLUME= (1,026 CF/935 SF)/0.40= 2.74 FT ≈ **2.75 FEET MIN PROVIDED**



PERMEABLE PAVER DETAIL

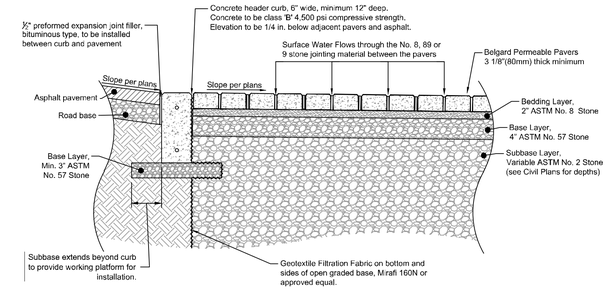
NOT TO SCALE

Design Notes:
1. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
2. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
3. Elevation of horizontal discharge pipe(s) subject to storage reservoir requirements. Ensure proper cover over the horizontal pipes.
4. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone. On-site rock excavated during soil moving operations may be processed and used as base or subbase.



PERMEABLE PAVER INSPECTION PORT DETAIL

NOT TO SCALE



PERMEABLE PAVER TRANSITION TO PAVEMENT DETAIL

NOT TO SCALE

DATE	REVISION
10/26/22	PER BOARD COMMENTS
8/24/22	PER COMPLETENESS REVIEW

DYKSTRA WALKER DESIGN DW GROUP PA
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849
PHONE (973) 663-6540 · FAX (973) 663-0042
WWW.DYKSTRAWALKER.COM

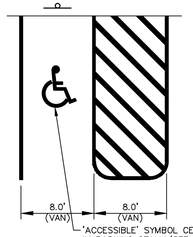
KENNETH D. DYKSTRA
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 24GB03297200

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

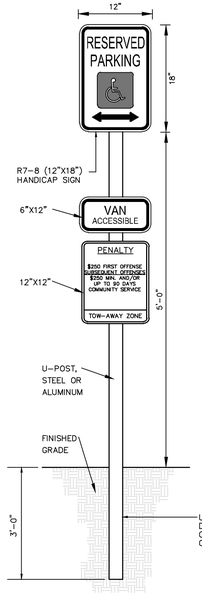
SCALE: AS NOTED
JOB NO.: 22004
DRAWN BY: MDF
CHECKED BY: KDD
DATE: 5/12/22
SHEET NO. 7 OF 9

J:\gdsk\PROJ\22\22004\dwg\Preliminary Site Plan\Preliminary Site Plan.dwg 10/27/22 10:07:22AM, mike, Layout:DETAILS (1)

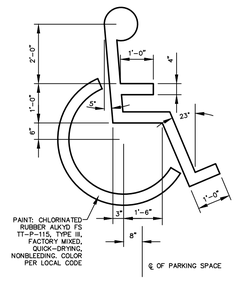


(HEAD TO HEAD VAN & CAR SPACES)

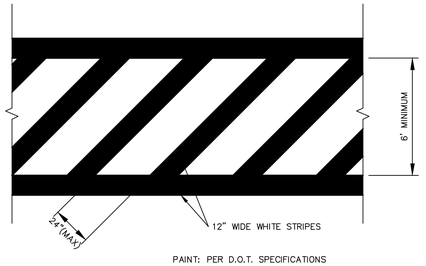
ADA PARKING STALL STRIPING (NJ)
NOT TO SCALE



ACCESSIBLE PARKING SIGN
N.T.S.



ACCESSIBLE PARKING SPACE
N.T.S.



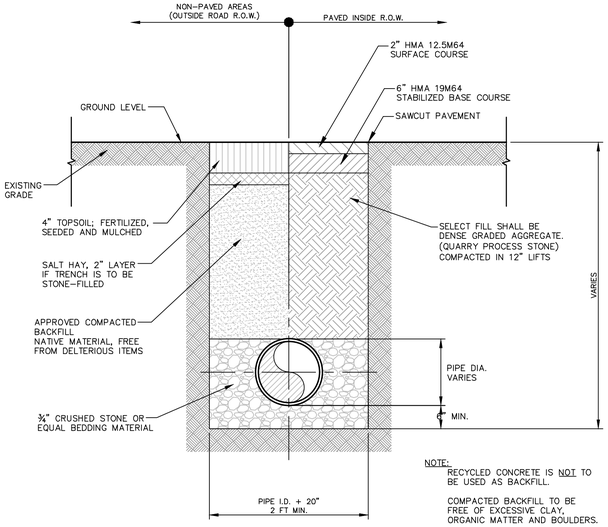
PAINT: PER D.O.T. SPECIFICATIONS

CROSSWALK STRIPING
NOT TO SCALE

30" x 30"

R1-1 STOP SIGN DETAIL
NOT TO SCALE

STOP BAR DETAIL
N.T.S.

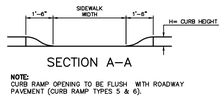


NOTE:
RECYCLED CONCRETE IS NOT TO BE USED AS BACKFILL.

COMPACTED BACKFILL TO BE FREE OF EXCESSIVE CLAY, ORGANIC MATTER AND BOULDERS.

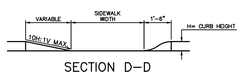
NOTES:
1. ALL JOINTS SHALL BE NEATLY CUT WITH MOTORIZED SAW.
2. JOINTS SHALL BE OFFSET A MINIMUM OF 12" TO PREVENT REFLECTIVE CRACKS.

TYPICAL TRENCH SECTION AND PAVEMENT REPAIR DETAIL
NOT TO SCALE

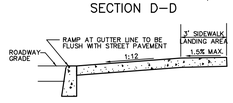


SECTION A-A

NOTE:
CURB RAMP OPENING TO BE FLUSH WITH ROADWAY PAVEMENT (CURB RAMP TYPES 5 & 6).

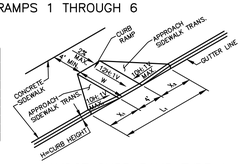


SECTION D-D

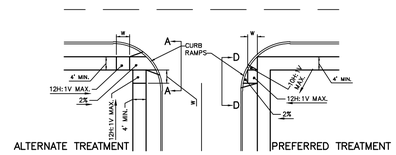


SECTION THROUGH
CURB RAMPS 1 THROUGH 6

CURB RAMP TYPE 1			
H INCHES	X_1 FEET	L_1 FEET	W FEET
3	2.5	9.0	3
4	3.3	10.6	4
5	4.2	12.4	5
6	5.0	14.0	6
7	5.8	15.6	7
8	6.7	17.4	8
9	7.5	19.0	9

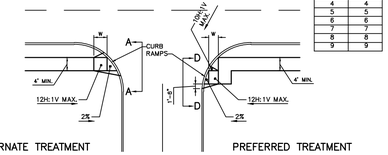


NJDOT CURB RAMP TYPE 1



NJDOT CURB RAMP TYPE 6
(CROSSING PARALLEL TO HIGHWAY ONLY)

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

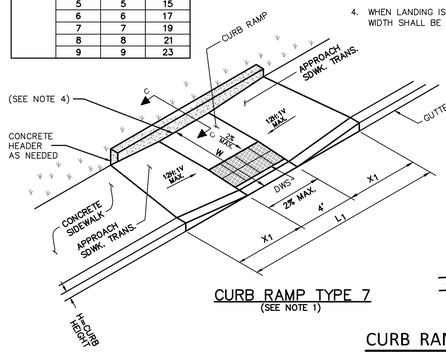


NJDOT CURB RAMP TYPE 5
(CROSSING PARALLEL TO HIGHWAY ONLY)

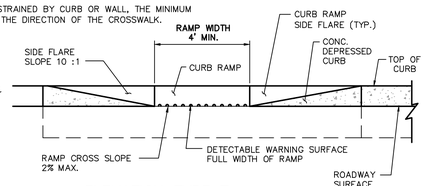
PUBLIC SIDEWALK CURB RAMPS
N.T.S.

CURB RAMP TYPE 7			
W FEET	H INCHES	X_1 FEET	L_1 FEET
5' MIN	3	3	11
6' MAX.	4	4	13
	5	5	15
	6	6	17
	7	7	19
	8	8	21
	9	9	23

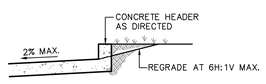
TYPE 7 NOTES:
1. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
2. IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT SIDEWALK TRANSITION.
3. THIS TYPE CAN ALSO BE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



CURB RAMP TYPE 7
(SEE NOTE 1)

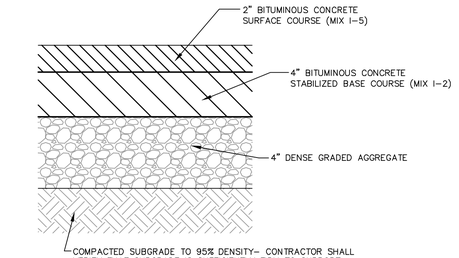


ELEVATION TYPE 7



SECTION C-C

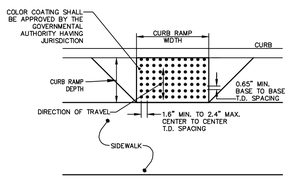
CURB RAMP TYPE 7 DETAILS
N.T.S.



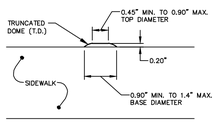
COMPACTED SUBGRADE TO 95% DENSITY- CONTRACTOR SHALL VERIFY THAT SUBGRADE IS SUFFICIENTLY FIRM TO SUPPORT ANTICIPATED TRAFFIC LOADS. IF SOIL IS CLAY, CLAY LOAM, SILT OR SIMILAR SOIL TYPE, ENGINEER SHALL BE CONSULTED FOR POSSIBLE INCREASE IN PAVEMENT THICKNESS.

PAVEMENT SECTION MAY BE DECREASED SUBJECT TO GEOTECHNICAL ENGINEERING CERTIFICATION.

PAVEMENT SECTION
NOT TO SCALE



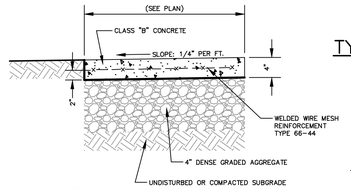
PLAN VIEW



ELEVATION

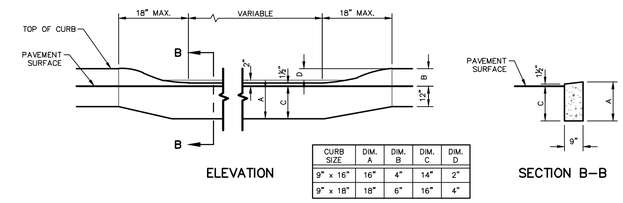
NOTES:
1. DETECTABLE WARNING SURFACES SHALL BE PROVIDED AT ALL CURB RAMPS.
2. DETECTABLE WARNING SURFACES SHALL BE COLOR COATED AS REQUIRED BY THE GOVERNMENTAL AUTHORITY HAVING JURISDICTION AND PROVIDE 70% COLOR CONTRAST AGAINST RAMP MATERIAL.
3. DETECTABLE WARNING SURFACE SHALL BE EITHER SURFACE MOUNT OR CAST-IN-PLACE AS REQUIRED BY GOVERNMENTAL AUTHORITY HAVING JURISDICTION.

DETECTABLE WARNING SURFACE
NOT TO SCALE



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 18'0" MAX. INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.

CONCRETE SIDEWALK
NOT TO SCALE

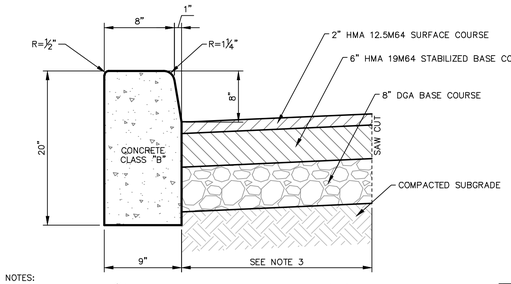


CURB SIZE	DIM. A	DIM. B	DIM. C	DIM. D
9" x 16"	16"	4"	14"	2"
9" x 18"	18"	6"	16"	4"

ELEVATION

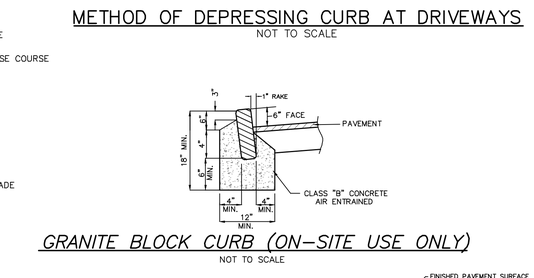
SECTION B-B

METHOD OF DEPRESSING CURB AT DRIVEWAYS
NOT TO SCALE

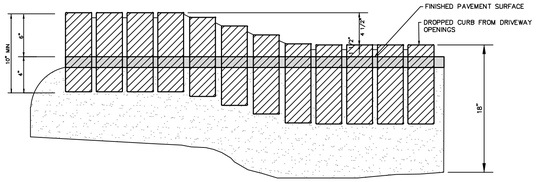


NOTES:
1. TRANSVERSE JOINTS ½" WIDE SHALL BE INSTALLED IN THE CURB 10'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER AASHTO DESIGNATION M 213 RECESSED ¼" IN FROM FRONT FACE AND TOP OF CURB.
2. DEPRESSED CURB AT DRIVEWAYS PER 606.02, NJDOT STD SPEC. FOR ROAD AND BRIDGE CONSTRUCTION, 1989.
3. IN AREAS EXISTING PAVEMENT IS TO REMAIN, A 2-FOOT WIDE PAVEMENT REPAIR STRIP SHALL BE CONSTRUCTED ALONG THE PROPOSED CURB. THE FOLLOWING ITEMS OF WORK WITHIN THE REPAIR STRIP ARE INCLUDED UNDER 9"x20" CONCRETE VERTICAL CURB:
   - SAWCUT
   - CONCRETE CURING AND SEALING COMPOUND
   - BACKFILL MATERIAL
   - COMPACTED SUBGRADE
   - REMOVAL OF MONOLITHIC CONCRETE CURB AND GUTTER (IF REQUIRED)

9" x 20" CONCRETE VERTICAL CURB WITHIN COUNTY RIGHT-OF-WAY
NOT TO SCALE



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



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

DATE	REVISION
10/26/22	PER BOARD COMMENTS
8/24/22	PER COMPLETENESS REVIEW

DYKSTRA WALKER
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PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
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KENNETH D. DYKSTRA
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 24GB03297200

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

SCALE: AS NOTED
JOB NO.: 22004
DRAWN BY: MDF
CHECKED BY: KDD
DATE: 5/12/22
SHEET NO. 8 OF 9

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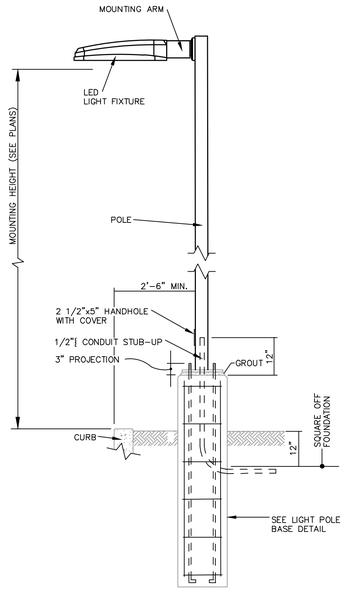
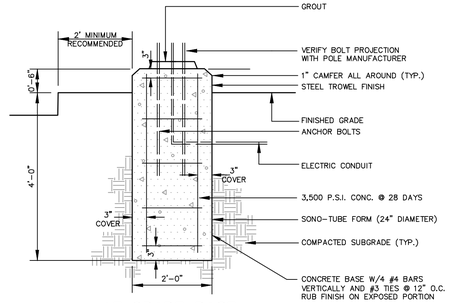


TYPICAL POLE-MOUNTED LIGHT FIXTURE DETAIL

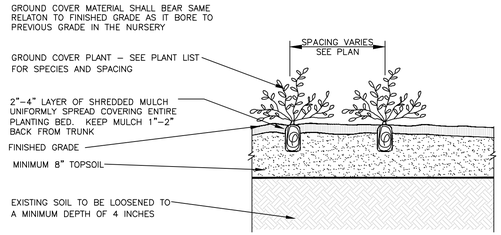
NOT TO SCALE



AT GRADE BASE

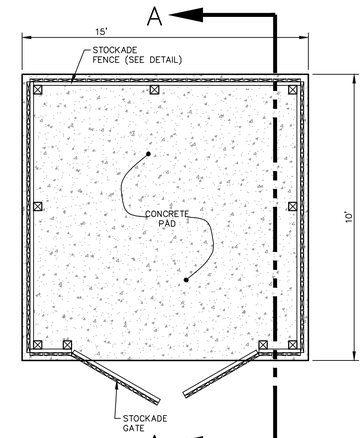
LIGHT POLE BASE

NOT TO SCALE



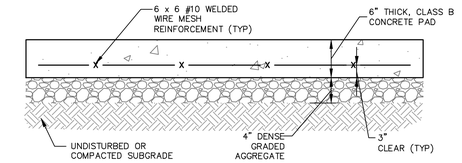
GROUNDCOVER PLANTING DETAIL

N.T.S.



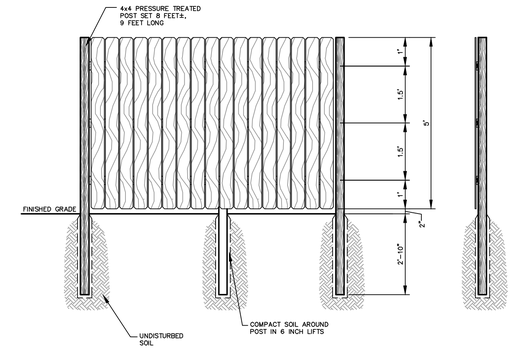
DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE



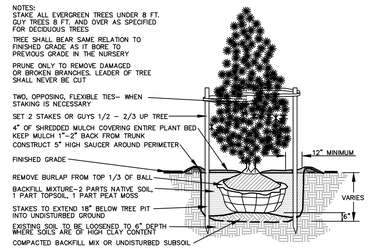
SECTION A-A

N.T.S.



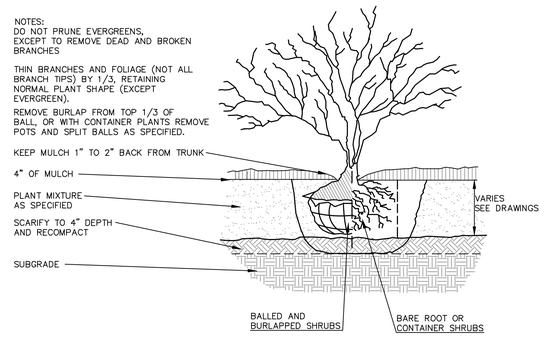
STOCKADE FENCE AT DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE



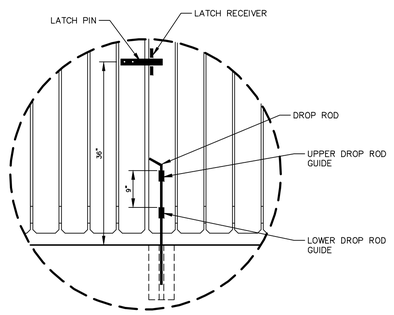
EVERGREEN TREE PLANTING DETAIL

N.T.S.

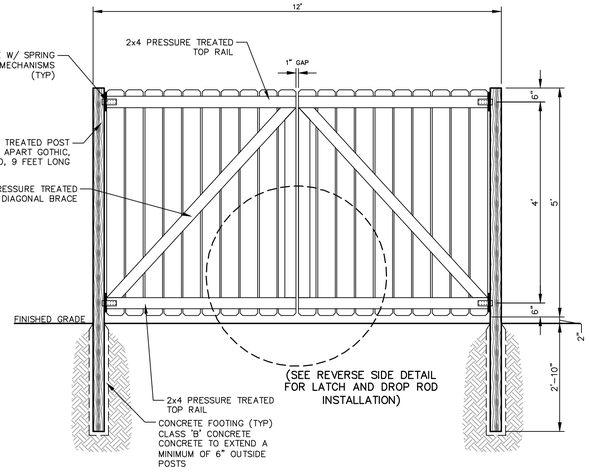


SHRUB PLANTING DETAIL

N.T.S.



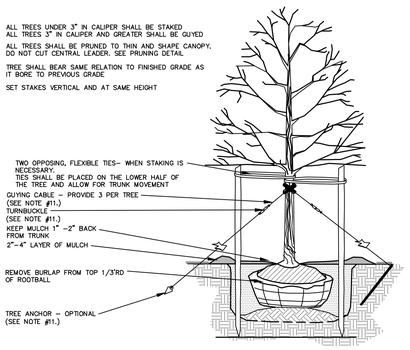
REVERSE SIDE DETAIL



INSIDE ELEVATION

STOCKADE FENCE GATE DETAIL

NOT TO SCALE



TREE STAKING DETAIL

N.T.S.

NOTES:

1. TREES SHALL BE PLACED TWO FEET FROM FACE OF CURB WITH SIDEWALKS AND EIGHT FEET WHERE NO SIDEWALKS EXIST OR ARE PROPOSED.
2. PLANTING DISTANCE BETWEEN TREES SHALL BE 50 FEET MAXIMUM EXCEPT THAT SOME FLOWERING TREES MAY BE PLANTED A MAXIMUM DISTANCE OF 30 FEET APART.
3. NO SHADE TREES TO BE PLACED IN SIGHT TRIANGLE EASEMENTS OR WITHIN 25 FEET OF THE INTERSECTION OF TWO STREETS.
4. MINIMUM CALIPER OF TREES SHALL BE 2.5 INCHES MEASURED 1 FOOT ABOVE GROUND.
5. MINIMUM HEIGHT OF TREES SHALL BE 11 FEET, EXCEPT FLOWERING TREES SHALL NOT BE LESS THAN 6 FEET.
6. 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.
7. THE PLANTING HOLE SHALL BE ONE FOOT IN DIAMETER GREATER THAN THE ROOT BALL AND 6 INCHES DEEPER.
8. THE SOIL FOR BACKFILLING SHALL BE A MIXTURE OF THREE PARTS LOAMY SOIL AND TWO PARTS COARSE SAND AND ONE PART HUMUS.
9. AFTER BACKFILLING THE SURFACE OF THE PLANTING HOLE SHALL BE MULCHED WITH WOOD CHIPS, HAY, STRAW OR OTHER SUITABLE MATERIAL.
10. WHEN NECESSARY, EACH TREE 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.
11. WHEN STAKING IS NECCESSARY, TREES SHALL BE STAKED WITH TWO, OPPSING FLEXIBLE TIES AS SHOWN. ONLY UNDER EXTREME WINDY CONDITIONS, GUYING CABLE, TURNBUCKLE AND IF NECESSARY TREE ANCHOR STAKING SYSTEM SHALL BE USED.

DATE	REVISION
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CONSTRUCTION NOTES & DETAILS

PRELIMINARY & FINAL SITE PLAN

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BERGEN COUNTY NEW JERSEY

SCALE:	AS NOTED
JOB NO.:	22004
DRAWN BY:	MDF
CHECKED BY:	KDD
DATE:	5/12/22
SHEET NO.	9 OF 9

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DYKSTRA WALKER
DESIGN DW GROUP

ENGINEERING, ENVIRONMENTAL SERVICES, PLANNING, SURVEYING

October 27, 2022

Jessica Harmon, Zoning Board of Adjustment Secretary
Borough of Midland Park Zoning Board of Adjustment
280 Godwin Avenue
Midland Park, NJ 07432

Reference: Preliminary & Final Site Plan
Godwin Avenue Supportive Housing
Nouvelle, LLC
Block 55, Lot 8 (Midland Park)
Block 302, Lot 1 (Wyckoff)
#714 Godwin Avenue
DW Project No. 22004

Dear Ms. Harmon:

The plans for this project have been revised to address concerns brought up at the October 20, 2022 Midland Park Zoning Board of Adjustment hearing. Enclosed, please find the following:

1. Twenty (20) copies of plans titled “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” prepared by Dykstra Walker Design Group, last revised October 26, 2022.

The following itemizes the revisions made to the plans:

1. The roof line proposed has been adjusted and building height calculation has been revised as shown on sheet of the plan set. The new height of the building is 31.3 feet which is less than the maximum allowable height of thirty-two (32) feet in the R-1 zone. Therefore, the building height no longer requires a variance. As such the references to the request for the variance for the same have been removed.

2. The note pertaining to the removal of the retaining wall in disrepair previously shown on sheet 3 of the plan set has been removed from the plans.

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3. Turning templates have been provided for a garbage truck accessing the enclosure area have been provided on sheet 3 of the plan set. This also supports the need for the wider driveway opening.

4. The location of the moveable picnic tables shown on exhibit presented at the hearing, has been changed. The picnic tables, as shown on sheet 3 of the plan set are now located closer to the proposed building between the trash enclosure and the building. There is also an accessible curb ramp to the sidewalk to provide handicap access to the area.

5. The landscape design has been updated on sheet 5 of the plan set based on discussions by both the Board members as well as the Board's Planner. Foundation plantings have been provided along to screen the southwesterly corner. In addition, the evergreen row was extended to the property line, with additional shrub plantings provided. Finally, screening of the air conditioning equipment along the easterly side of the building.

Please contact our office if you have any questions or require any additional information.

Yours truly,

DYKSTRA WALKER DESIGN GROUP

Michael D. Fisher, PE
Project Engineer

C. Nouvelle, LLC
Matthew G. Capizzi, Esq.