

# SITE PLAN

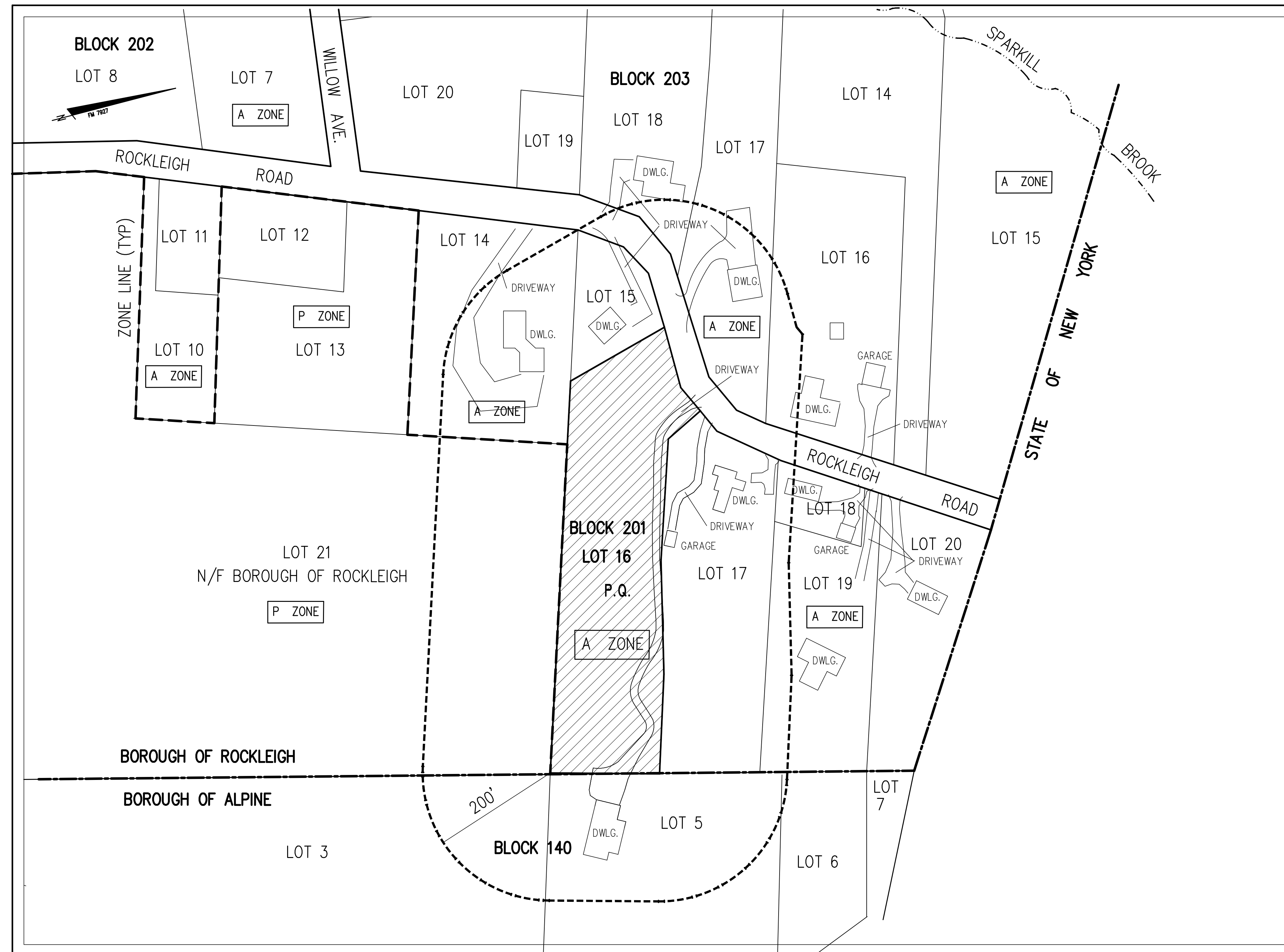
## TAX MAP LOT 16, BLOCK 201

### BOROUGH OF ROCKLEIGH

### BERGEN COUNTY, NEW JERSEY

#### PROPERTY OWNERS WITHIN 200 FEET OF P.Q.

BLOCK & LOT PROPERTY LOCATION	OWNERS NAME & ADDRESS
<b>BOROUGH OF ROCKLEIGH</b>	
201 13 26 ROCKLEIGH ROAD	BOROUGH OF ROCKLEIGH 26 ROCKLEIGH ROAD ROCKLEIGH, NJ 07647
201 14 28 ROCKLEIGH ROAD	IRA & ROSALYN NEWDOW 28 ROCKLEIGH ROAD ROCKLEIGH, NJ 07647
201 15 30 ROCKLEIGH ROAD	HENRY KOEPEL 30 ROCKLEIGH ROAD BERGENFIELD, NJ 07821
201 17 34 ROCKLEIGH ROAD	ERNEST APRIL & NANCY M. PAETZOLD 34 ROCKLEIGH ROAD ROCKLEIGH, NJ 07647
201 18 36 ROCKLEIGH ROAD	SUSAN KING 36 ROCKLEIGH ROAD ROCKLEIGH, NJ 07647
201 19 38 ROCKLEIGH ROAD	JAMES G. & ELAINE M. PONTONE 38 ROCKLEIGH ROAD ROCKLEIGH, NJ 07647
201 21 ROCKLEIGH ROAD	BOROUGH OF ROCKLEIGH 26 ROCKLEIGH ROAD ROCKLEIGH, NJ 07647
203 18 31 ROCKLEIGH ROAD	WILLIAM J. & SUSAN M. FEIL 31 ROCKLEIGH ROAD ROCKLEIGH, NJ 07647
203 17 33 ROCKLEIGH ROAD	JOSEPH & ROSANNE ANTINE 33 ROCKLEIGH ROAD ROCKLEIGH, NJ 07647
203 16 35 ROCKLEIGH ROAD	JEFFERY & REBECCA BRUCE 35 ROCKLEIGH ROAD ROCKLEIGH, NJ 07647
<b>BOROUGH OF ALPINE</b>	
140 3 SCOUT CAMP ROUTE 9W	ALPINE, ROCKLEIGH & BERGEN COUNTY CHURCH STREET ALPINE, NEW JERSEY 07620
140 5 OLD FARM WAY	GORELIK, MICHAEL 32 ROCKLEIGH ROAD ROCKLEIGH, NEW JERSEY 07647
140 6 OLD FARM WAY	PONTE, JAMES & ELAINE 38 ROCKLEIGH ROAD ROCKLEIGH, NEW JERSEY 07647



#### SHEET INDEX

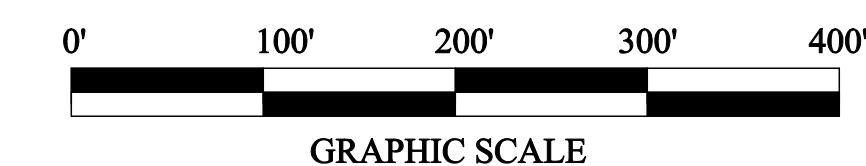
1	AREA MAP & COVER SHEET
2	SITE GRADING PLAN AND SEPTIC DESIGN
3	CONSTRUCTION AND SEPTIC DETAILS
4	SOIL MOVEMENT SECTIONS
5	SOIL EROSION AND SEDIMENT CONTROL PLAN
6	SIGHT DISTANCE PROFILES

### AREA MAP

SCALE: 1" = 100'

APPROVED BY THE PLANNING BOARD OF THE  
BOROUGH OF ROCKLEIGH

DATE \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_  
DATE \_\_\_\_\_ SECRETARY \_\_\_\_\_



9-9-10	JEM	RLC	REVISED GRADING, RETAINING WALLS & ADDED SIGHT DISTANCE
10-23-09	JEM	RLC	REDUCED DWELLING SIZE PER ARCHITECTURAL DRAWINGS
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10-31-06	JEM	RLC	REVISED PER ENGINEERS REPORT DATED 10/12/06, REV. 10/26/06
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ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639  
PROFESSIONAL ENGINEER AND PLANNER

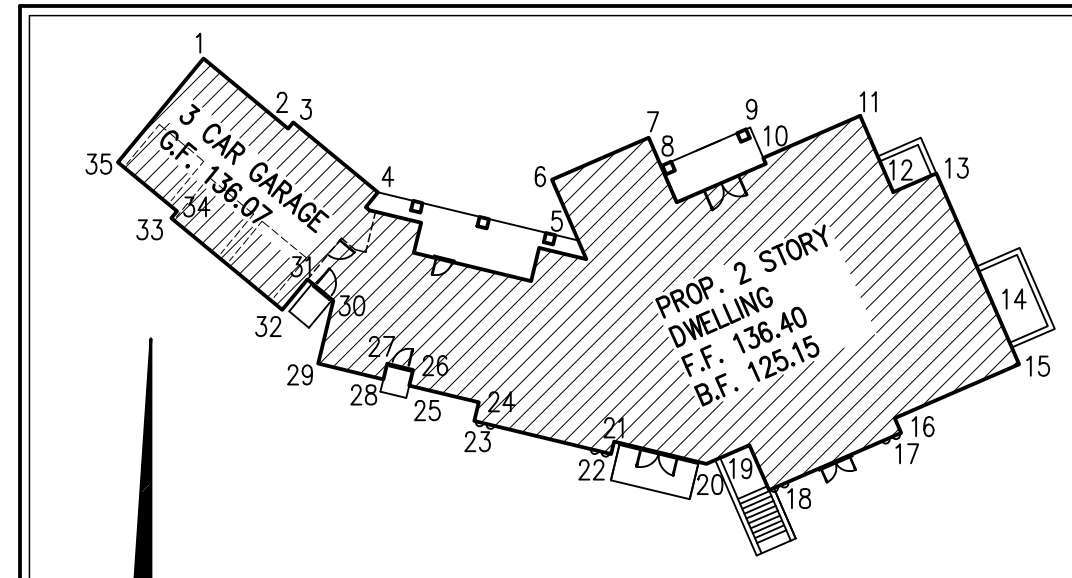
SIGNED: \_\_\_\_\_ DATE: 6-22-06  
MARTIN A. KRUEGEL N.J. LIC. NO. 24202  
PROFESSIONAL LAND SURVEYOR

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**C** COSTA ENGINEERING CORPORATION  
PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS  
State of New Jersey Certificate of Authorization No. GA 276726,  
325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601  
TEL (201) 487-0015 FAX (201) 487-5122

DRAWING TITLE:	AREA MAP & COVER SHEET
PROJECT NAME:	32 ROCKLEIGH ROAD, LLC
	BLOCK 201 LOT 16
LOCATION:	BOROUGH OF ROCKLEIGH
	BERGEN COUNTY, NEW JERSEY
PROJ. NO. 05 1697	SCALE: 1"=100' DRAWN BY: JMM





**BUILDING HEIGHT CALCULATIONS:**  
EXISTING GRADE

CORNER	EXIST GRADE	FINISHED GRADE	CORNER	EXIST GRADE	FINISHED GRADE
1	134.0	135.7	19	128.9	124.82
2	132.9	135.7	20	128.5	135.7
3	132.9	135.7	21	128.5	135.7
4	130.5	135.7	22	128.4	135.7
5	130.0	135.7	23	128.2	135.7
6	130.4	135.7	24	128.3	135.7
7	131.5	135.7	25	128.0	135.7
8	131.0	135.7	26	128.1	136.07
9	132.4	135.7	27	128.4	136.07
10	132.0	135.7	28	128.3	135.7
11	133.7	135.7	29	128.8	135.7
12	133.0	127.15	30	129.9	135.7
13	135.0	135.7	31	130.2	135.9
14	133.0	127.15	32	130.0	135.9
15	132.0	135.7	33	131.6	135.9
16	130.1	135.7	34	131.8	135.9
17	130.0	135.7	35	132.3	135.9
18	128.6	135.7			

TOTAL OF 4,571.4/35 = 130.61  
TOP OF RIDGE = 162.40  
162.40 - 130.61 = 31.79 FT.

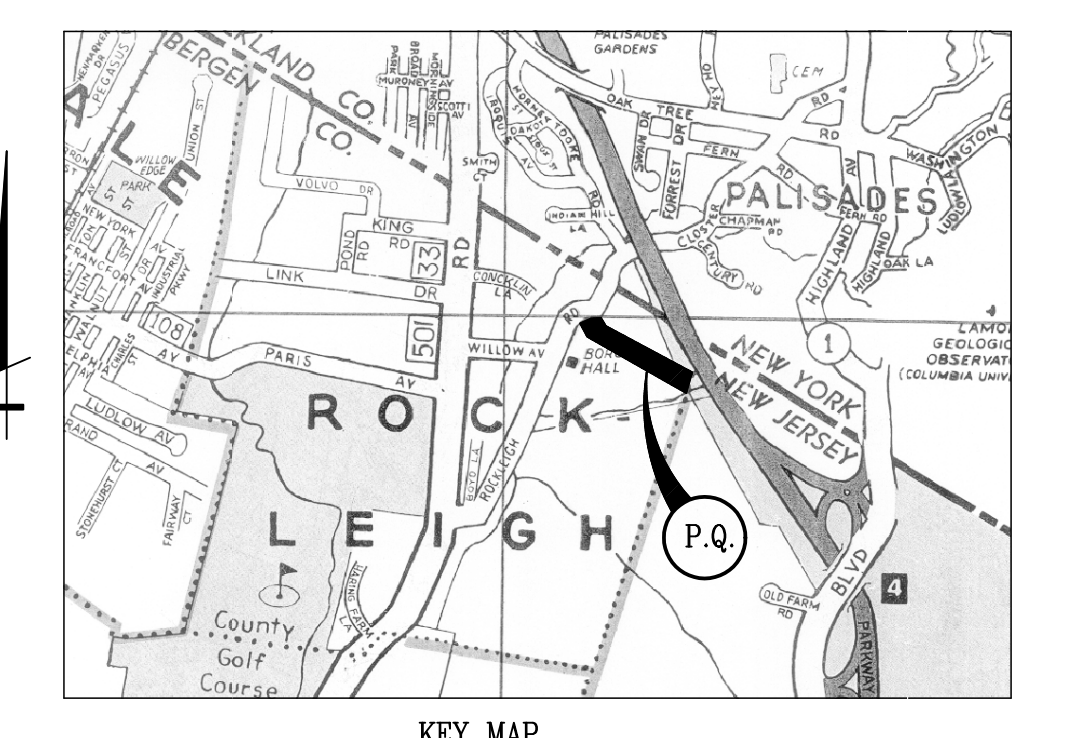
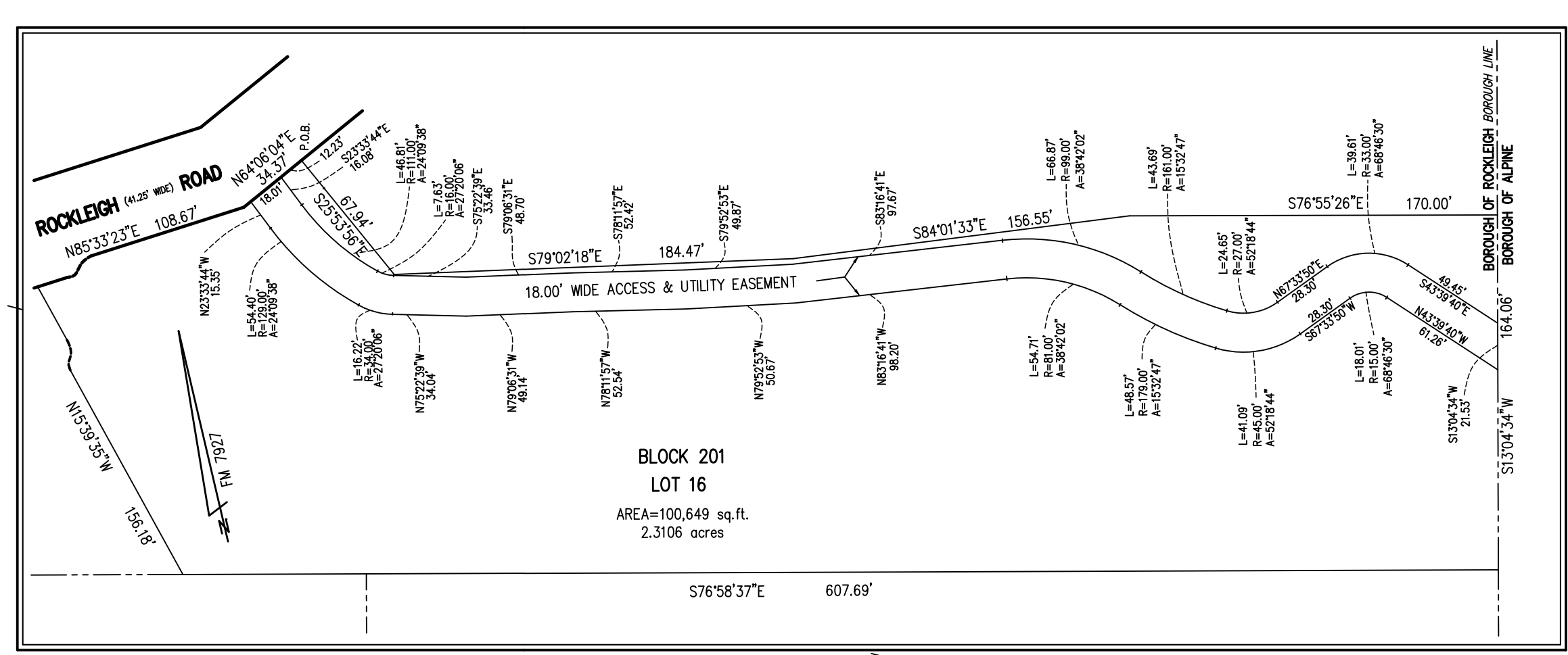
**BUILDING HEIGHT CALCULATIONS:**  
FINISHED GRADE

FINISHED GRADE AT BUILDING CORNERS:  
TOTAL OF 4723.26/35 = 134.95  
TOP OF RIDGE = 162.40  
162.40 - 134.95 = 27.45 FT.

**LIGHTING NOTE:**  
ALL EXTERIOR DOORWAYS TO DWELLING AND CABANA SHALL HAVE THOMAS MONACO COLLECTION, M 5204-23 WALL MOUNTED LIGHTS AS SELECTED BY ARCHITECT. MONACO PILLARS SHALL HAVE MATCHING THOMAS MONACO COLLECTION LIGHTS.

**NOTE:**  
ALL DRIVEWAYS AND DWELLINGS WITHIN 200 FEET OF THE P.Q. ARE SHOWN ON THE AREA MAP, SHEET ONE OF FIVE.

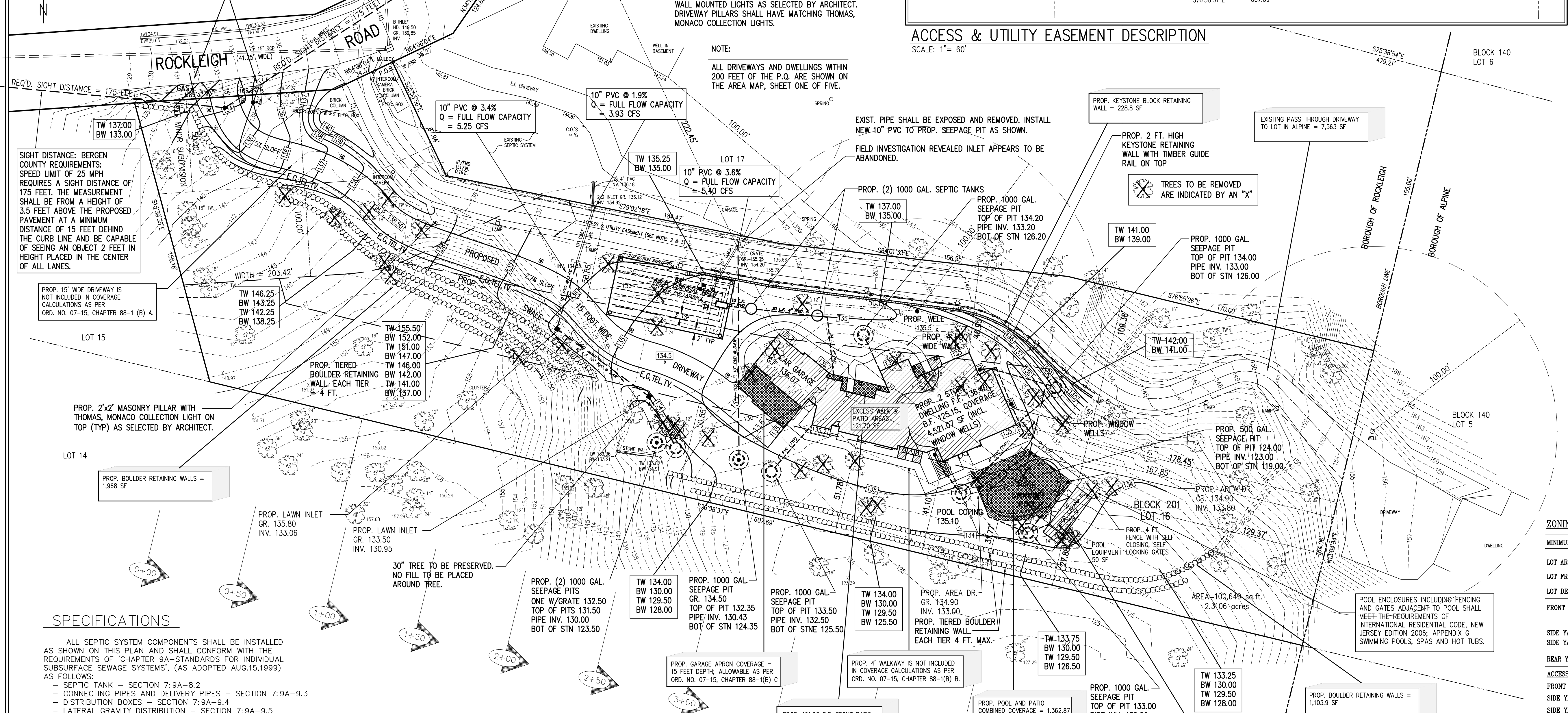
**EXIST. PIPE SHALL BE EXPOSED AND REMOVED. INSTALL NEW 10" PVC TO PROP. SEEPAGE PIT AS SHOWN. FIELD INVESTIGATION REVEALED INLET APPEARS TO BE ABANDONED.**



- GENERAL NOTES:**
- Being known and designated as Lot 16 in Block 201 as shown on the current Tax Assessment Map of the Borough of Rockleigh, Bergen County, New Jersey, Tax Map Sheet No. 2
  - Property lies in the A Zone, One Family Residential, 2 Acres.
  - Area of lot: 100,649 S.F. or 2.3106 acres.
  - Elevations shown are based on N.C.V.D. 1929 Datum.
  - All construction to be in accordance with the Borough of Rockleigh Ordinances and/or Specifications.
  - Property owners: Mark Cohen, 75 Oak Street, Norwood, New Jersey 07646
  - Applicant: 32 Rockleigh Road, LLC, c/o Alampi & De Marras, One University Plaza, Suite 404, Hackensack, New Jersey 07601
  - The location and depths of all utilities shown are approximate. For their exact location and depths, the Contractor shall contact the respective utility companies at 1-800-272-1000. Prior to any construction contractor shall verify existing site conditions. If there are any conflicts with this plan the Engineer/Architect shall be notified before commencing construction. Contractors investigation shall include, but not be limited to, location and elevation of all underground utilities and structures, and clearances at crossings. Test holes may be necessary. Commencement of construction shall constitute acceptance by the contractor of this plan, conditions, and consequences thereof. Results of findings may necessitate adjustments to this plan.
  - All disturbed areas are to be stabilized during construction based on the requirements of the Essex County Soil Conservation District.
  - All utilities, including but not limited to, electric and telephone service shall be installed underground.
  - All proposed roof leaders are to be tied into the on-site drainage system.
  - Entire property falls outside of any flood plain areas as shown on the Flood Insurance Rate Map, Bergen County, New Jersey, (all Jurisdictions) Panel 118 of 332 map no. 34003001186, last revised September 30, 2005.
  - Foundation drains and waterproofing as designed by Architect.
  - All roof drainage and foundation drainage must remain separated until their final destination.
  - This plan reflects conditions as of the drawing date and may not show current conditions.
  - Costa Engineering Corporation, State of New Jersey Certificate of Authorization No. GA 276726.
  - Grading around proposed dwelling shall conform to the International Residential Code, New Jersey Edition, 2006, chapter 4, Section R401.

**BUILDING HEIGHT CALCULATIONS**

PROP. ELECTRIC, GAS, PHONE AND CABLE TV SHALL BE RUN UNDERGROUND AT A MIN. DEPTH OF 3 FEET, ADJACENT TO DRIVEWAY AS SHOWN. THE LOCATIONS OF UTILITY BOXES SHALL BE IN ACCORDANCE WITH AND AS DIRECTED BY THE APPROPRIATE UTILITY COMPANIES.



**SPECIFICATIONS**

ALL SEPTIC SYSTEM COMPONENTS SHALL BE INSTALLED AS SHOWN ON THIS PLAN AND SHALL CONFORM WITH THE REQUIREMENTS OF CHAPTER 9A-STANDARDS FOR INDIVIDUAL SUBSURFACE SEWAGE SYSTEMS, (AS ADOPTED AUG.15,1999) AS FOLLOWS:  
- SEPTIC TANK - SECTION 7:9A-8.2  
- CONNECTING PIPES AND DELIVERY PIPES - SECTION 7:9A-9.3  
- DISTRIBUTION BOXES - SECTION 7:9A-9.4  
- LATERAL GRAVITY DISTRIBUTION - SECTION 7:9A-9.5

THE ENGINEER AND BOARD OF HEALTH SHALL BE NOTIFIED 48 HOURS PRIOR TO EXCAVATION AND INSTALLATION OF THE SYSTEM TO ARRANGE FOR INSPECTIONS.

THE CONTRACTOR SHALL NOTIFY THE BOARD OF HEALTH AND THE ENGINEER IF THE INSTALLATION DEVIATES FROM THIS PLAN OR IF ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION.

**SEPTIC SYSTEM DESIGN CALCULATIONS:**

DESIGNED FOR RESIDENTIAL DWELLING (SINGLE FAMILY) 5 BEDROOMS  
SEPTIC TANK SIZE REQUIRED = 1250 GALLONS, (2-1000 GALLON PROVIDED)  
DISPOSAL FIELD SIZE BASED UPON K-2 SOIL PERMEABILITY  
(1st BR) + (4 BRMS)  
VOLUME OF SANITARY SEWAGE = 200 + 4(150) = 800 GPD  
MINIMUM REQUIRED BED SIZE = 2.56 x 800 GPD = 2048 s.f.

**TEST PIT DATA:**

TEST PIT 1	TEST PIT 2
EL. 134.75 0'-0" TO 0'-10" TOPSOIL	EL. 134.06 0'-10" TO 4'-0" FILL: DARK BROWN SAND, SILT AND GRAVEL
EL. 134.06 0'-10" TO 4'-0" FILL: DARK BROWN SAND, SILT AND GRAVEL	EL. 130.06 4'-0" TO 8'-0" YELLOWISH ORANGE GRAVEL, SOME FINE TO COARSE SAND, LITTLE SILT
EL. 130.06 4'-0" TO 8'-0" YELLOWISH ORANGE GRAVEL, SOME FINE TO COARSE SAND, LITTLE SILT	EL. 126.06 8'-0" TO 8'-6" ROCK DRY
EL. 126.06 8'-0" TO 8'-6" ROCK DRY	EL. 125.56 8'-0" TO 8'-6" ROCK DRY

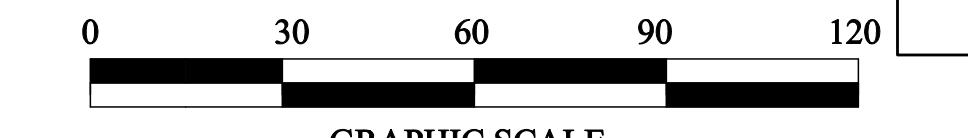
1. PROPERTY DESIGNATED AS "NEW LOT 7-A" ON A MAP ENTITLED "LOCAL SUBDIVISION, MINOR SUBDIVISION PLAT, LOT 7 IN BLOCK 2, BORO. OF ROCKLEIGH, LOT 5 IN BLOCK 140, BORO. OF ALPINE, BOROUGHS OF ROCKLEIGH & ALPINE BERGEN CO., N.J." AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 5, 1981 AS MAP NO. 7927.

2. ACCESS AND UTILITY EASEMENT REESTABLISHED AS SHOWN ON THIS MAP AND IN ACCORDANCE WITH THE STIPULATION OF SETTLEMENT BETWEEN 32 ROCKLEIGH ROAD, LLC, MARK COHEN AND MICHAEL GORELIK, BOROUGHS OF ROCKLEIGH, PLANNING BOARD OF THE BOROUGHS OF ROCKLEIGH AND BOROUGHS OF ALPINE, IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 5, 2008, DOCKET NO. BER-C-220-07, DATED JULY 10, 2008.

APPROVED BY THE PLANNING BOARD OF THE BOROUGHS OF ROCKLEIGH

THIS PLAN HAS BEEN APPROVED BY THE BOROUGHS ENGINEER AND IS FOUND TO BE ACCURATE AND COMPLETE

DATE	CHAIRPERSON	DATE	ENGINEER
DATE	SECRETARY	DATE	ENGINEER



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PROFESSIONAL ENGINEER AND PLANNER

MARTIN A. KRUEGEL, N.J. LIC. NO. 24202  
PROFESSIONAL LAND SURVEYOR

**ZONING SCHEDULE: A ZONE, ONE FAMILY RESIDENTIAL**

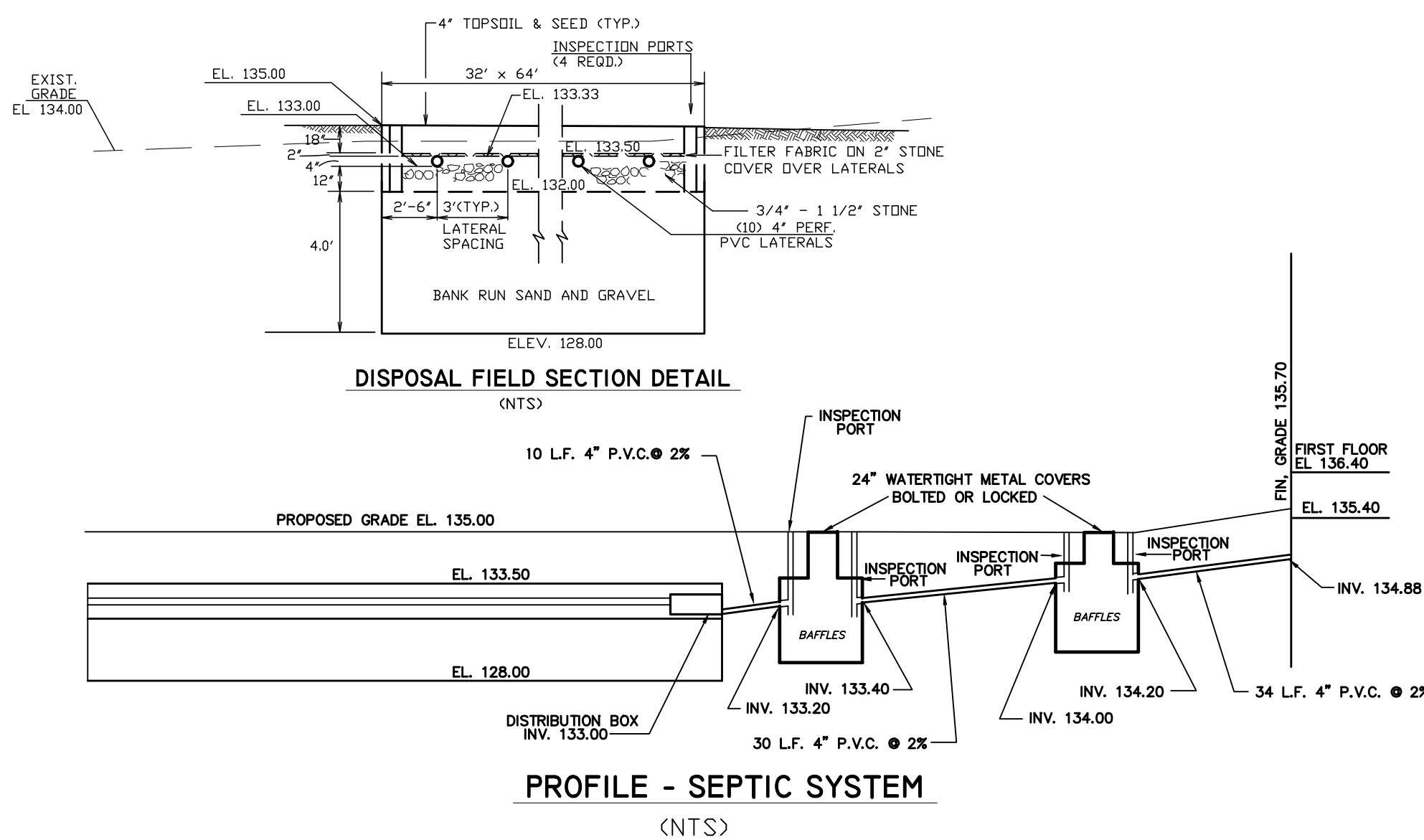
MINIMUMS	REQUIRED	PROVIDED
LOT AREA	2 ACRES	2.3106 ACRES (100,649 SF)
LOT FRONTAGE	200 FEET	143.04 FEET (E)
LOT DEPTH	200 FEET	671.42 FEET
FRONT YARD	30% OF MEAN LOT DEPTH (NOT LESS THAN 75 FT. (NEED NOT EXCEED 100 FT.))	222.45 FEET
SIDE YARD (1)	25% OF WIDTH (NOT LESS THAN 50 FT.)	DWELLING 46.95 FEET (V)
SIDE YARD (2)	25% OF WIDTH (NOT LESS THAN 50 FT.)	BASEMENT STAIRS 41.10 FEET (V)
REAR YARD	25% OF DEPTH (NOT LESS THAN 50 FT.)	178.45 FEET
ACCESSORY BUILDING:		
FRONT YARD	30% OF MEAN LOT DEPTH = 201.43 FEET	379.21 FEET
SIDE YARD (1)	WITHIN 25 FEET OF A SIDE PROPERTY LINE	27.89 FEET
SIDE YARD (2)	WITHIN 25 FEET OF A SIDE PROPERTY LINE	109.38 FEET
REAR YARD	WITHIN 25 FEET OF A REAR PROPERTY LINE	129.37 FEET
MAXIMUMS	REQUIRED	PROVIDED
BUILDING HEIGHT	2-1/2 STYS. OR 28 FEET	31.79 FEET (V)
LOT COVERAGE (DWLG)	4.5% OR (4,528.21 SF)	4.49% OR (4,521.07 SF)
LOT COVERAGE (TOTAL)	5% OR (5,032.49 SF)	15.48% OR (15,577.67 SF) (V)
		(IF PASS THROUGH DRIVEWAY IS REMOVED FROM CALCS. PROVIDED WOULD BE 7.96% OR 8,014.67 SF)
NUMBER OF DRIVEWAYS	ONE PER BUILDING LOT	TWO (V) (ONE FOR THE PROPOSED DWLG. & ONE PASS THROUGH FOR THE ADJACENT LOT IN ALPINE)

(E) DENOTES EXISTING NONCONFORMITY (V) DENOTES VARIANCE REQUIRED

**C COSTA ENGINEERING CORPORATION**  
PROFESSIONAL ENGINEERS + SURVEYORS + PLANNERS  
State of New Jersey Certificate of Authorization No. GA 276726.  
325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601  
TEL: (201) 487-0015 FAX: (201) 487-5122

DRAWING TITLE: SITE GRADING PLAN & SEPTIC DESIGN  
PROJECT NAME: 32 ROCKLEIGH ROAD, LLC  
LOCATION: BLOCK 201, LOT 16, 32 ROCKLEIGH ROAD  
BOROUGH OF ROCKLEIGH  
BERGEN COUNTY, NEW JERSEY  
PROJ. NO. 05-1697 SCALE: 1" = 30' DRAWN BY: JEM





MONACO COLLECTION LIGHTING BY THOMASLIGHTING M 5204-23 WALL MOUNTED AT ALL ENTRANCES

6-1/2"W x 17"H EXTENDS 8"

COLONIAL BRONZE FINISH

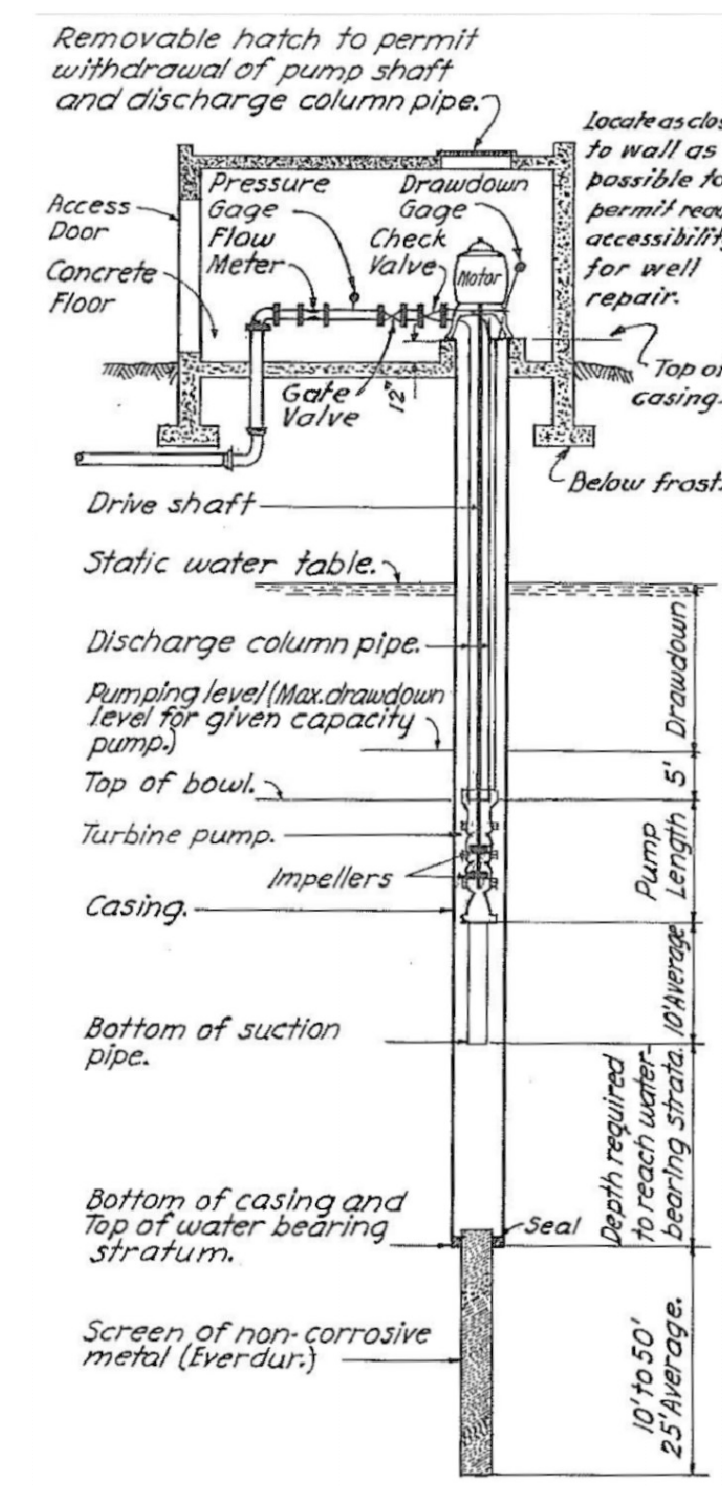
100W BULB MAX.

WATER SEEDY GLASS PANELS

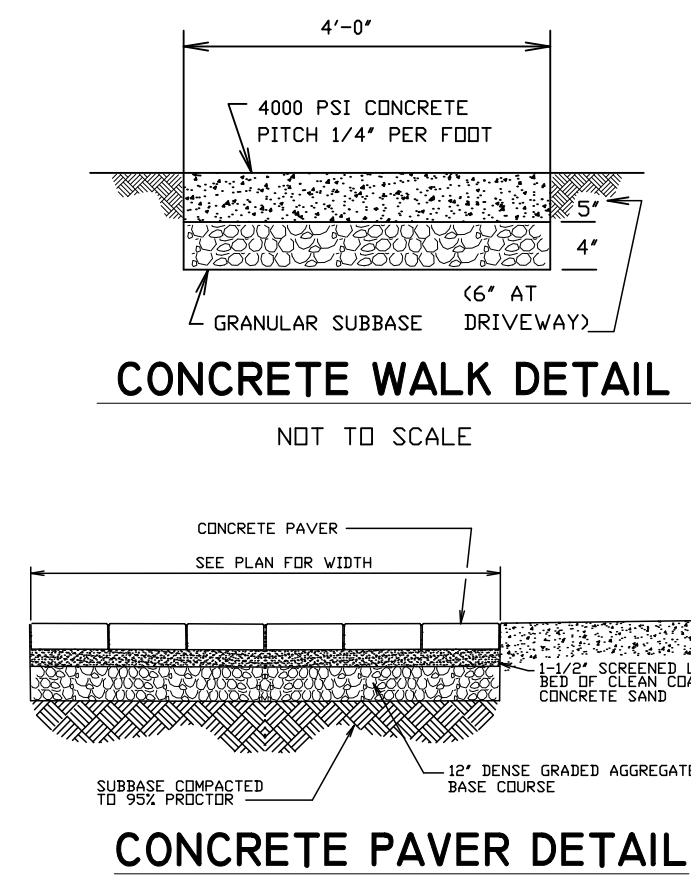
DIE-CAST ALUMINUM

NOTE: LIGHTING ON PILLARS SHALL BE FROM THE SAME COLLECTION

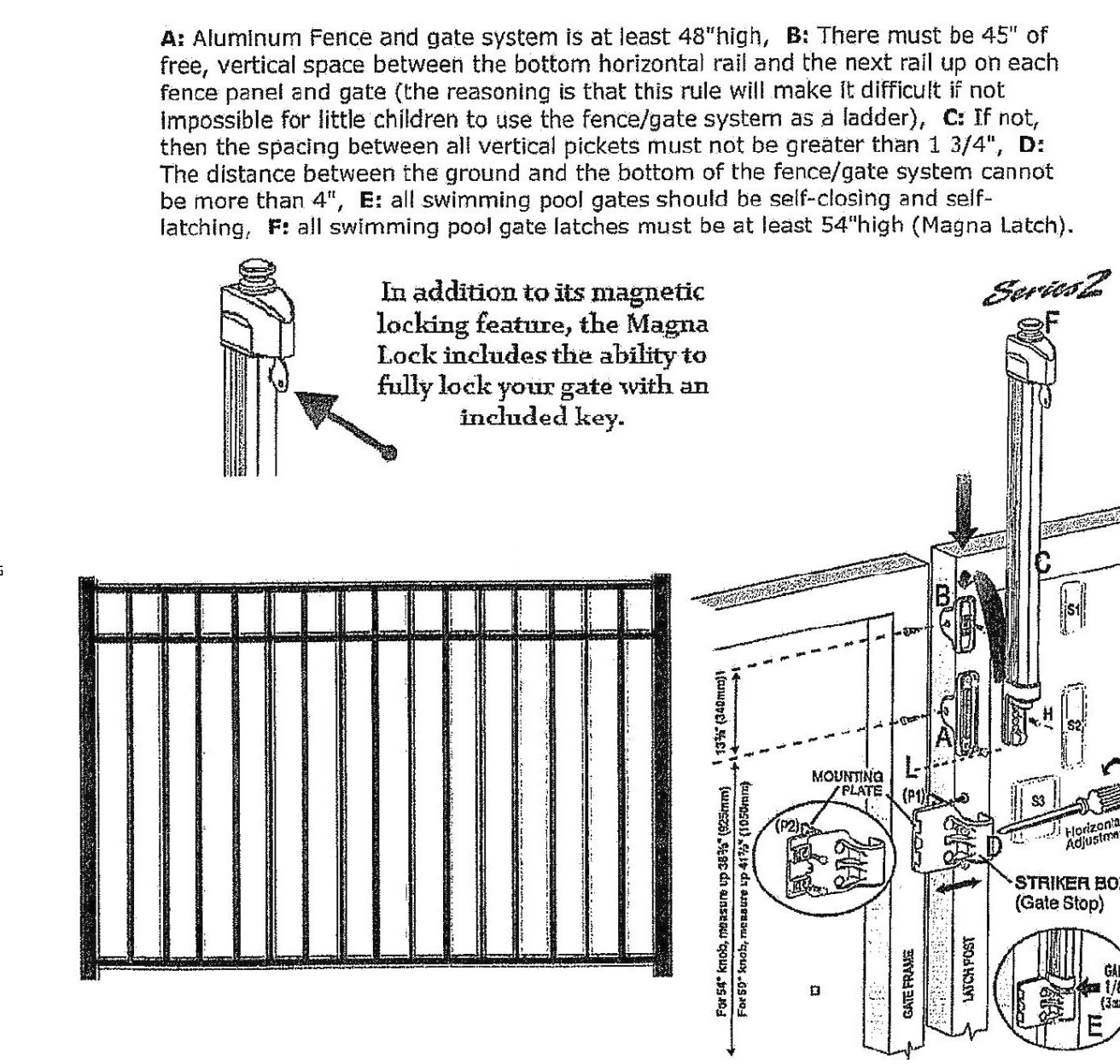
OUTDOOR LIGHTING DETAIL



POTABLE WATER SUPPLY WELL DETAIL



CONCRETE PAVER DETAIL



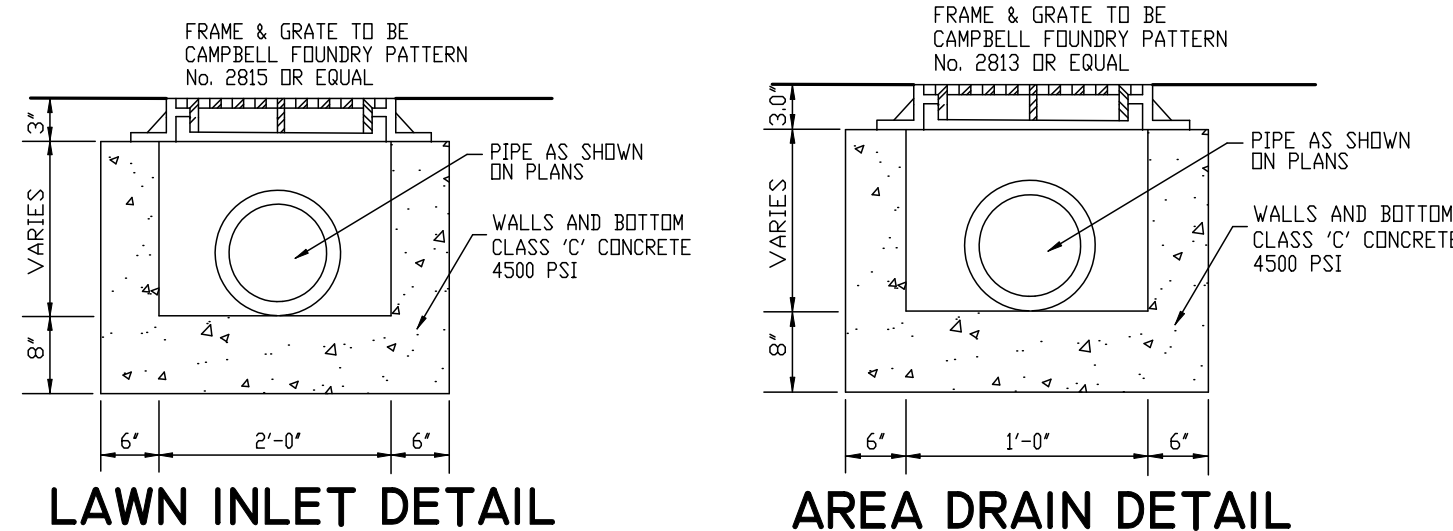
**MAGNA-LATCH**

For swimming and other child safety gates, most safety standards specify the following minimum height requirements above the finished ground/surface:

- 1) Inset release knob 7" at minimum 54"-59" (1370-1500mm)
- 2) Fence height of between 4' & 6' (1219 & 1829mm)

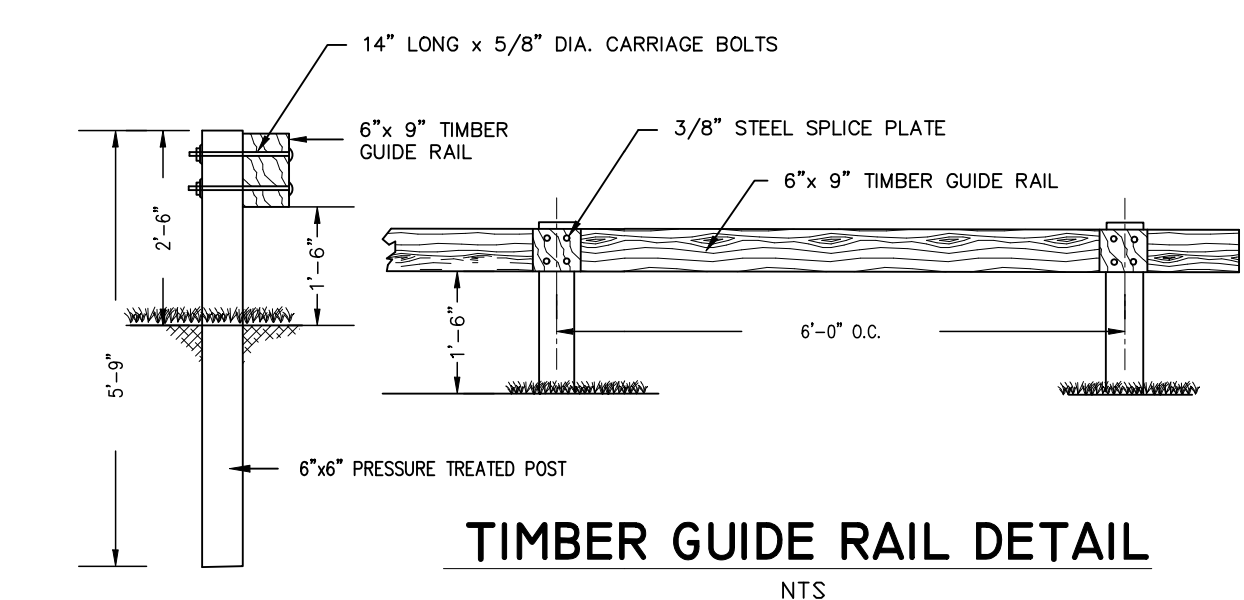
Always confirm these and other requirements with the appropriate pool or safety authorities in your area and install this latch in accordance with the local fence/barrier codes and regulations. Also, pool gates must open outward, away from the pool, so this latch must be fitted to the outside of a pool gate. Tools: Electric and cordless drills, drill bits, Phillips No. 2 screwdriver (hand & powered types). Note: If mounting to steel or vinyl with aluminum or steel inserts, it is advisable to pre-drill the holes to prevent screw breakage.

SWIMMING POOL FENCING & GATE DETAILS

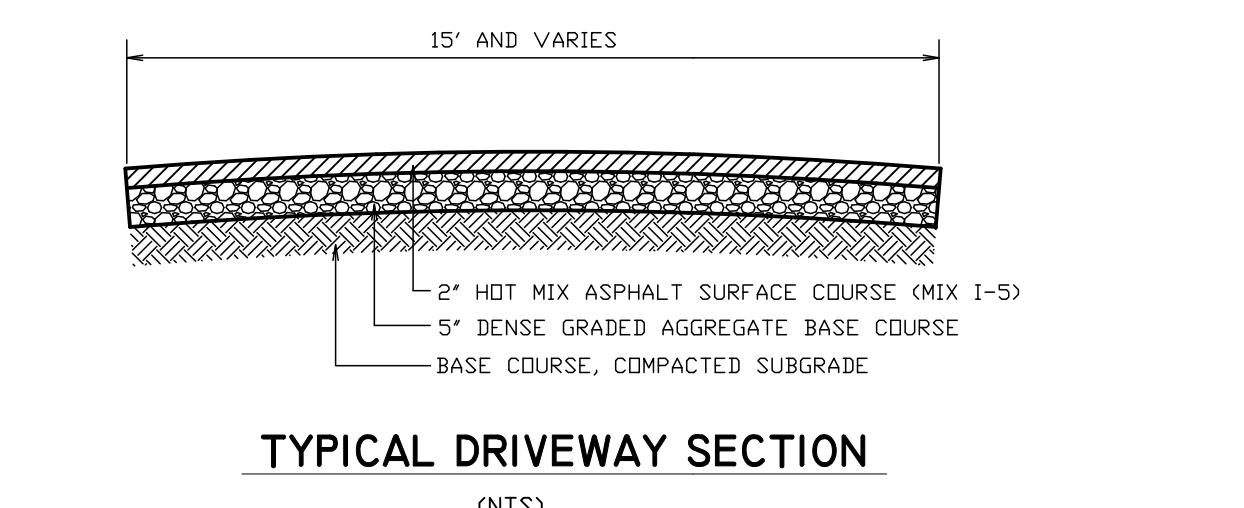


LAWN INLET DETAIL

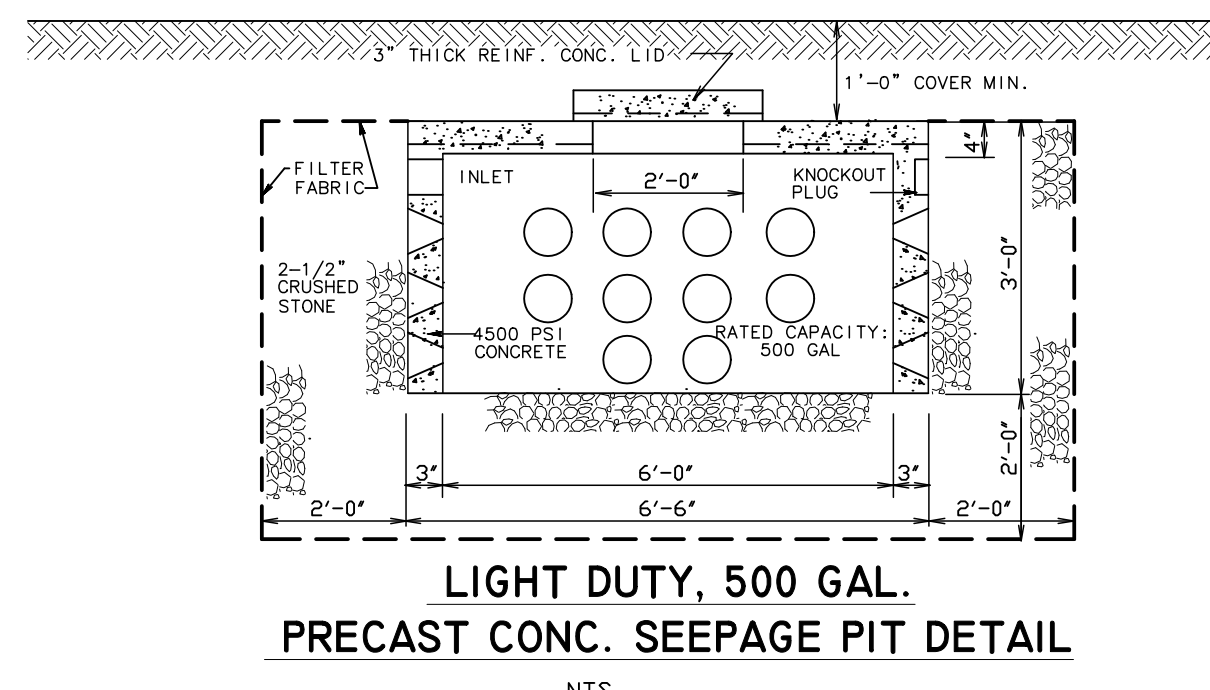
AREA DRAIN DETAIL



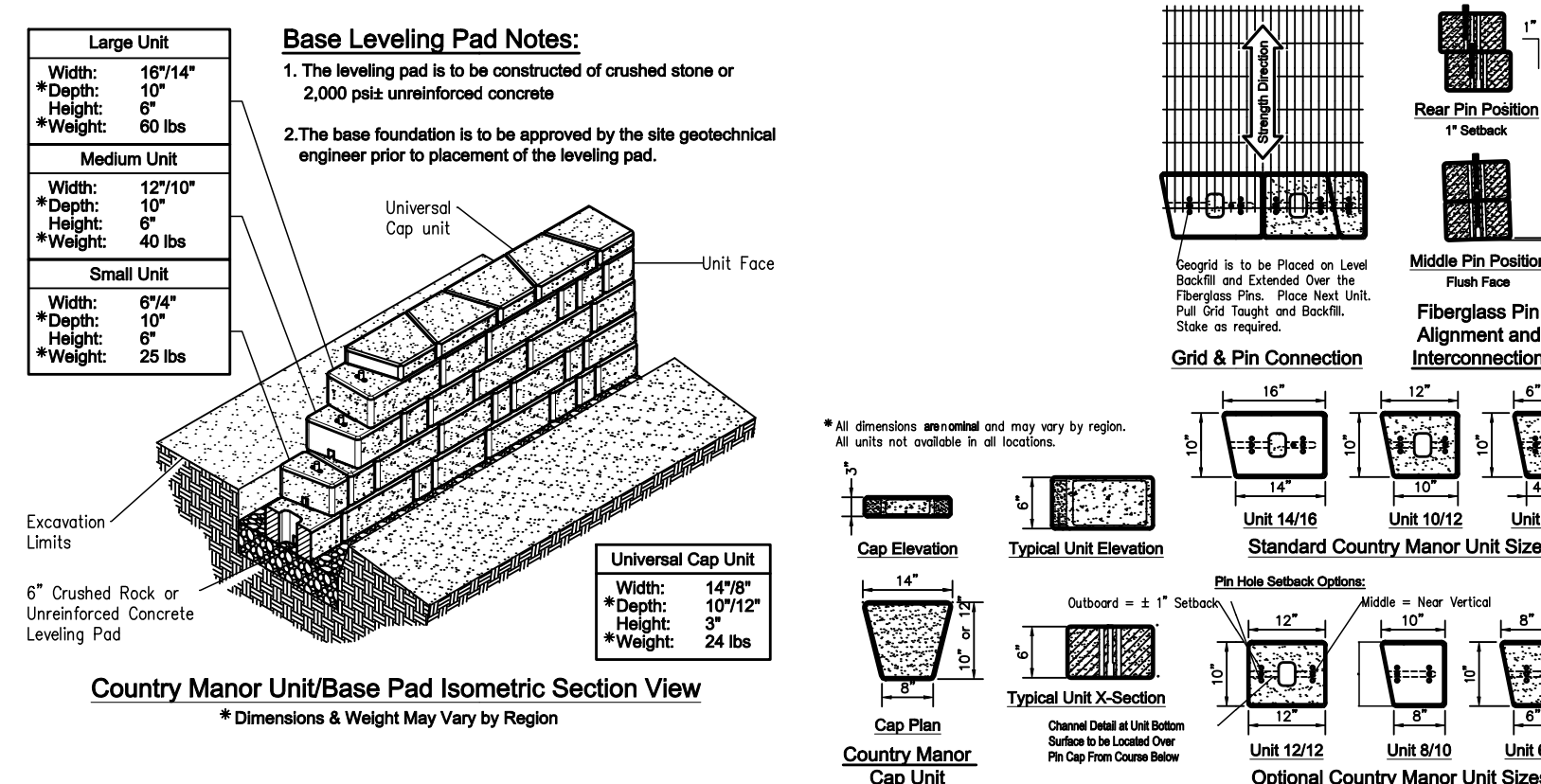
TIMBER GUIDE RAIL DETAIL



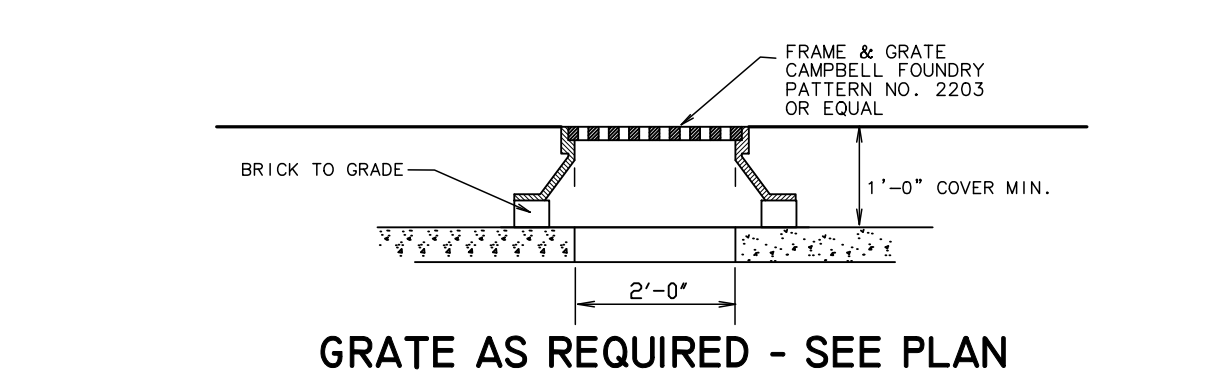
TYPICAL DRIVEWAY SECTION



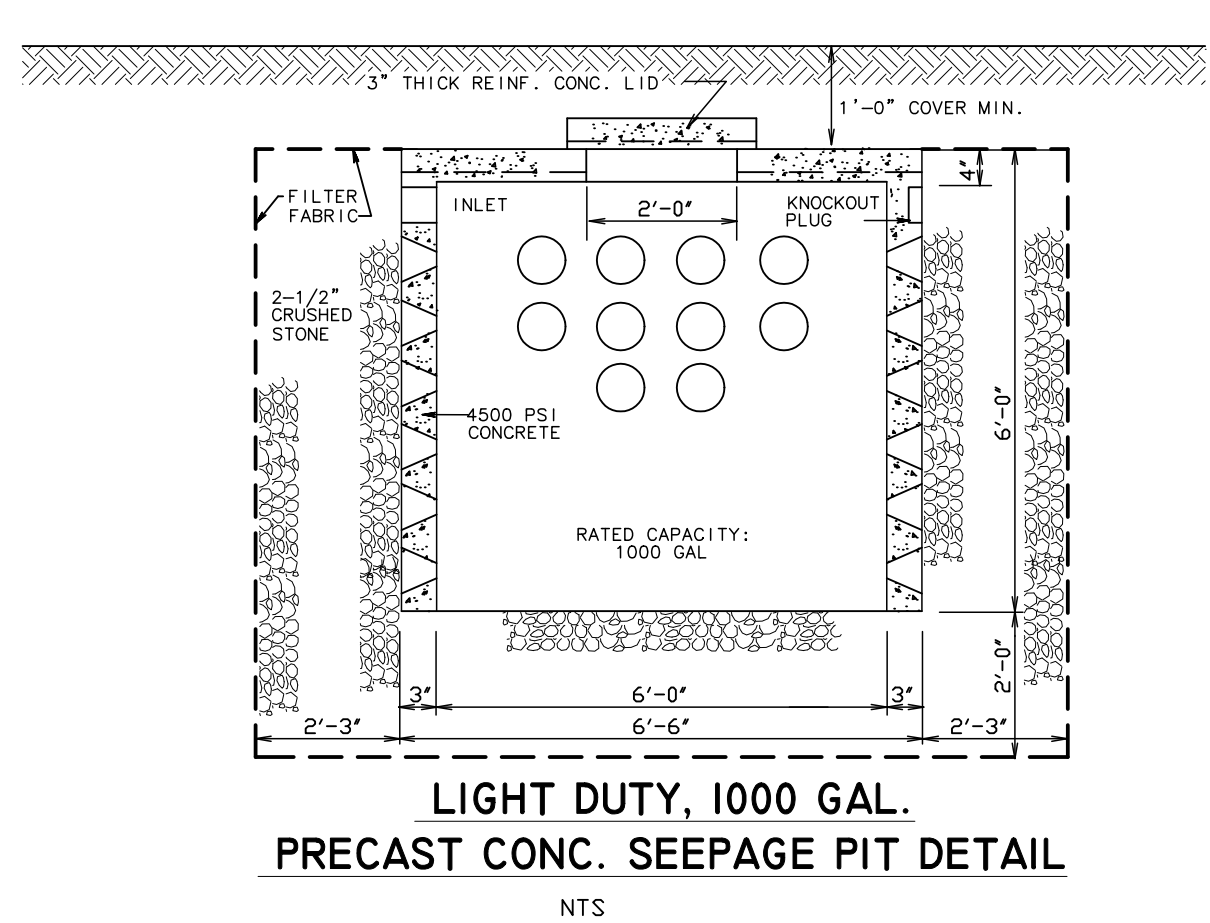
LIGHT DUTY, 500 GAL. PRECAST CONC. SEEPAGE PIT DETAIL



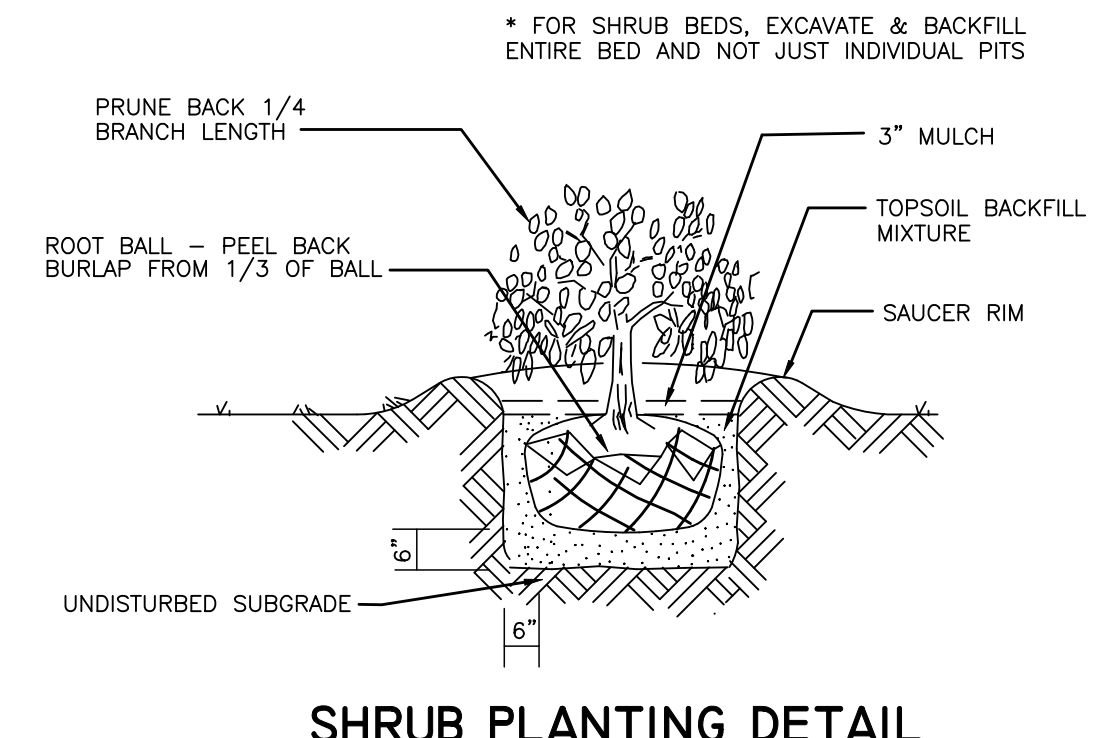
Country Manor Unit/Base Pad Isometric Section View



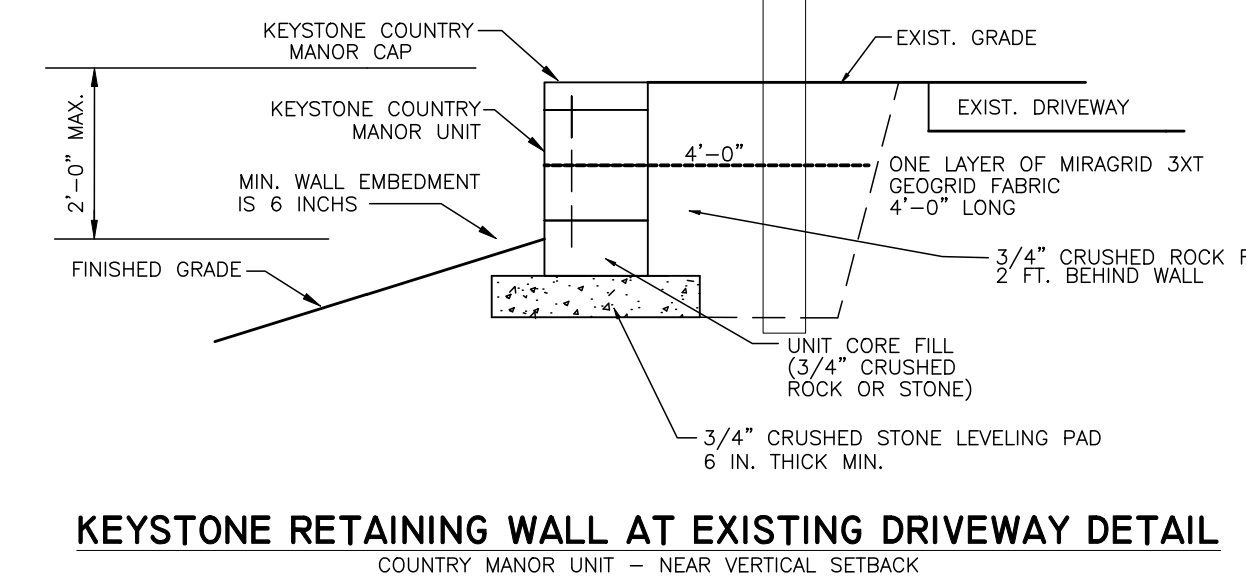
GRATE AS REQUIRED - SEE PLAN



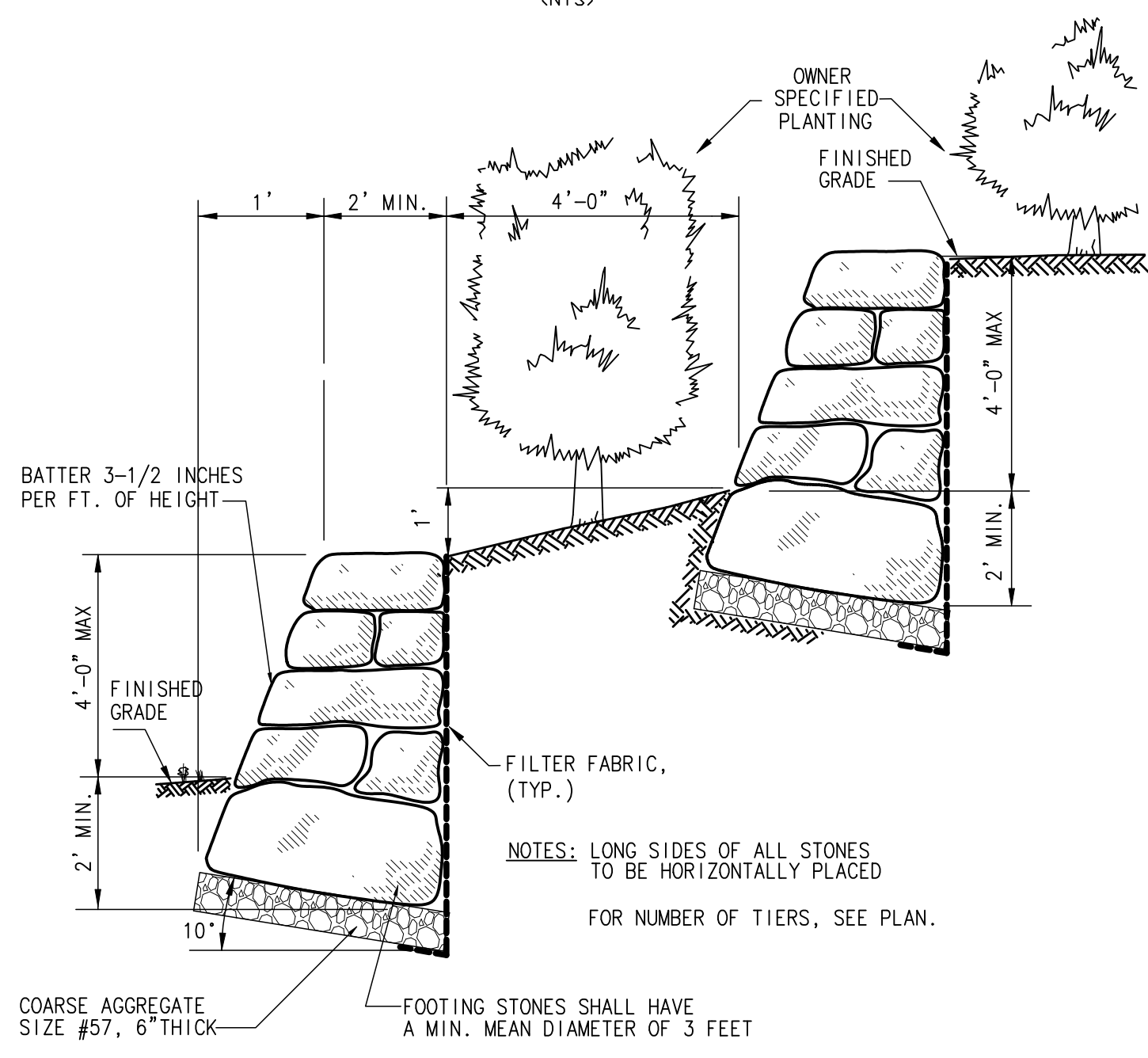
LIGHT DUTY, 1000 GAL. PRECAST CONC. SEEPAGE PIT DETAIL



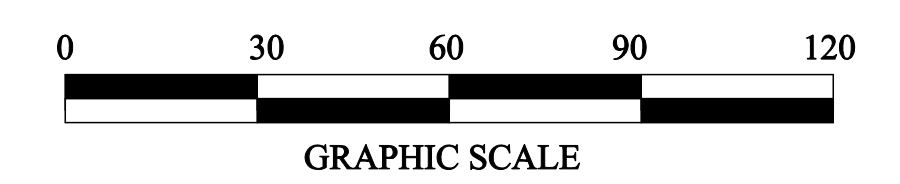
SHRUB PLANTING DETAIL



KEYSTONE RETAINING WALL AT EXISTING DRIVEWAY DETAIL



DRY LAID BOULDER RETAINING WALL DETAIL

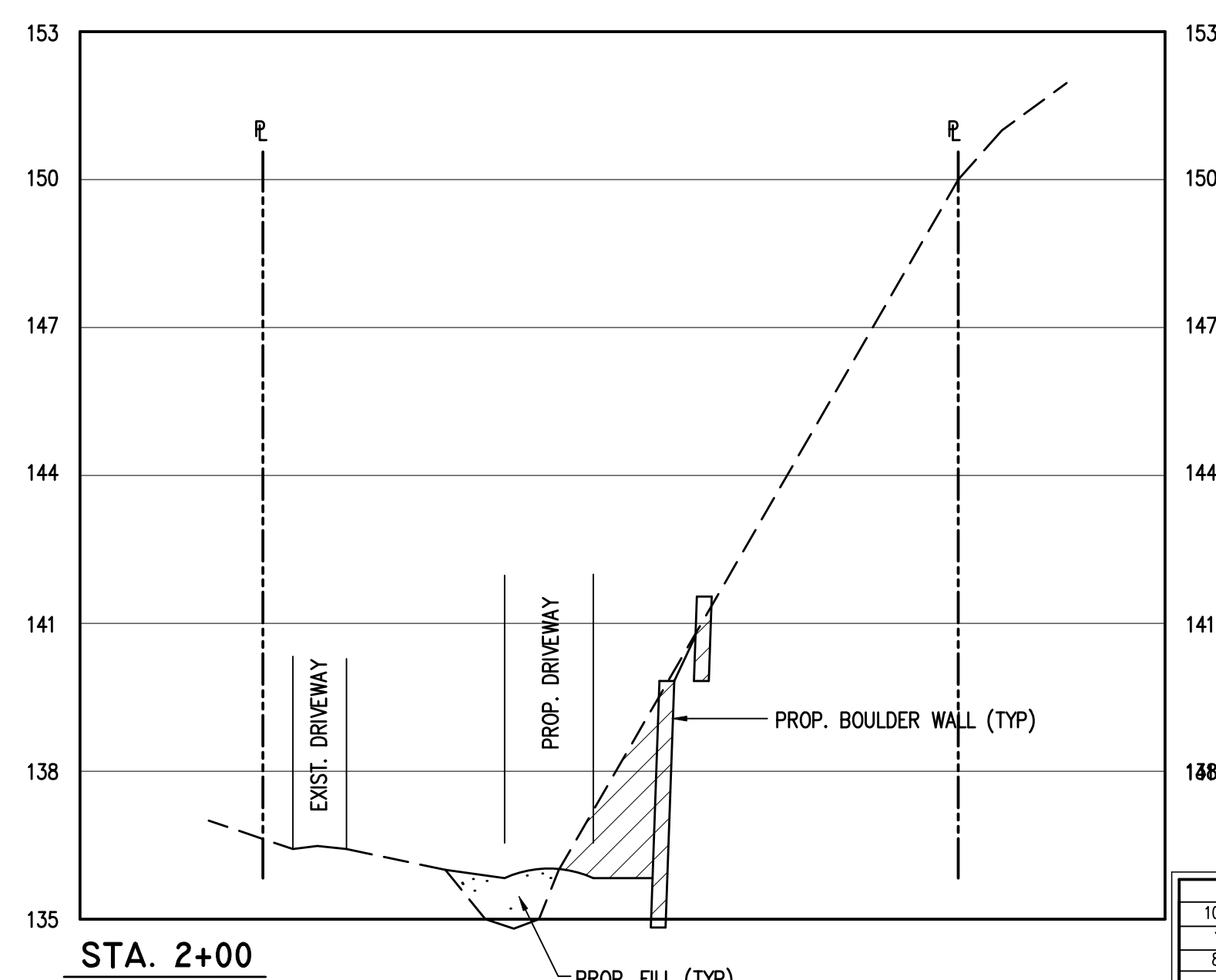
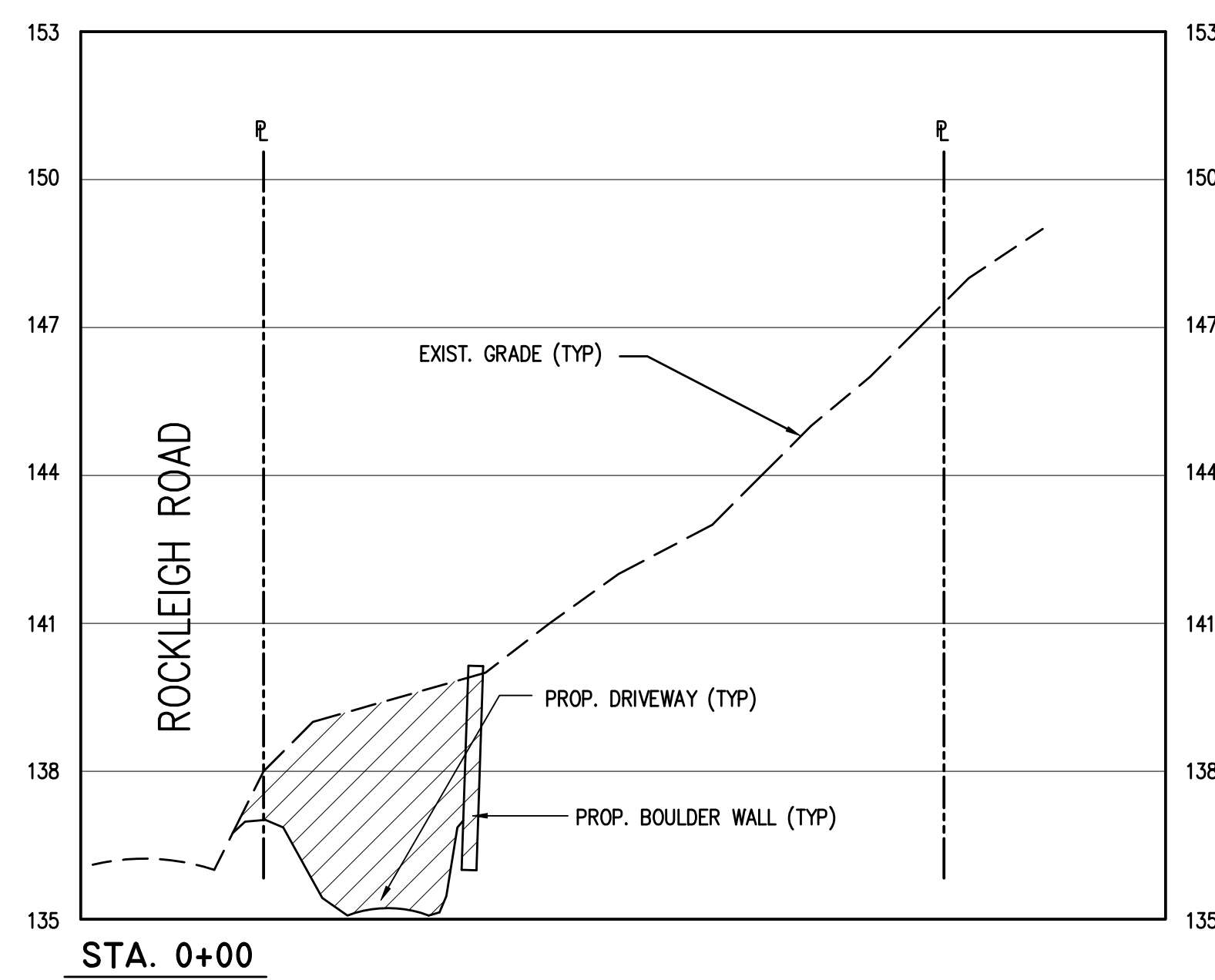
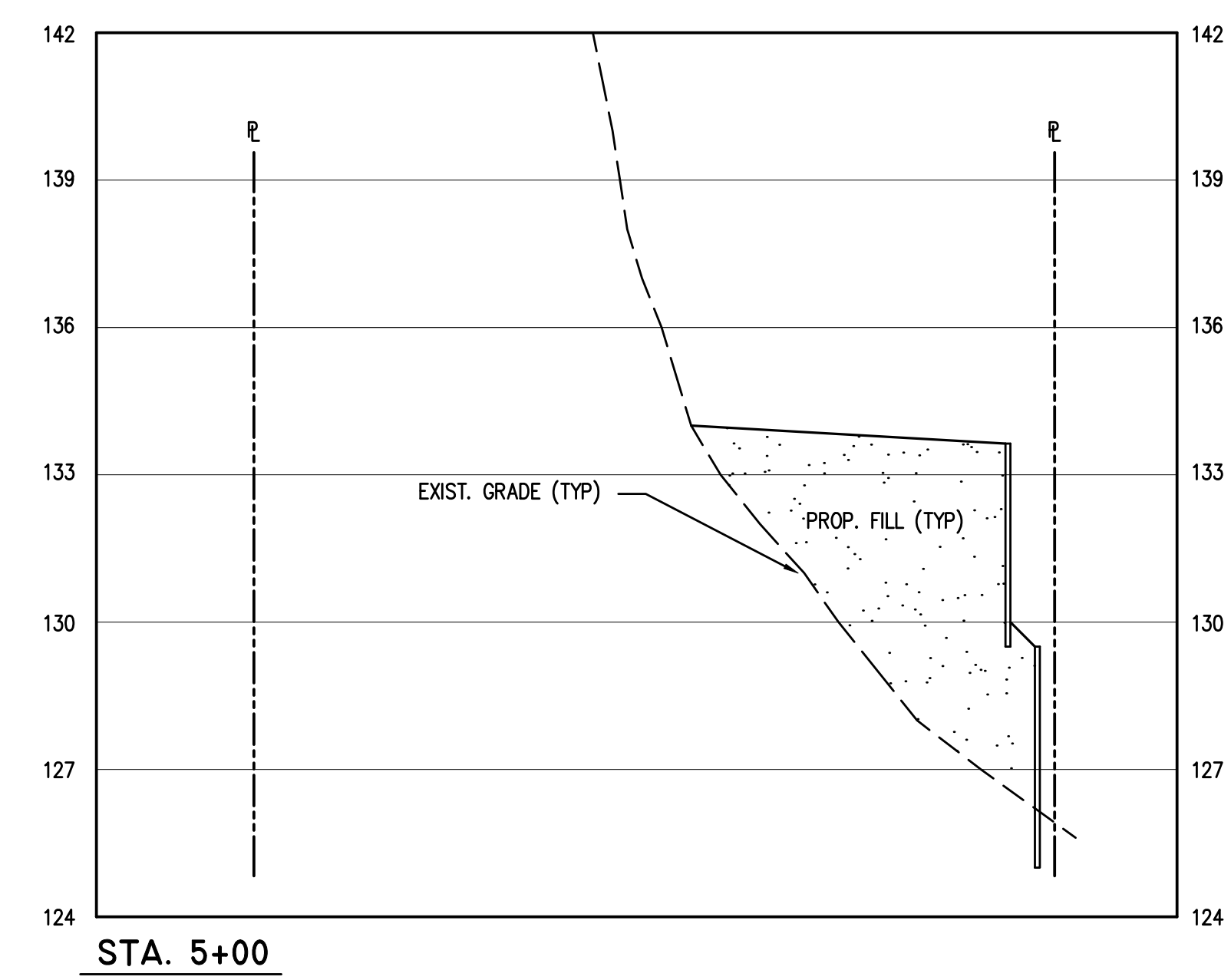
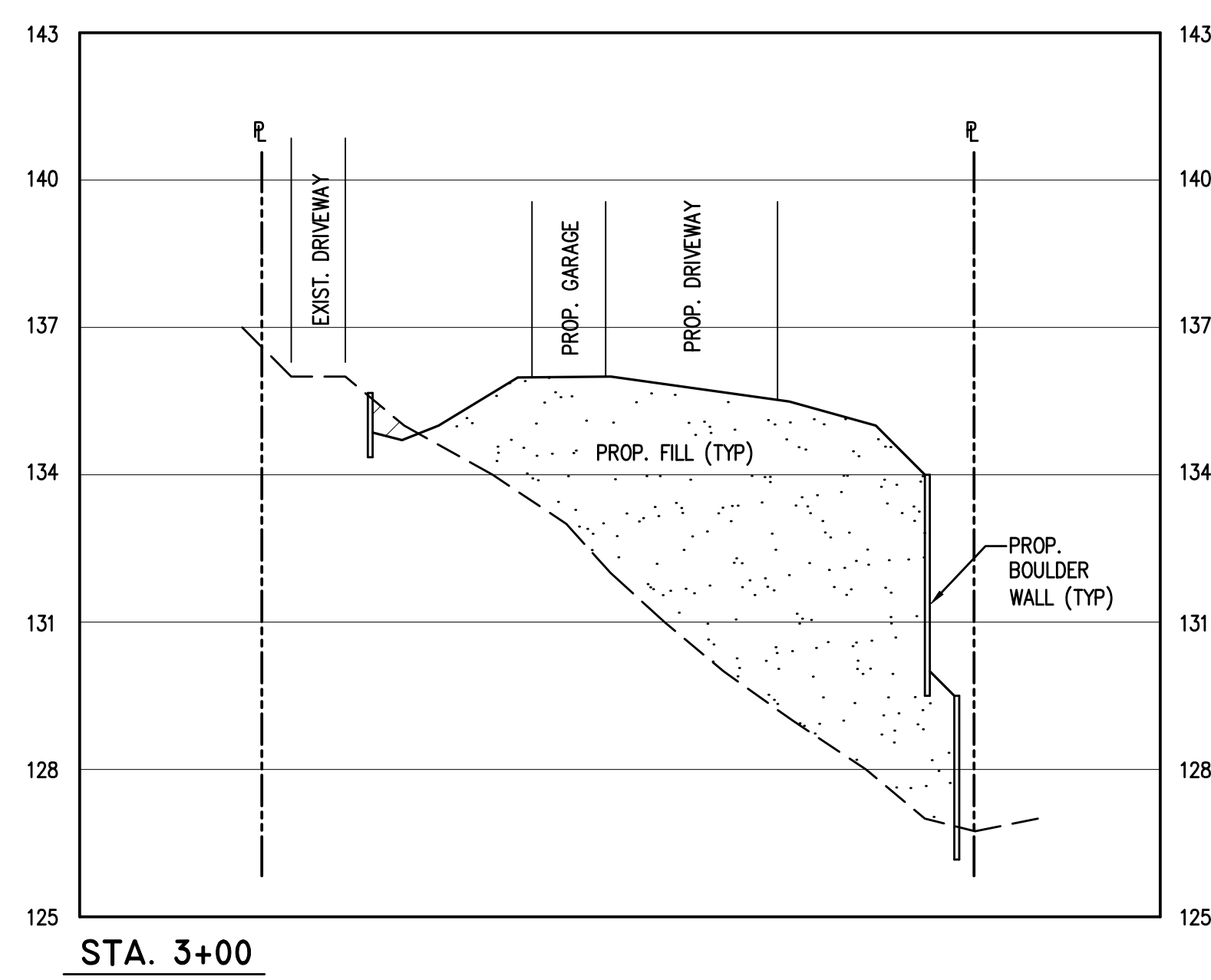
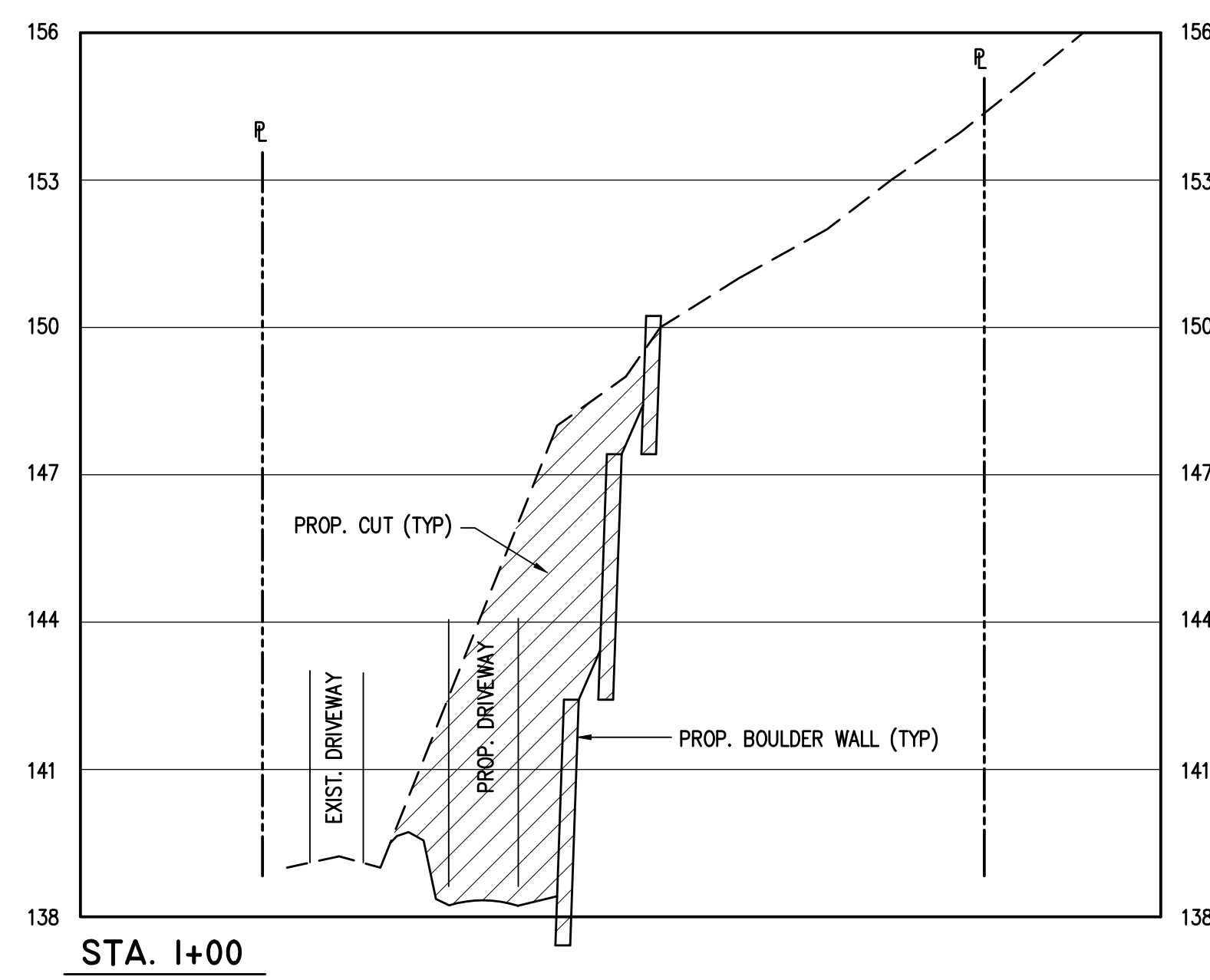
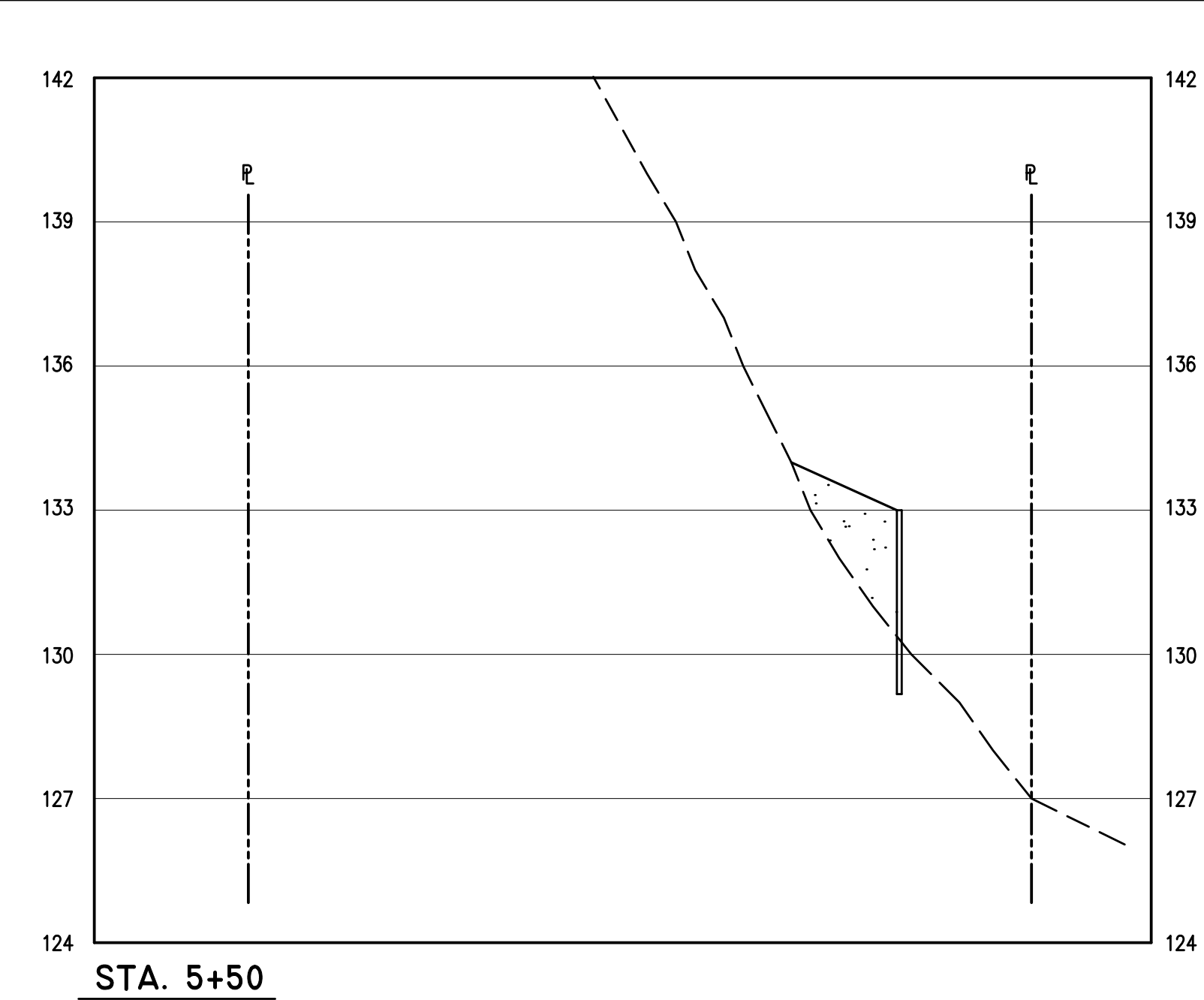
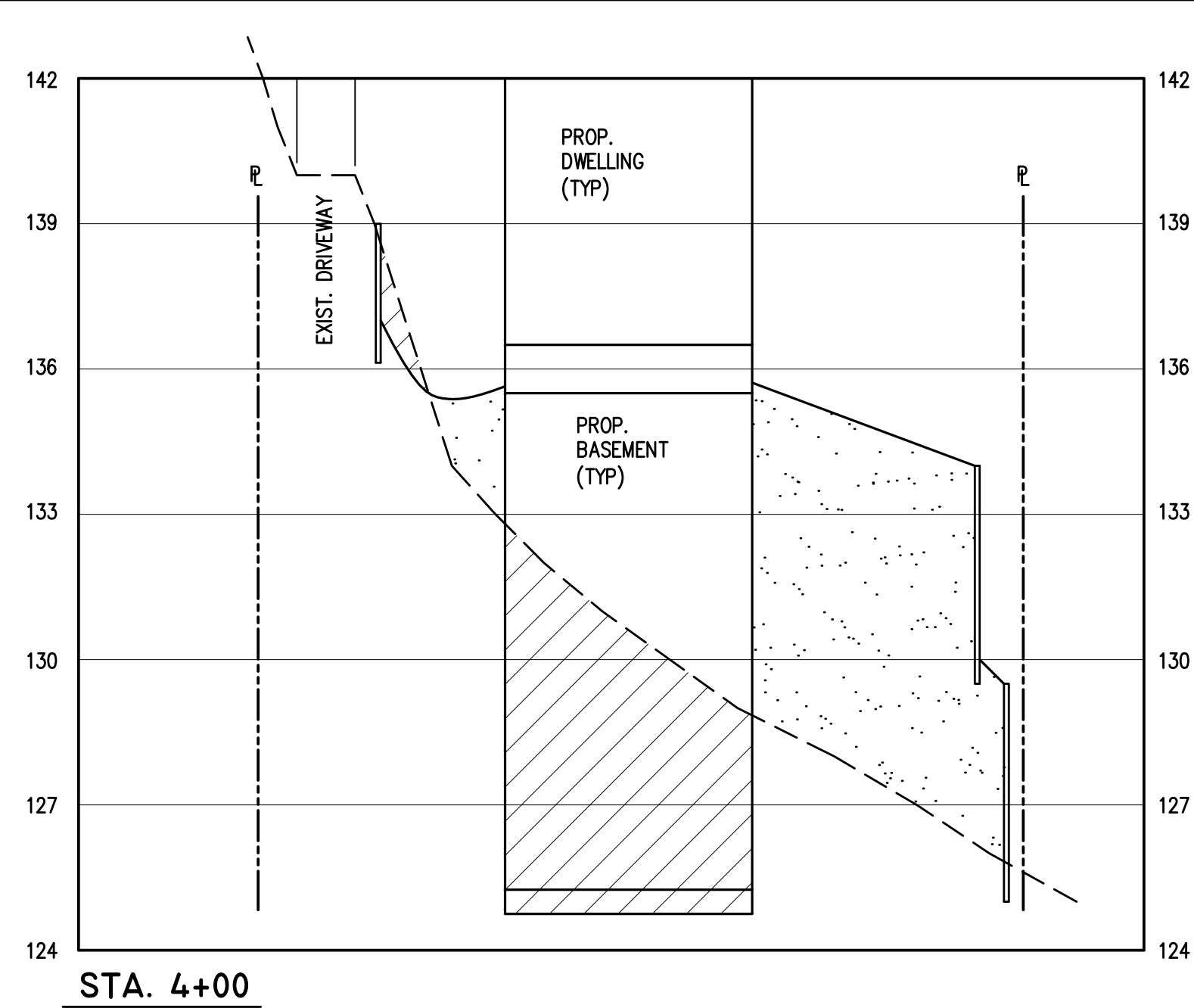
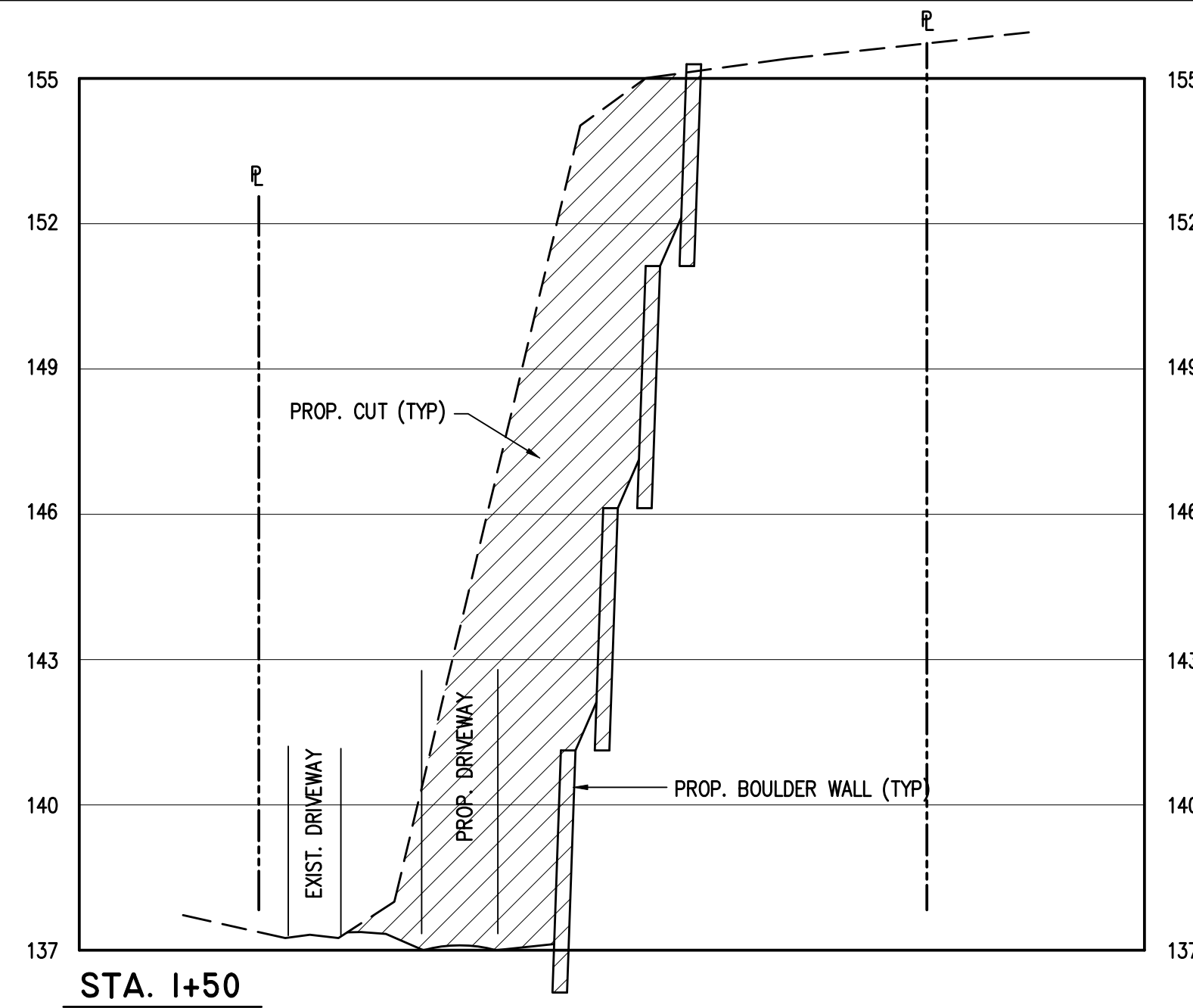


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<b>C COSTA ENGINEERING CORPORATION</b> PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS State of New Jersey Certificate of Authorization No. GA 276726. 325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601 TEL. (201) 487-0015 FAX (201) 487-5122	
DRAWING TITLE:	CONSTRUCTION AND SEPTIC DETAILS
PROJECT NAME:	32 ROCKLEIGH ROAD, LLC
LOCATION:	BLOCK 201, LOT 16
	BOROUGH OF ROCKLEIGH
	BERGEN COUNTY, NEW JERSEY
PROJ. NO. 05-1697	SCALE: 1"= 30'
DRAWN BY: JEM	DATE: 3-24-06

9-9-10	JEM	RLC	REVISED GRADING, RETAINING WALLS & ADDED SIGHT DISTANCE
10-23-09	JEM	RLC	REduced DWELLING SIZE PER ARCHITECTURAL DRAWINGS
10-9-09	JEM	RLC	REVISED PER ENGINEERS REPORT OF SEPT. 17, 2009
8-12-09	JEM	RLC	REVISED PER JULY 27TH WORK SESSION & REPORTS
3-9-09	JEM	RLC	REVISED ACCESS & UTILITY EASEMENT NOTES
1-12-09	JEM	RLC	REVISED DRIVEWAY GRADING, BUILDING & COVERAGE CALCS.
1-29-07	JEM	RLC	REVISED GRADING, BLDG. HEIGHT & COVERAGE
12-20-06	JEM	RLC	REVISED ZONING INFO & EASEMENT
11-22-06	JEM	RLC	INCREASED PIPE SIZES, ADDED FLOW CALCS.
10-31-06	JEM	RLC	REVISED PER ENGINEERS REPORT DATED 10/12/06, REV. 10/26/06
9-21-06	JEM	RLC	REVISED DWELLING



**SOIL MOVEMENT:**

FILL FROM SECTIONS:  
4,028 CU.YDS.

VOLUMES BACKED OUT OF FILL FOR SEEPAGE PITS AND SEPTIC SYSTEM:

SEEPAGE PITS = 26 CU.YDS. x (7) 1,000 GAL. PITS = 182 CU.YDS.  
16 CU.YDS. x (1) 500 GAL. PIY = 16 CU.YDS.

SEPTIC SYSTEM:  
SEPTIC TANKS = 8 CU.YDS. x (2) TANKS = 16 CU.YDS.  
DISPOSAL FIELD = 32 x 64 x 5.0 = 379 CU.YDS.

TOTAL TO BACK OUT = 593 CU.YDS.

NET MOVEMENT:

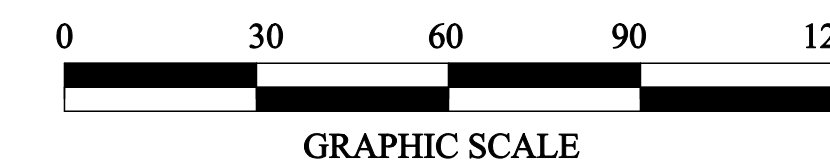
TOTAL FILL = 3,435 CU.YDS.  
TOTAL CUT = 3,501 CU.YDS.

TO BE EXPORTED = 66 CU.YDS. OF SOIL

FOR SEPTIC SYSTEM:  
114 CU.YDS. OF 3/4 TO 1-1/2" STONE IS REQUIRED AND  
303 CU.YDS. OF BANK RUN SAND & GRAVEL IS REQUIRED

CUT AND FILL CALCULATIONS (FROM SECTIONS)							
STATION	DISTANCE	CUT S.F.	FILL S.F.	AVG. CUT S.F.	AVG. FILL S.F.	CUT CU.FT.	FILL CU.FT.
0+00	40	0	0	80	0	3,200	0
1+00	100	160	0	219	0	21,900	0
2+00	50	278	0	407.5	0	20,375	0
3+00	50	537	0	296	8.5	14,800	425
4+00	100	55	17	29.5	248.5	2,950	24,850
5+00	100	4	480	157.5	431	15,750	43,100
5+50	100	311	382	155.5	326	15,550	32,600
5+60	50	0	270	0	152	0	7,600
5+60	10	0	34	0	17	0	170
<b>TOTAL</b>						<b>94,525 CUFT</b>	<b>108,745 CUFT</b>
<b>TOTAL</b>						<b>3,501 CUYDS</b>	<b>4,028 CUYDS</b>

SCALE: HORIZ. 1" = 30'  
VERT: 1" = 3'



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ROBERT L. COSTA, N.J. LIC. NO. 34702 & 4639  
PROFESSIONAL ENGINEER AND PLANNER

MARTIN A. KRUEGEL, N.J. LIC. NO. 24202  
PROFESSIONAL LAND SURVEYOR

SIGNED: \_\_\_\_\_ DATE: 3-24-06

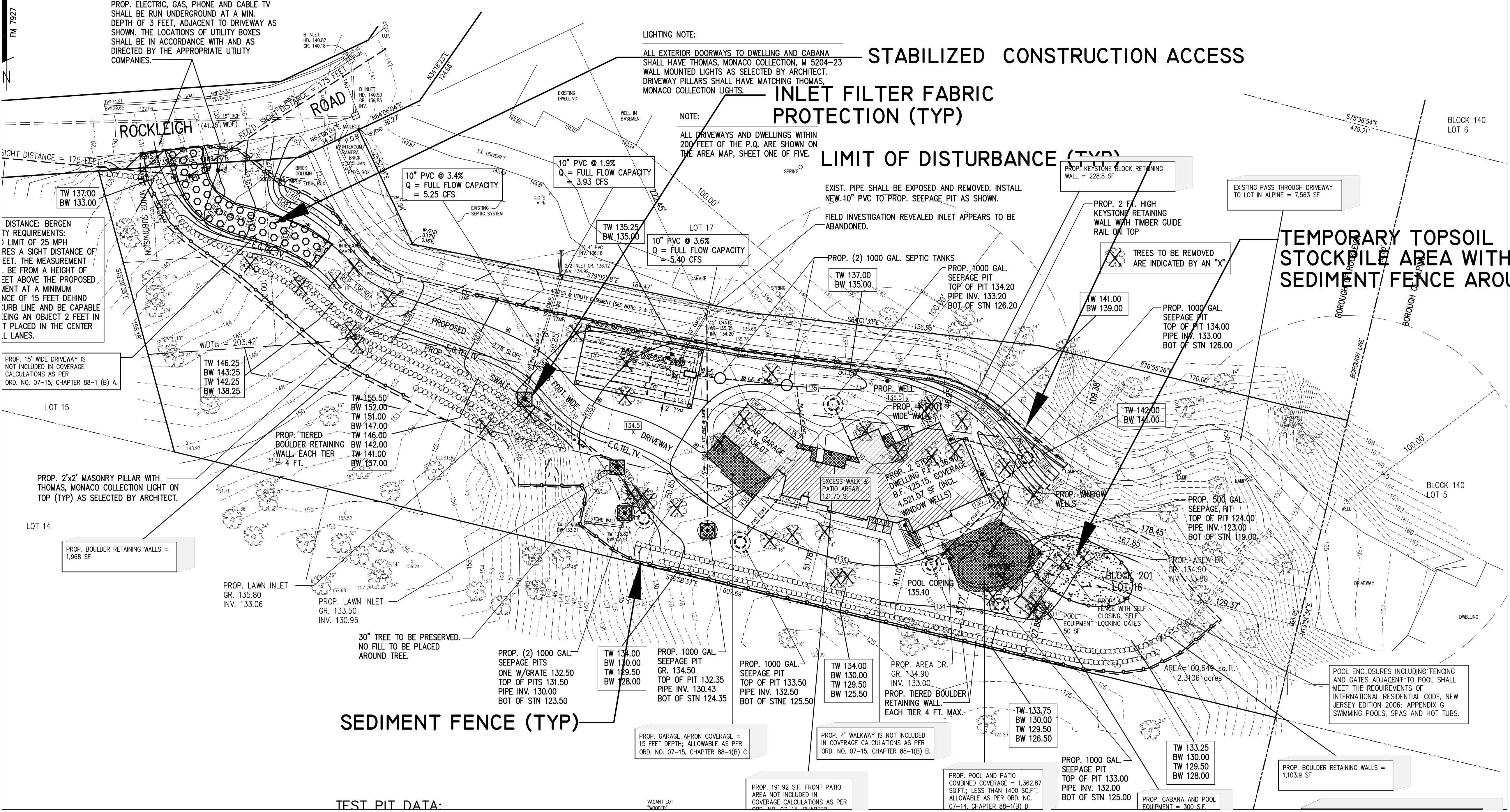
**COSTA ENGINEERING CORPORATION**  
PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS

State of New Jersey Certificate of Authorization No. GA 276726.  
325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601  
TEL: (201) 487-0015 FAX: (201) 487-3122

DRAWING TITLE: SOIL MOVEMENT SECTIONS  
PROJECT NAME: 32 ROCKLEIGH ROAD, LLC  
LOCATION: BLOCK 201, LOT 16  
BOROUGH OF ROCKLEIGH  
BERGEN COUNTY, NEW JERSEY

PROJ. NO. 05-1697 SCALE: 1" = 30' DRAWN BY: JEM





**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 salt hay or equivalent and bound in accordance with the New Jersey Standards. (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 suitable equal, at a rate of 2 tons per acre, according to NJ Standards.

**4. STABILIZATION SPECIFICATIONS**

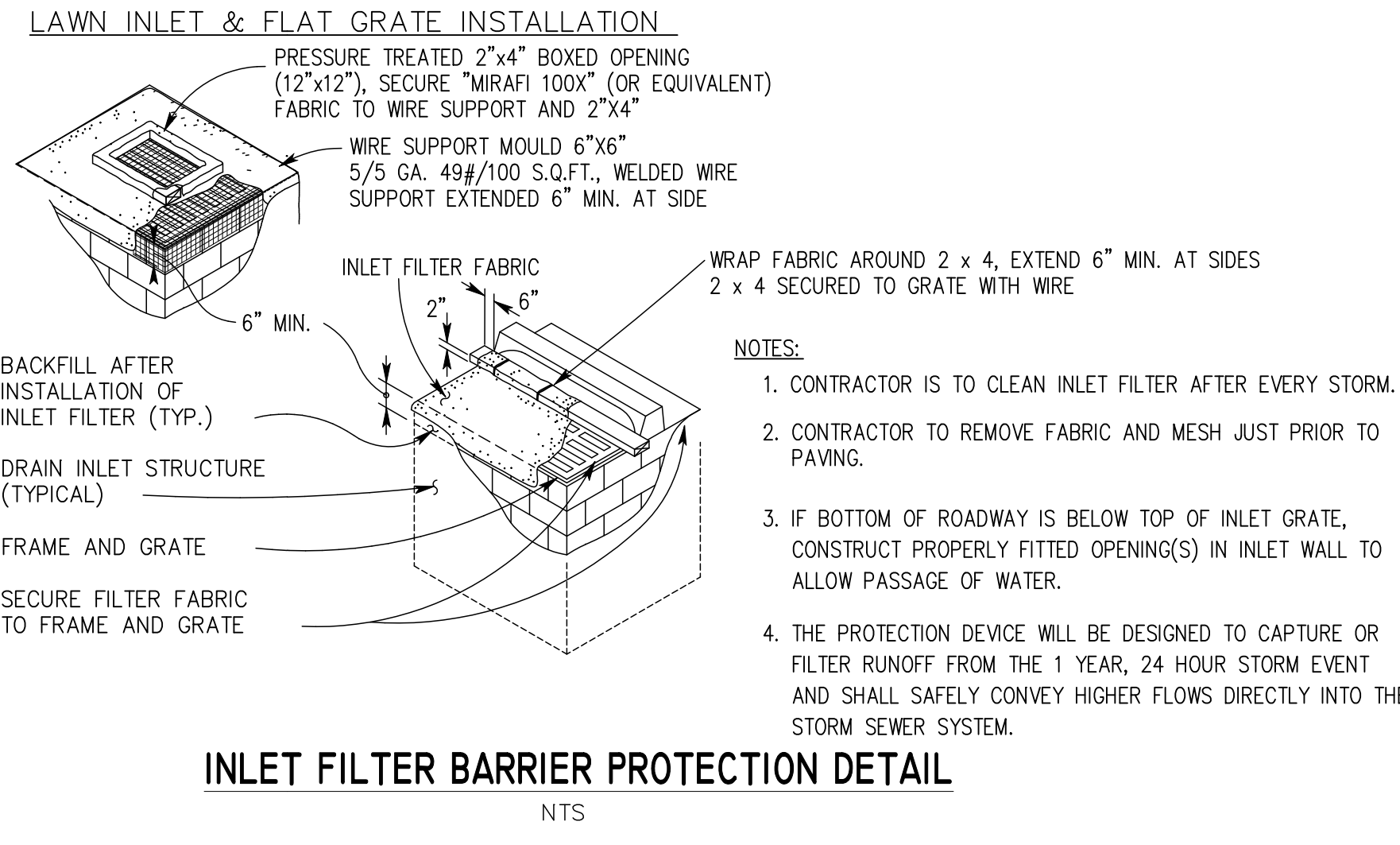
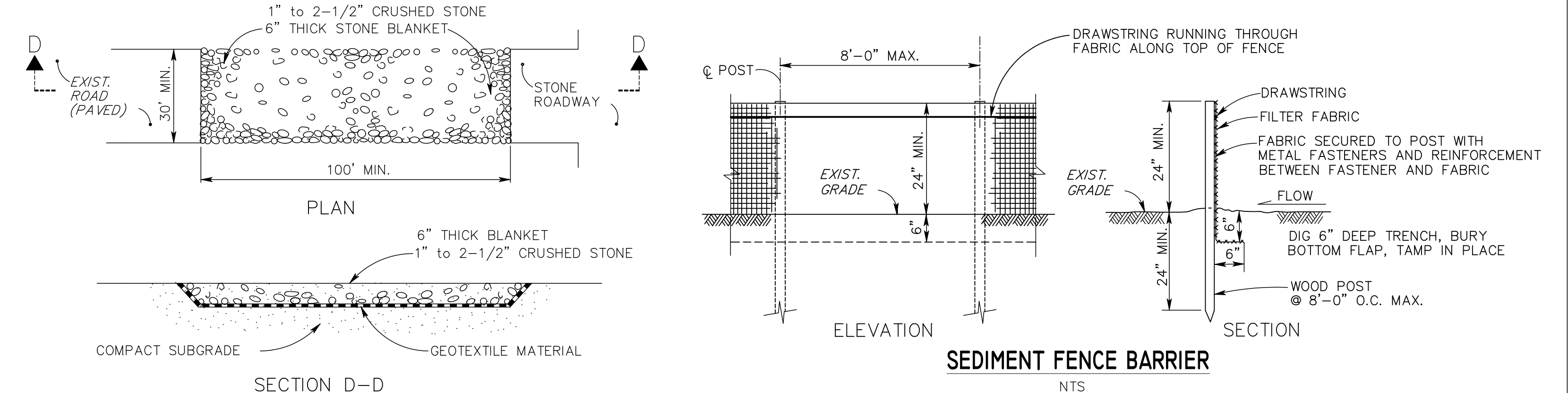
**A. TEMPORARY SEEDING AND MULCHING:**

- LIME- 90 lbs/1000 S.F. ground limestone; -FERTILIZER- 11 lbs/1000 S.F.; 10-20-10 or equivalent worked into the soil a minimum of 4".
- SEED- Perennial rye grass 40 lbs/acre (1 lb./1,000 sf) or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
- MULCH- Salt hay or small grain straw at a rate of 70 to 90 lbs/1000 S.F. to be applied according to the N.J. Standards. Mulch shall be secured by approved methods (i.e. Peg and Twine, Mulch netting, or liquid mulch binder).

**B. PERMANENT SEEDING AND MULCHING:**

- TOPSOIL- Uniform application to a depth of 5" (unsettled).
- LIME- 90 lbs/1000 S.F. ground limestone; -FERTILIZER- 11 lbs/1000 S.F.; 10-20-10 or equivalent worked into the soil a minimum of 4".
- SEED- Turf type tall fescue (blend of three cultivars) 150 lbs/acre (3.5 lbs./1,000 sf) or other approved seeds; plant between March 1 and October 15.
- MULCH- Salt hay or small grain straw at a rate of 70 to 90 lbs/1000 S.F. to be applied according to the N.J. Standards. Mulch shall be secured 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 storm water 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 flood plain, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a hay bale sediment barrier or silt fence.
- A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Silt blanket will be composed of 1" - 2 1/2" crushed stone, 6" thick, will be at least 30' x 100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
- Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
- Driveways must be stabilized with 1" - 2 1/2" crushed stone or subbase prior to individual lot construction.
- All soil washed, dropped, spilled and 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 30-1 of the NJ Standards.
- Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- Discharging 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.



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**GRAPHIC SCALE**

0 30 60 90 120

**ROBERT L. COSTA, N.J. LIC. NO. 34702 & 4639**  
 PROFESSIONAL ENGINEER AND PLANNER

**MARTIN A. KRUEGEL, N.J. LIC. NO. 24202**  
 PROFESSIONAL LAND SURVEYOR

SIGNED: \_\_\_\_\_ DATE: 6-22-06

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 325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601  
 TEL: (201) 487-0015, FAX: (201) 487-3122

**DRAWING TITLE:** SOIL EROSION AND SEDIMENT CONTROL PLAN

**PROJECT NAME:** 32 ROCKLEIGH ROAD, LLC

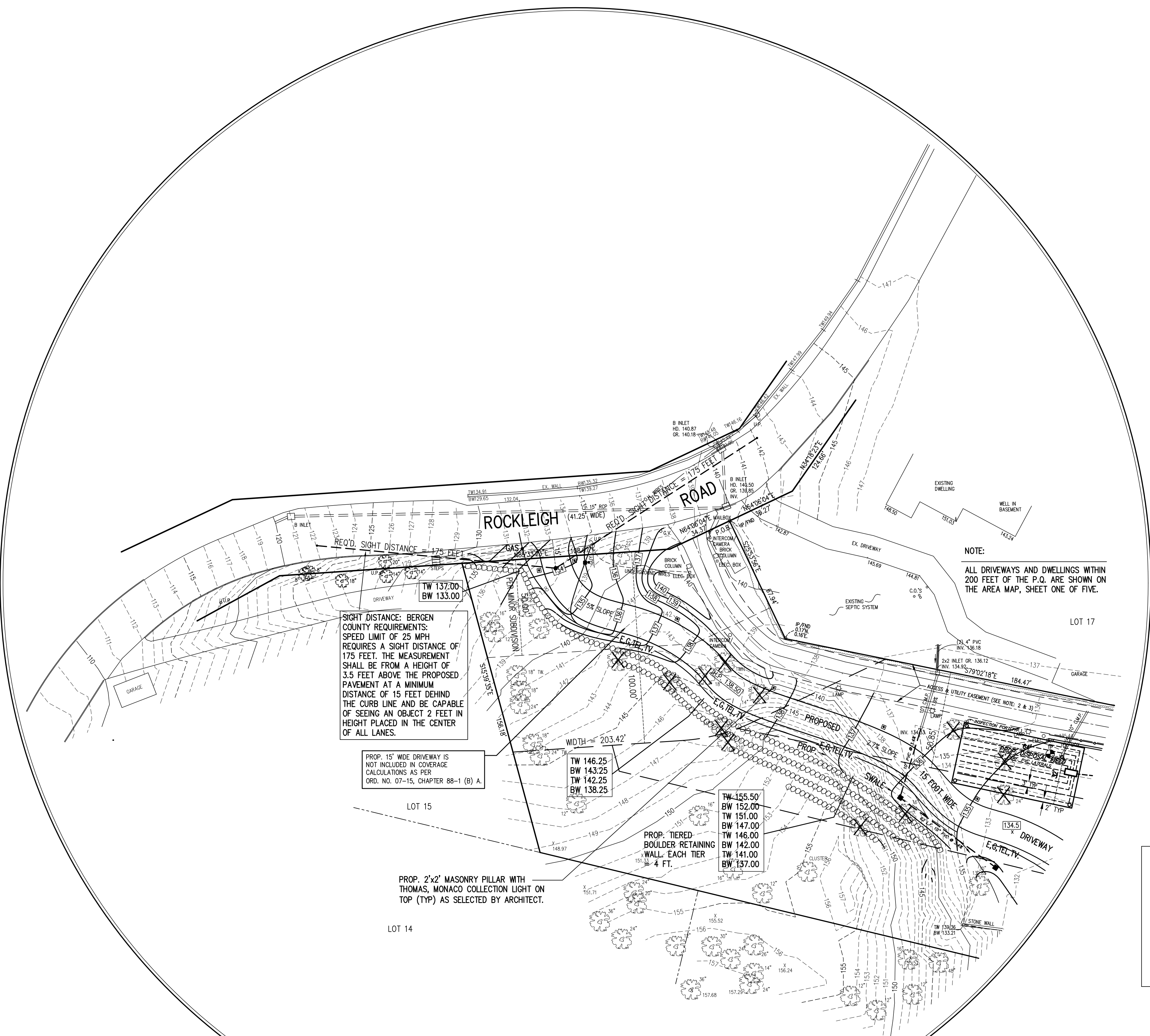
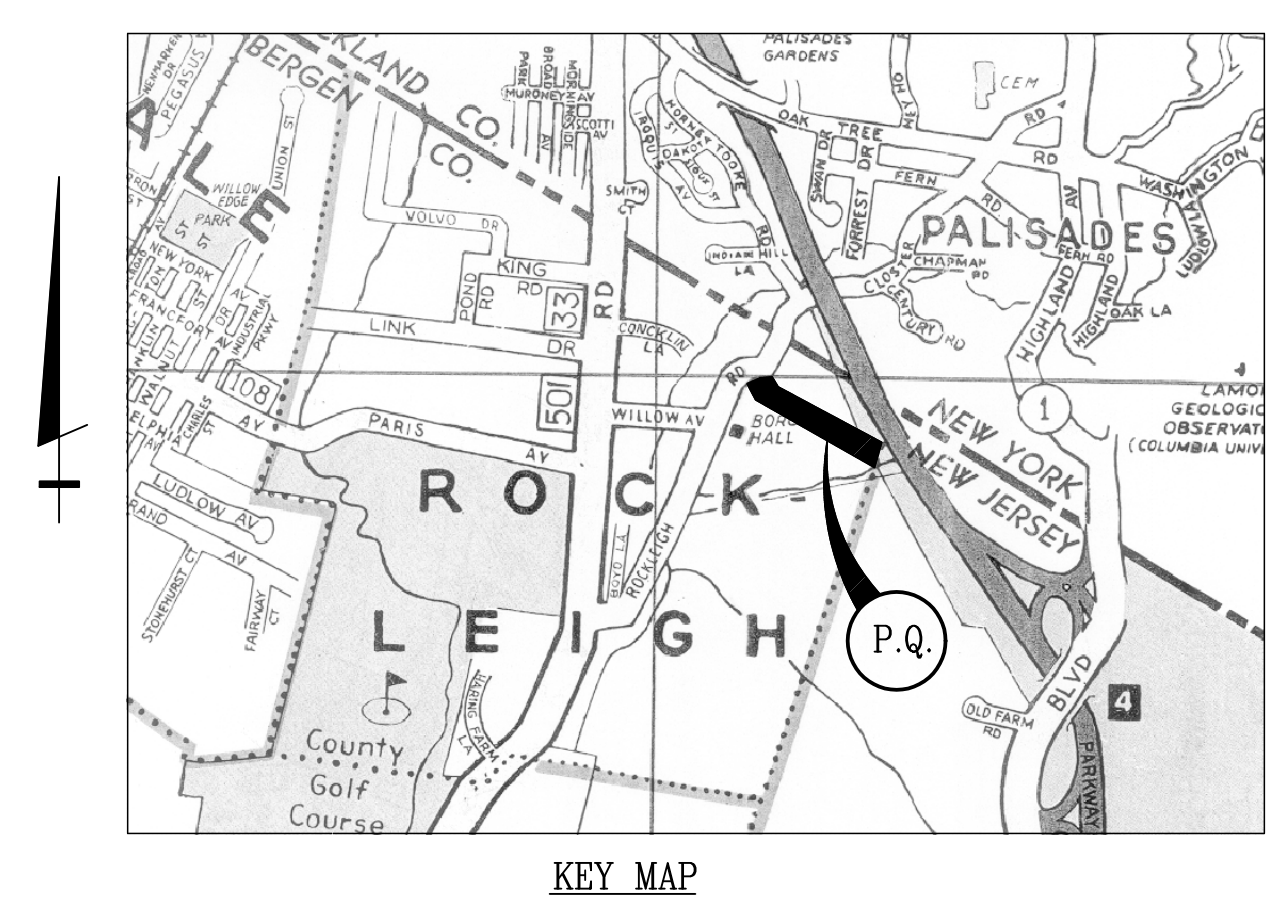
**LOCATION:** BLOCK 201, LOT 16

BOROUGH OF ROCKLEIGH  
 BERGEN COUNTY, NEW JERSEY

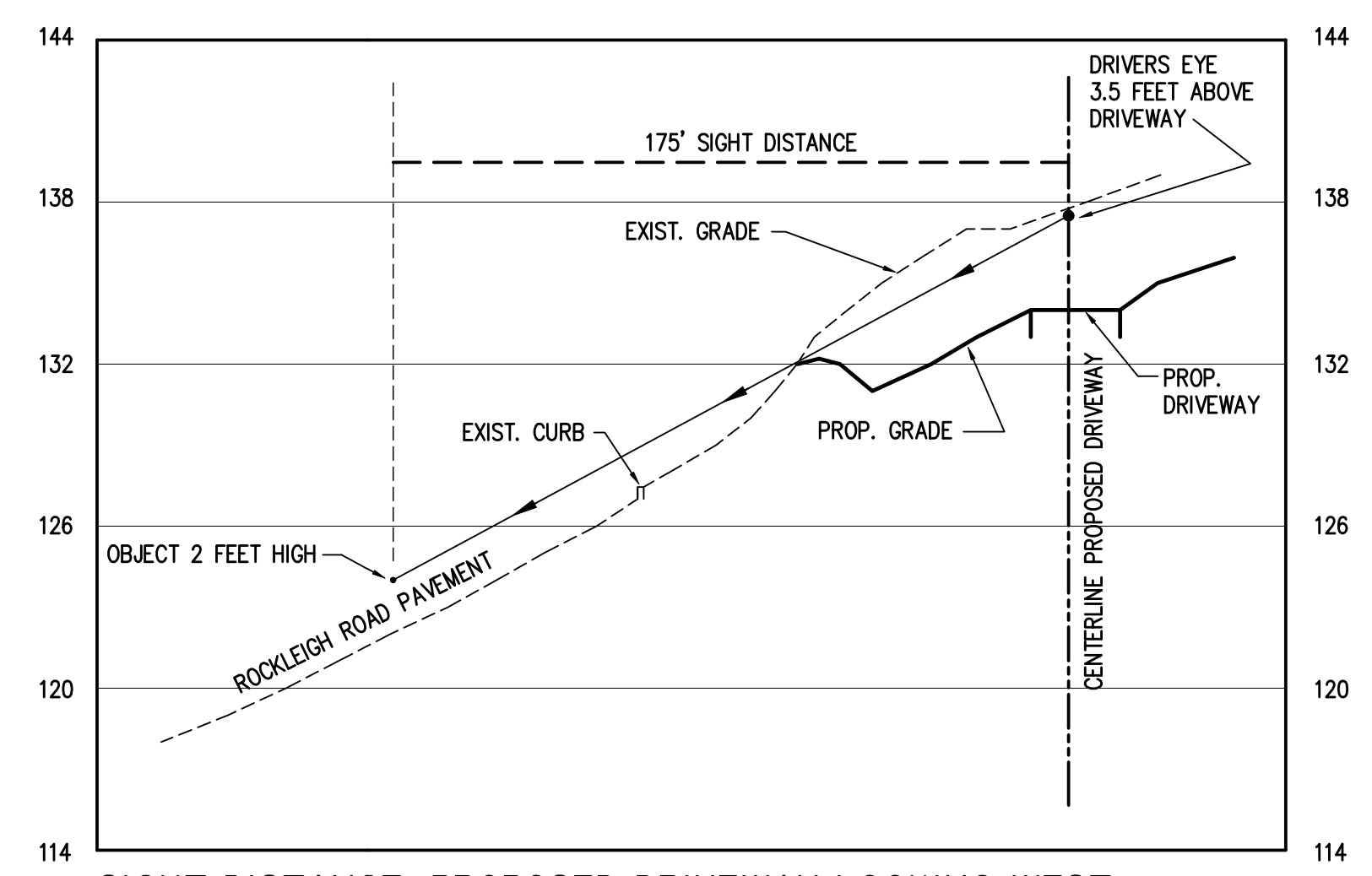
PROJ. NO. 05-1697 SCALE: 1" = 30' DRAWN BY: JEM



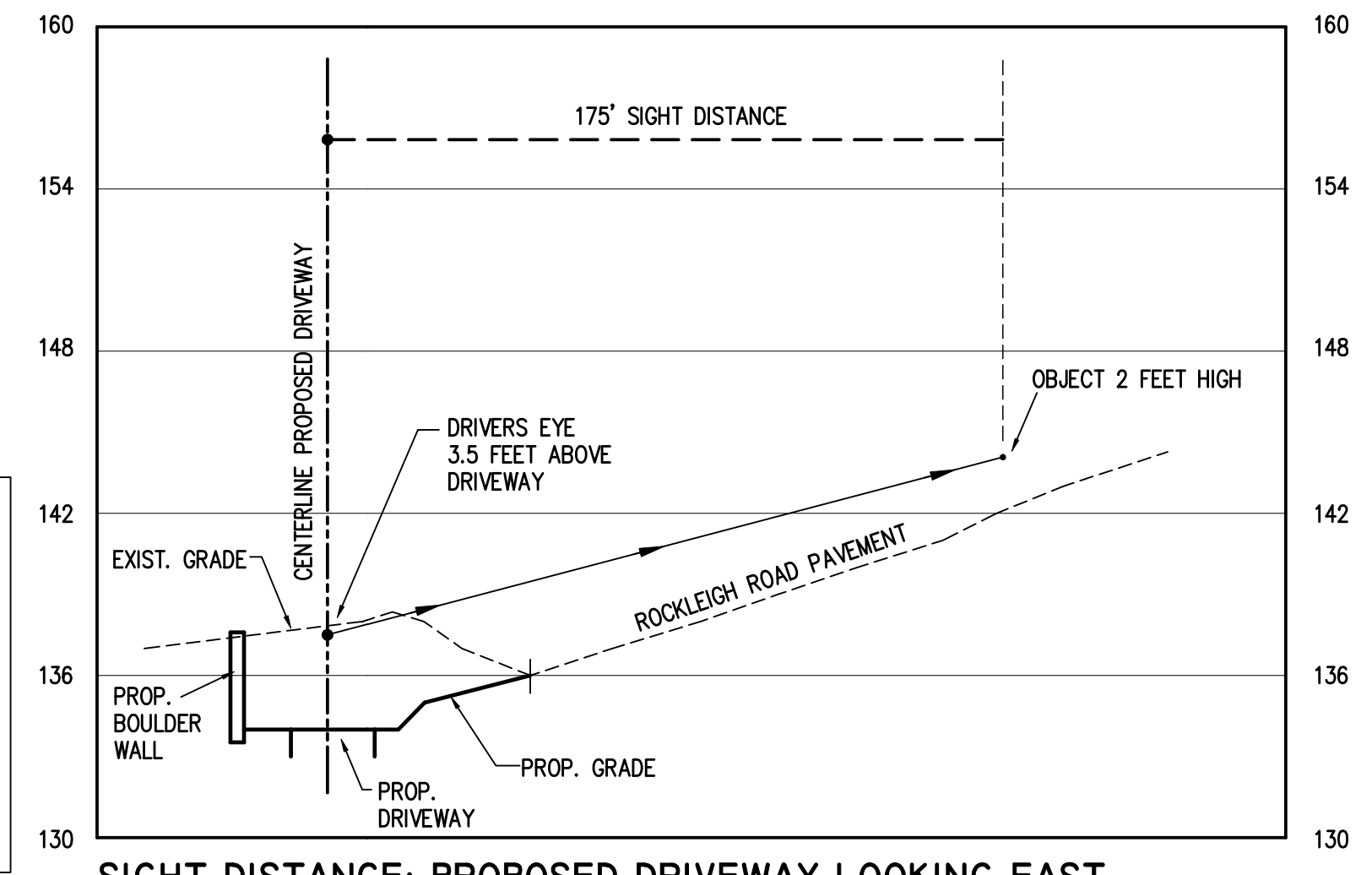
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NOTE:  
ALL DRIVEWAYS AND DWELLINGS WITHIN 200 FEET OF THE P.Q. ARE SHOWN ON THE AREA MAP, SHEET ONE OF FIVE.



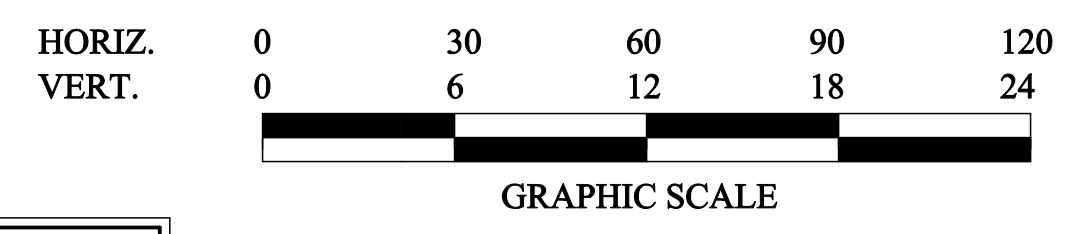
SIGHT DISTANCE: PROPOSED DRIVEWAY LOOKING WEST  
HORIZ. 1"= 30'  
VERT. 1"= 6'



SIGHT DISTANCE: PROPOSED DRIVEWAY LOOKING EAST  
HORIZ. 1"= 30'  
VERT. 1"= 6'

SIGHT DISTANCE: BERGEN COUNTY REQUIREMENTS: SPEED LIMIT OF 25 MPH REQUIRES A SIGHT DISTANCE OF 175 FEET. THE MEASUREMENT SHALL BE FROM A HEIGHT OF 3.5 FEET ABOVE THE PROPOSED PAVEMENT AT A MINIMUM DISTANCE OF 15 FEET BEHIND THE CURB LINE AND BE CAPABLE OF SEEING AN OBJECT 2 FEET IN HEIGHT PLACED IN THE CENTER OF ALL LANES.

PLAN  
SCALE: 1"= 30'



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TEL. (201) 487-0015 FAX (201) 487-9122

DRAWING TITLE:	PROPOSED DRIVEWAY SIGHT DISTANCE PROFILES
PROJECT NAME:	32 ROCKLEIGH ROAD, LLC
LOCATION:	BLOCK 201, LOT 16, 32 ROCKLEIGH ROAD
	BOROUGH OF ROCKLEIGH
	BERGEN COUNTY, NEW JERSEY
PROJ. NO. 05-1697	SCALE: 1"= 30' DRAWN BY: JEM

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PROFESSIONAL ENGINEER AND PLANNER  
SIGNED: \_\_\_\_\_ DATE: 9-9-10  
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