

OWNERS WITHIN 200 FT.
BOROUGH OF ENGLEWOOD CLIFFS

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
127	20.01		4A	Current Owner 20 ESSER, SUITE 201 ROCHELLE PARK, NJ	21 SYLVAN AVE
132	1		4A	Current Owner 142 W 92ND ST NEW YORK, NY	33 SYLVAN AVE
132	2		4A	Current Owner 142 W 92ND ST NEW YORK, NY	21 SYLVAN AVE.
132	6		4A	Current Owner 2 HORIZON RD, APT 1220 FT. LEE, N.J.	38 SYLVAN AVE
201	5		4A	Current Owner 8 SYLVAN AVENUE ENGLEWOOD CLIFFS, NJ	10 SYLVAN AVE
201	6		1	Current Owner 652 WOODLAND AVE NORTHVALE, NJ	8 FIFTH ST
201	7		4A	Current Owner 652 WOODLAND AVE NORTHVALE, NJ	12 SYLVAN AVE
201	8		4A	Current Owner 38 LAURIE DR ENGLEWOOD CLIFFS, NJ	14 SYLVAN AVE
201	9		4A	Current Owner 10 SANFORD DR ENGLEWOOD CLIFFS, NJ	18 SYLVAN AVE
202	3		1	Current Owner 856 NEW YORK AVE FORT LEE, NJ	FIFTH ST
202	4.01		2	Current Owner 11 SIXTH ST ENGLEWOOD CLIFFS, NJ	11 SIXTH ST
202	4.02		2	Current Owner 9 FIFTH ST ENGLEWOOD CLIFFS, NJ	9 FIFTH ST
202	5		2	Current Owner 11 FIFTH ST ENGLEWOOD CLIFFS, NJ	11 FIFTH ST
202	6.1		2	Current Owner 13 FIFTH STREET ENGLEWOOD CLIFFS, NJ	13 FIFTH ST
202	6.2		2	Current Owner 15 SIXTH ST ENGLEWOOD CLIFFS, NJ	15 SIXTH ST
202	7		2	Current Owner 17 SIXTH STREET ENGLEWOOD CLIFFS, NJ	17 SIXTH ST
202	8		1	Current Owner 20 FIFTH STREET ENGLEWOOD CLIFFS, NJ	17A SIXTH ST
202	9		2	Current Owner 20 FIFTH STREET ENGLEWOOD CLIFFS, NJ	20 FIFTH ST
202	10		1	Current Owner 20 1/4 ST ENGLEWOOD CLIFFS, NJ	4 SIXTH ST REAR
202	11		1	Current Owner 23 1/4 ST ENGLEWOOD CLIFFS, NJ	21 FIFTH ST REAR
202	12		2	Current Owner 24 SYLVAN AVENUE ENGLEWOOD CLIFFS, NJ	23 SIXTH ST
202	13		2	Current Owner 25 SIXTH ST ENGLEWOOD CLIFFS, NJ	25 SIXTH ST
202	14		2	Current Owner 21A SIXTH STREET ENGLEWOOD CLIFFS, NJ	21A SIXTH ST
202	15		2	Current Owner 21A SIXTH STREET ENGLEWOOD CLIFFS, NJ	21 SIXTH ST
202	16		2	Current Owner 19 6TH STREET ENGLEWOOD CLIFFS, NJ	19 SIXTH ST
202	17		2	Current Owner 1512 PALISADE AVE APT 4N FORT LEE, NJ	13 SIXTH ST
205	3		4A	Current Owner 17 MADISON CIRCLE ENGLEWOOD, NJ	34 SYLVAN AVE
205	5		2	Current Owner 9 BAYVIEW AVENUE ENGLEWOOD CLIFFS, NJ	6 BAYVIEW AVE
205	6		2	Current Owner 8 BAYVIEW AVE ENGLEWOOD CLIFFS, NJ	8 BAYVIEW AVE
205	7		2	Current Owner 400 FAIRVIEW AVE FORT LEE, NJ	10 BAYVIEW AVE
205	8		2	Current Owner 12 BAYVIEW AVE ENGLEWOOD CLIFFS, NJ	12 BAYVIEW AVE
205	9		2	Current Owner 14 BAYVIEW AVENUE ENGLEWOOD CLIFFS, NJ	14 BAYVIEW AVE
206	1		4A	Current Owner 35 SYLVAN AVENUE ENGLEWOOD CLIFFS, N J	35 SYLVAN AVE
206	2		2	Current Owner 38 SYLVAN AVE ENGLEWOOD CLIFFS, NJ	1 BAYVIEW AVE
206	3		2	Current Owner 5 BAYVIEW AVE ENGLEWOOD CLIFFS, NJ	3 BAYVIEW AVE
206	4		2	Current Owner 5 BAYVIEW AVE ENGLEWOOD CLIFFS, NJ	5 BAYVIEW AVE
206	5		2	Current Owner 7 BAYVIEW AVE ENGLEWOOD CLIFFS, NJ	7 BAYVIEW AVE
206	6		2	Current Owner 9 BAYVIEW AVE (EAST) ENGLEWOOD CLIFFS, NJ	9 BAYVIEW AVE
206	7		2	Current Owner 11 BAYVIEW AVE ENGLEWOOD CLIFFS, NJ	11 BAYVIEW AVE
206	7		2	Current Owner 11 BAYVIEW AVE ENGLEWOOD CLIFFS, NJ	11 BAYVIEW AVE
206	8		2	Current Owner 13 BAYVIEW AVE ENGLEWOOD CLIFFS, NJ	13 BAYVIEW AVE
206	25.13		2	Current Owner 50 VAN NOSTRAND AVE ENGLEWOOD CLIFFS, NJ	50 VAN NOSTRAND AVE
206	25.14		2	Current Owner 54 VAN NOSTRAND AVENUE ENGLEWOOD CLIFFS, NJ	54 VAN NOSTRAND AVE
206	26		4A	Current Owner 524 PINE HILL RD	41 SYLVAN AVE

UTILITIES/AGENCIES WITHIN 200 FT.
BOROUGH OF ENGLEWOOD CLIFFS

- Verizon, 540 Broad St., Newark, NJ 07101
- Suez, 461 From Rd., Suite 400, Paramus, NJ 07652
- PSE&G, 80 Park Pl., Newark, NJ 07102
- Spectrum, 200 Roosevelt Pl., Palisades Park, NJ 07650
- N.J. Department of Transportation, 1035 Parkway Ave., CN 600, Trenton, NJ 08625
- Palisades Interstate Park Commission, P.O. Box 155, Alpine, NJ 07620
- Bergen County Planning Board, One Bergen Plaza, 4th Floor, Hackensack, NJ 07601-7016

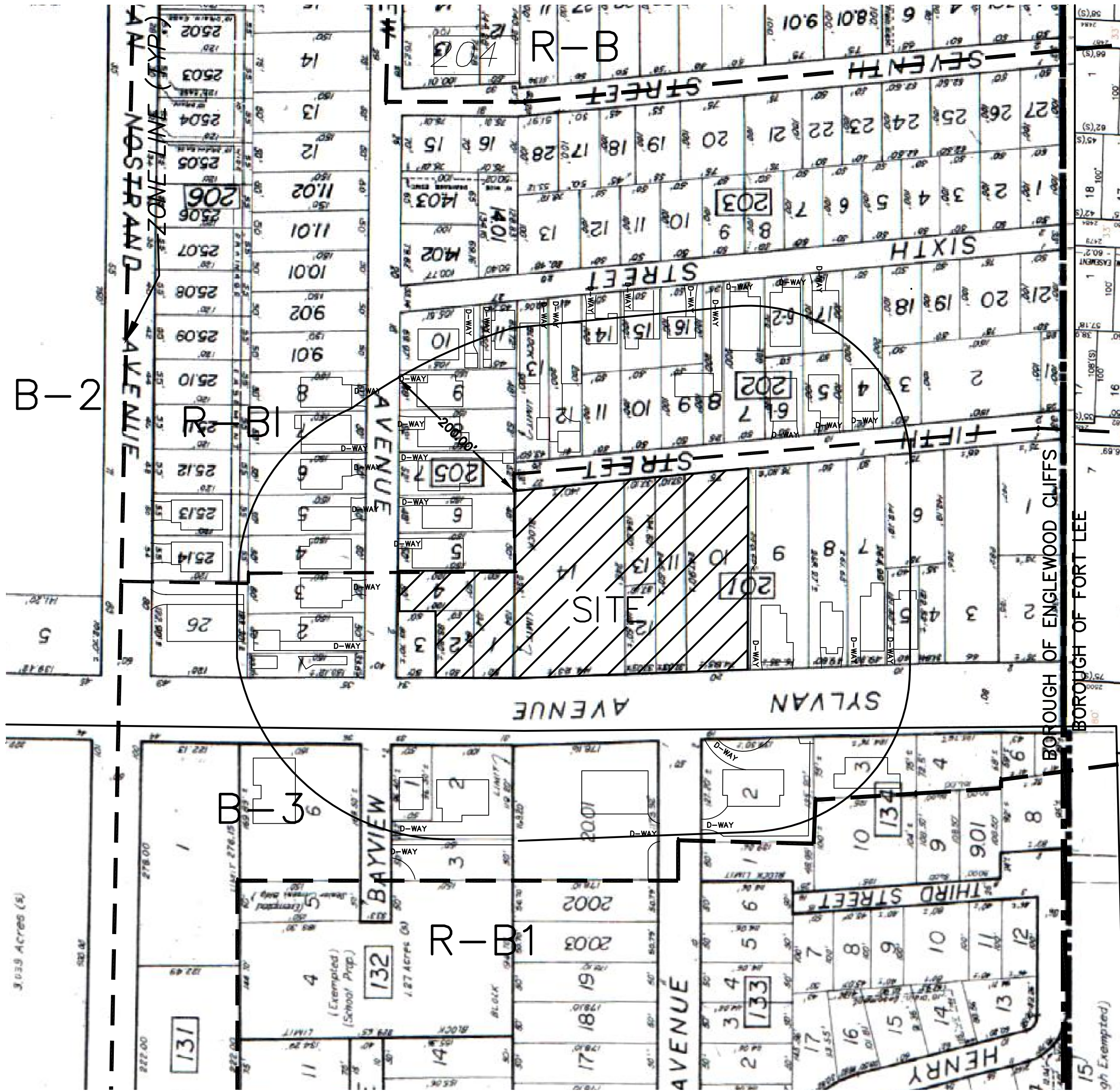
SITE PLAN

20-32 SYLVAN AVENUE

LOTS 10-14 BLOCK 201 & LOTS 1, 2, & 4 BLOCK 205

BOROUGH OF ENGLEWOOD CLIFFS

BERGEN COUNTY, N.J.



AREA MAP

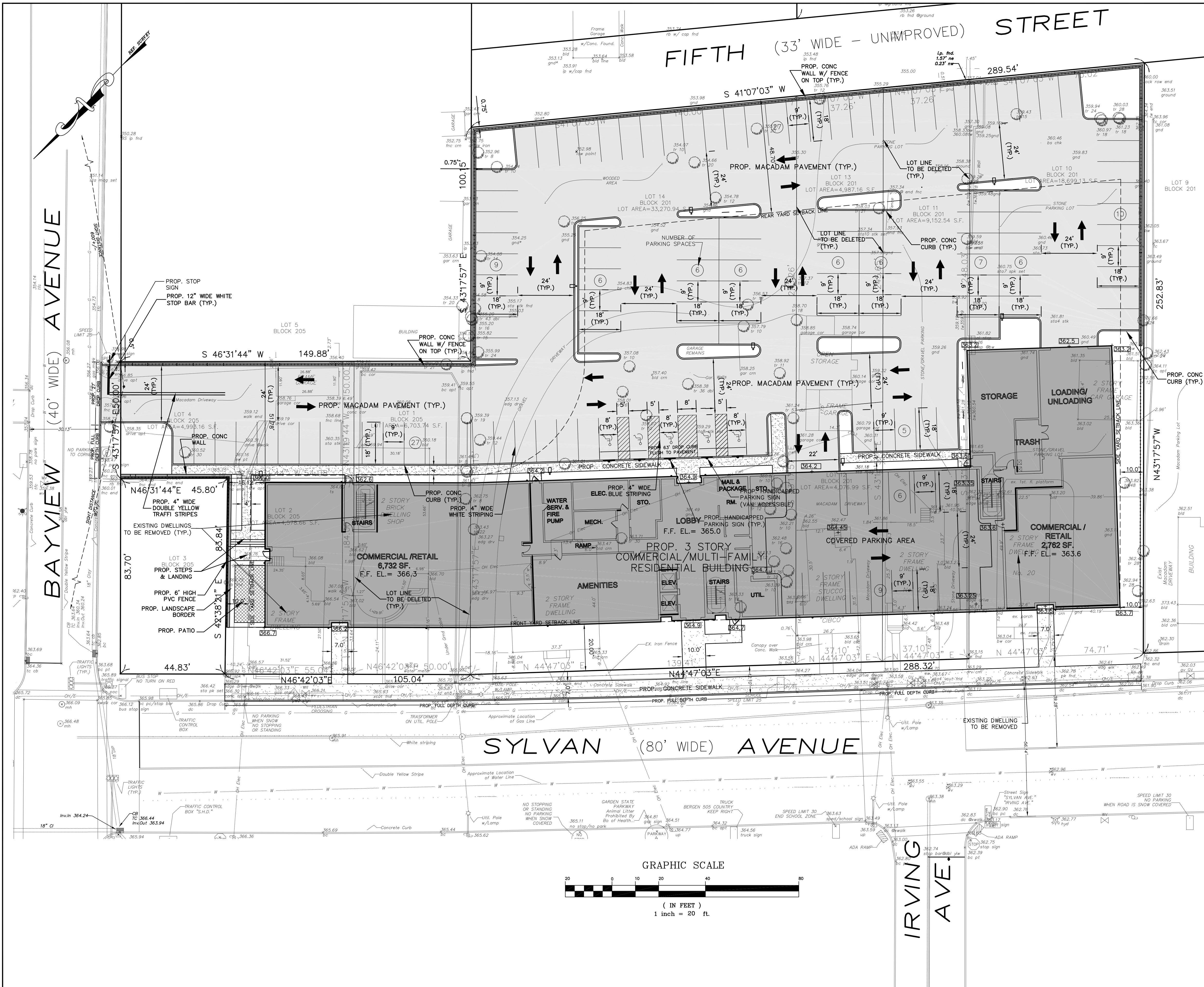
SCALE: 1" = 100'

PREPARED BY

COLLAZUOL ENGINEERING & SURVEYING ASSOCIATES, LLC
PROFESSIONAL ENGINEERS, LAND SURVEYORS AND PLANNERS
1610 CENTER AVENUE
FORT LEE, N.J.
201-944-7774

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ZONING SCHEDULE

INCLUSIONARY HOUSING OVERLAY-2 (IHO-2) ZONE USE: RESIDENTIAL & COMMERCIAL/RETAIL

ITEM	REQUIRED	PROPOSED
MIN. GROSS LOT AREA (ACRE (S.F.))	0.2 (8,712)	1.985 (86,462.32)
MAX. DENSITY (UNITS/ACRE)	24	24.18*
MIN. LOT WIDTH (FT.)	50	393.36
MAX. BUILDING HEIGHT (STORIES /FT.)	3 / 36	3 / 38.3*
MAX. BUILDING HEIGHT ABOVE MEAN SEA LEVEL (FT.)	425.00	402.30
MAX. IMPERVIOUS COVERAGE (%)	80	84.45*
MAX. BUILDING COVERAGE (%)	60	29.70
MIN. FRONT YARD (FT.)	20	20
MIN. SIDE YARD (FT.) ONE	10	10
MIN. SIDE YARD (FT.) COMBINED	20	26.12
MIN. REAR YARD (FT.) (20% LOT DEPTH)	48.70	51.78
PARKING SPACES	130	135
MIN. BUFFER TO RESIDENTIAL LOTS (FT.)	20	0.5*
MIN. BUFFER TO FIFTH STREET (FT.)	25	0.75*

* REQUIRES VARIANCE

BUILDING HEIGHT CALCULATIONS

AVERAGE FINISHED GRADE CALCULATION:

363.7	362.6
363.2	362.0
362.5	363.8
363.2	366.7
363.5	366.2
364.2	364.9
364.9	364.7
364.2	363.5

5,823.8 / 16 = 364.0

402.30 (ELEV. HIGHEST POINT OF FLAT ROOF)
- 364.00 (AVERAGE FINISHED GRADE)
38.3' (PROPOSED BUILDING HEIGHT)

MAX. IMPERVIOUS COVERAGE CALCULATIONS

73,014 S.F. / 86,462.32 S.F. (LOT AREA) = 0.8445 OR 84.45% VAR. REQ.

MAX. BUILDING COVERAGE CALCULATIONS

BUILDING
25,683 S.F. (BUILD.) / 86,462.32 S.F. (LOT AREA) = 0.2970 OR 29.70%

PARKING REQUIREMENT CALCULATIONS (SEC.30-15.5 & SEC 30-11.1)

DWELLING:
1.7 SP./UNIT x 48 UNITS = 81.6 OR 82 SP. REQ'D

RETAIL:
1 SP./200 SF x 9,494 S.F. = 47.47 SP. OR 48 SP. REQ'D

TOTAL SPACES REQUIRED= 82 + 48= 130 SP.

TOTAL SPACES PROVIDED= 135 SP.

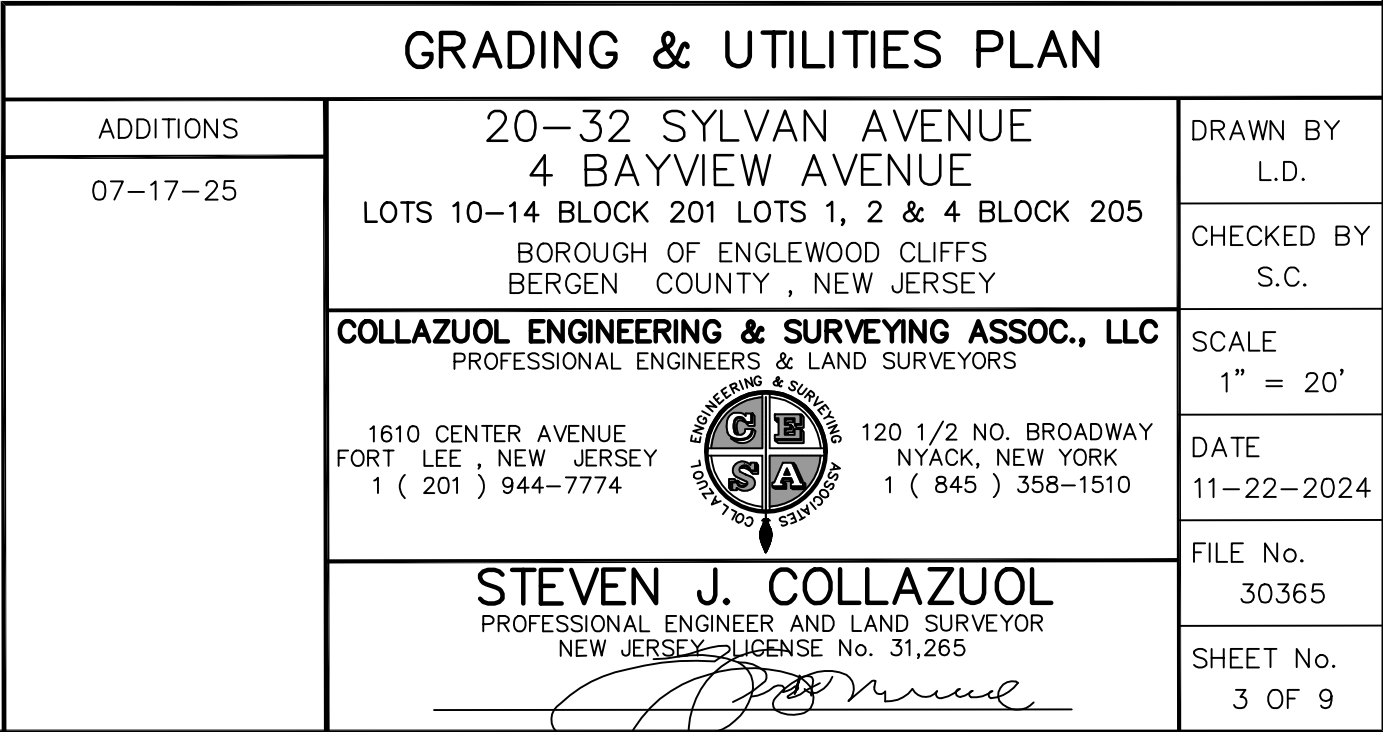
APPROVED BY THE PLANNING BOARD
(BOARD OF ADJUSTMENT) OF THE
BOROUGH OF ENGLEWOOD CLIFFS

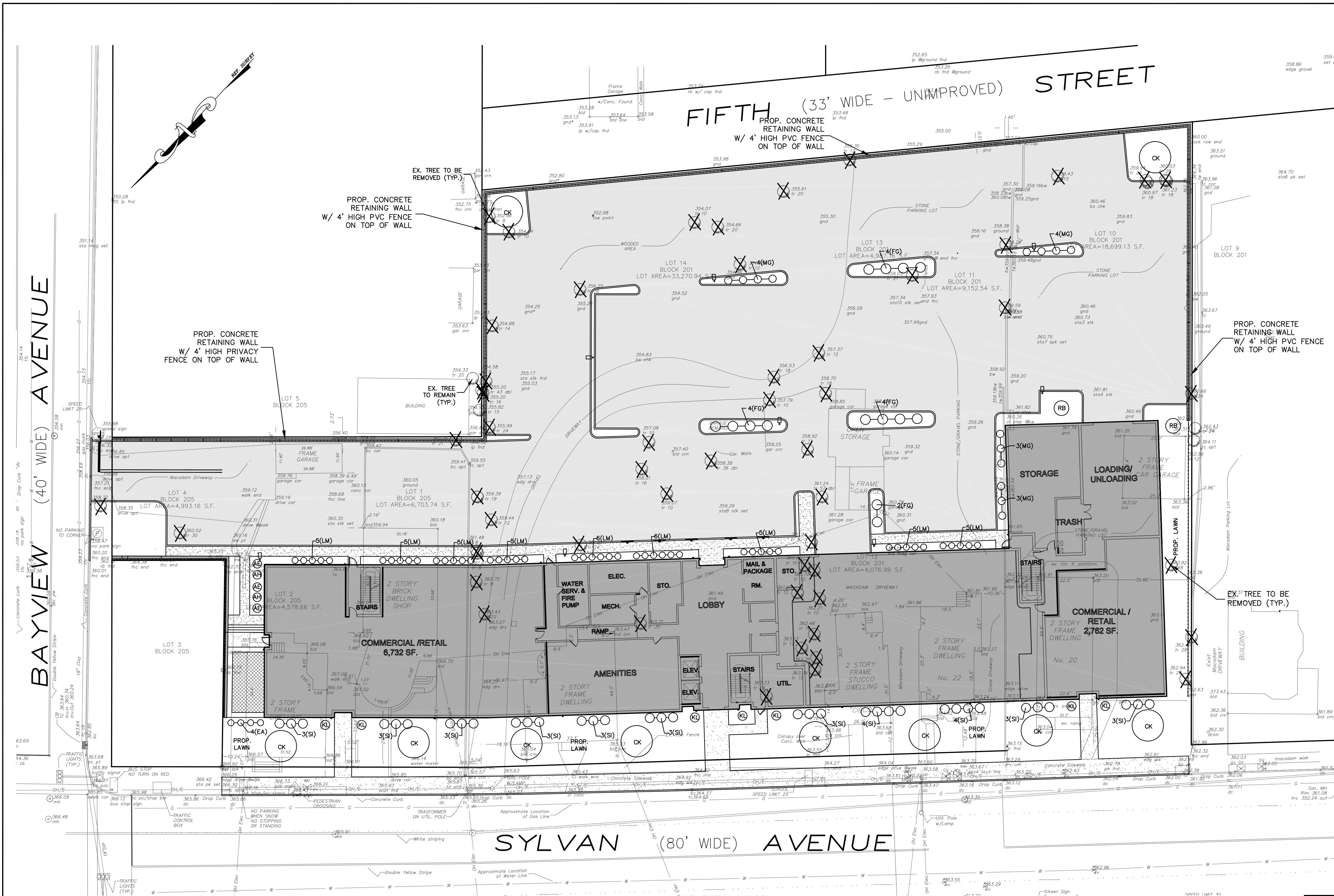
I HEREBY CERTIFY THAT I HAVE
PREPARED THIS SITE PLAN AND
THAT ALL DIMENSIONS AND
INFORMATION ARE CORRECT

DATE _____ CHAIRMAN _____
DATE _____ SECRETARY _____
I HAVE REVIEWED THIS SITE PLAN AND
CERTIFY THAT IT MEETS ALL CODES AND
ORDINANCES UNDER MY JURISDICTION
DATE _____ BOROUGH ENGINEER _____

SITE PLAN

ADDITIONS	20-32 SYLVAN AVENUE 4 BAYVIEW AVENUE LOTS 10-14 BLOCK 201 LOTS 1, 2 & 4 BLOCK 205 BOROUGH OF ENGLEWOOD CLIFFS BERGEN COUNTY, NEW JERSEY	DRAWN BY L.D.
07-09-25 (LOT AREA) 07-17-25	COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERS & LAND SURVEYORS 1610 CENTER AVENUE FORT LEE, NEW JERSEY 1 (201) 944-7774	CHECKED BY S.C.
	STEVEN J. COLLAZUOL PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW JERSEY LICENSE NO. 31,265	SCALE 1" = 20'
		DATE 11-22-2024
		FILE No. 30365
		SHEET No. 2 OF 9





LANDSCAPE NOTES:

1. EVERY EFFORT TO BE MADE BY THE CONTRACTOR TO PREVENT/MINIMIZE COMPACTION OF SOIL IMMEDIATELY OVER THE TREES ROOT SYSTEM WITHIN THE DRIP LINE.
2. ALL STUMPS AND OTHER TREE PARTS, LITTER, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR TYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE.
3. PRIOR TO ANY EXCAVATION FOR THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ANY AND ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL INSPECT ALL PLANTING AREAS BEFORE ANY TOPSOILING OR PLANTING IS BEGUN TO ENSURE ADEQUATE DRAINAGE EXISTS. IF ANY AREAS TO BE LANDSCAPED SHOW EVIDENCE OF POOR DRAINAGE, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY FOR CORRECTIVE ACTION. ANY PLANT MATERIAL THAT DIES DUE TO POOR OR INADEQUATE DRAINAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER TO ALL AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING, SODDING OR PLANTING.
6. TOPSOIL SHALL BE A NATURAL, FRIABLE TOPSOIL, REPRESENTATIVE OF PRODUCTIVE SOILS IN THE VICINITY. IT SHALL BE OBTAINED FROM WELL-DRAINED AREAS, FREE OF SUBSOIL, FOREIGN MATTER, TOXIC SUBSTANCES AND ANY HARMFUL MATERIAL.
7. BACKFILL MATERIAL FOR BACKFILLING AROUND TREE/SHRUB BALLS SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED: 1/5 PEAT MOSS, 4/5 TOPSOIL. ADD 15 LBS. OF 20-10-5 FERTILIZER PER CUBIC YARD OF BACKFILL. BACKFILL MATERIAL BY ANALYSIS SHALL HAVE AT LEAST 15% ORGANIC MATTER.
8. ALL PLANT MATERIAL THAT IS TO BE INSTALLED TO BE IN FULL COMPLIANCE WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY DEVIATION/SUBSTITUTION FROM THE PLANT LIST TO BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PURCHASE OF THE MATERIAL.
9. ALL LANDSCAPE MATERIALS TO BE OF NURSERY STOCK AND FREE OF INSECTS AND DISEASE.
10. ALL TREES, SHRUBS, AND GROUND COVERS TO COMPLY WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" AND AS FURTHER SPECIFIED.
11. ALL TREES TO BE STRAIGHT TRUNKED AND LEADER(S) INTACT.
12. PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A COMPLIANCE WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY DEVIATION/SUBSTITUTION FROM THE PLANT LIST TO BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PURCHASE OF THE MATERIAL.
13. IF AFTER REGRADING ROCK IS EXPOSED PLANTINGS SHALL BE ADJUSTED ACCORDINGLY.
14. MAINTENANCE BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.

MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL FINAL ACCEPTANCE, BUT IN NO CASE LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION OF PLANTING.

MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH, RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

MAINTAIN LAWNS FOR NOT LESS THAN THE PERIOD STATED BELOW, AND LONGER AS REQUIRED TO ESTABLISH AND ACCEPTABLE LAWN.

1. SEEDED LAWNS, NOT LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION.
2. IF SEEDING IN FALL AND NOT GIVE FULL 60 DAYS OF MAINTENANCE, OR IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
3. SODDED LAWNS, NOT LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION.

MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

EXISTING TREES TO BE REMOVED= 54

REPLACEMENT TREES TO BE PLANTED= 12

IMPERVIOUS AREA COVERAGE CALCULATIONS

EXISTING IMPERVIOUS AREA= 18,980 S.F. OR 21.95% OF LOT AREA
PROPOSED IMPERVIOUS AREA= 73,014 S.F. OR 84.45% OF LOT AREA

NOTES:

1. REFER TO LANDSCAPE PLANS TO BE PREPARED BY STONEFIELD ENGINEERING.

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	CALIPER
CK	10	CORNUS KOUSA	KOUSA DOGWOOD	B & B	6' - 8'	2 1/2" - 3"
LM	47	LIRIOPE MUSCARI	LILLY TURF "MAJESTIC"	No. 1 can	N/A	N/A
EA	4	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	No. 5 can	2' - 3'	N/A
AE	3	AZALEA EXBURY HYBRID 'YELLOW'	YELLOW EXBURY AZALEA	No. 3 can	18" - 24"	N/A
AH	2	AZALEA HYBRID 'HINO CRIMSON'	HINO CRIMSON AZALEA	No. 3 can	18" - 24"	N/A
MG	14	MISCANTHUS SINENSIS	FOUNTAIN GRASS	No. 2 can	12" - 15"	N/A
FG	14	PENNISTUM ALOPECUROIDES	LAVENDER TWIST REDBUD	No. 7 can	48"	N/A
RB	2	CERCIS CANADENSIS 'COVEY'	SHAMROCK INK BERRY	No. 3 can	18" - 25"	N/A
SI	35	ILEX GLABRA 'SHAMROCK'	MISS KIM LILAC	No. 3 can	18" - 25"	N/A
KL	7	SYRINGA PATULA 'MISS KIM'				

LANDSCAPE PLAN

20-32 SYLVAN AVENUE
4 BAYVIEW AVENUE
LOTS 10-14 BLOCK 201 LOTS 1, 2 & 4 BLOCK 205
BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY

COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC
PROFESSIONAL ENGINEERS & LAND SURVEYORS

1610 CENTER AVENUE
FORT LEE, NEW JERSEY 07024
1 (201) 944-7774



STEVEN J. COLLAZUOL
PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE No. 31,265

DRAWN BY
L.D.

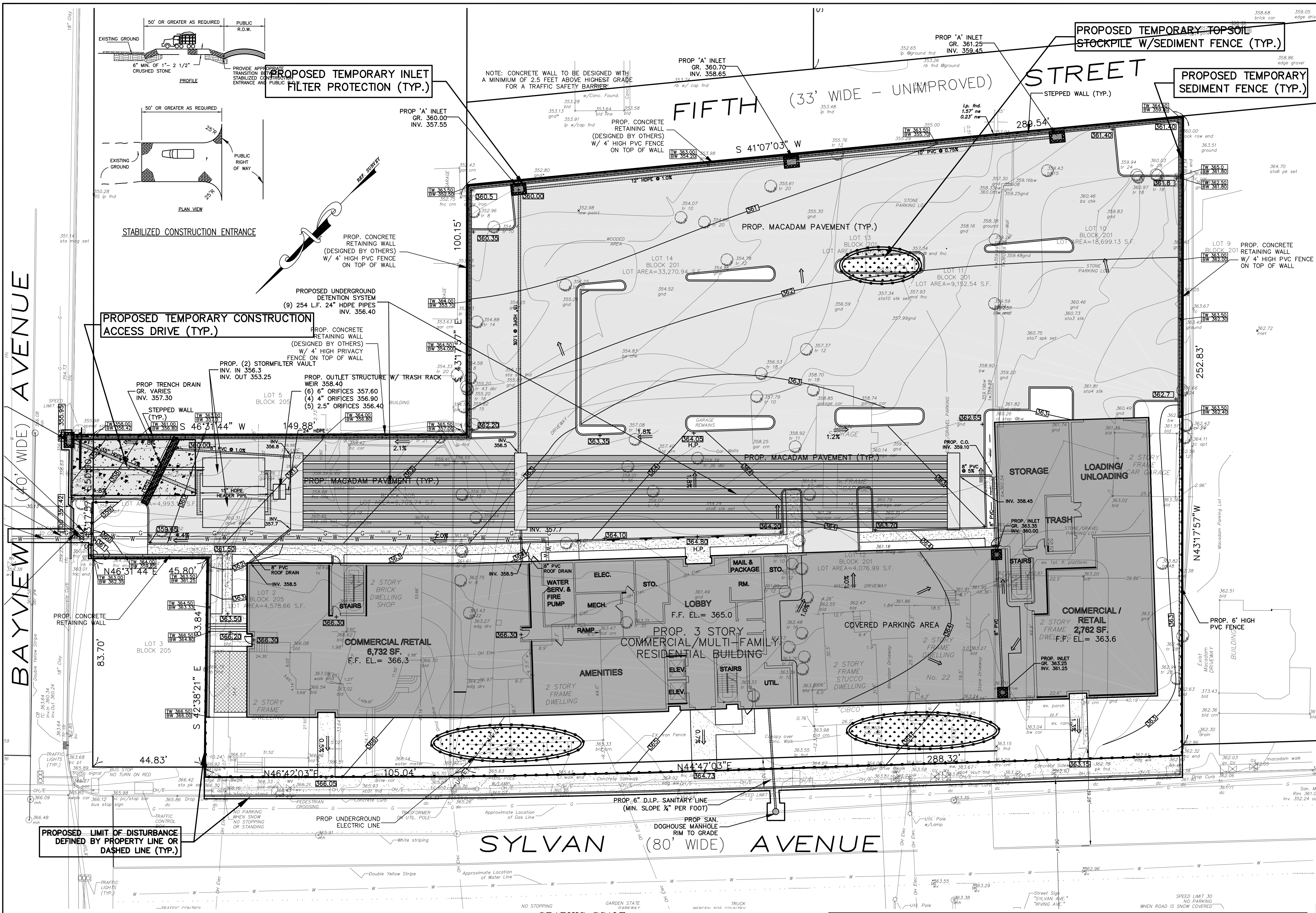
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S.C.

SCALE
1" = 20'

DATE
11-22-2024

FILE No.
30365

SHEET No.
4 OF 9



SOIL EROSION AND SEDIMENT CONTROL NOTES

- All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
- Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with unrotted straw at a rate of 2 tons per acre anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
- Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the NJ Standards.
- Stabilization Specifications:**
 - Temporary Seeding and Mulching:**

Ground Limestone - Applied uniformly according to soil test recommendations.

Fertilizer- Apply 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 lb./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, to be applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
 - Permanent Seeding and Mulching:**

Topsoil - 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 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 - Turf type tall fescue (blend of 3 cultivars) 350 lbs./acre (8 lbs./1,000 sf.) or other approved seeds; plant between March 1 and October 15 (summer seedings require irrigation).

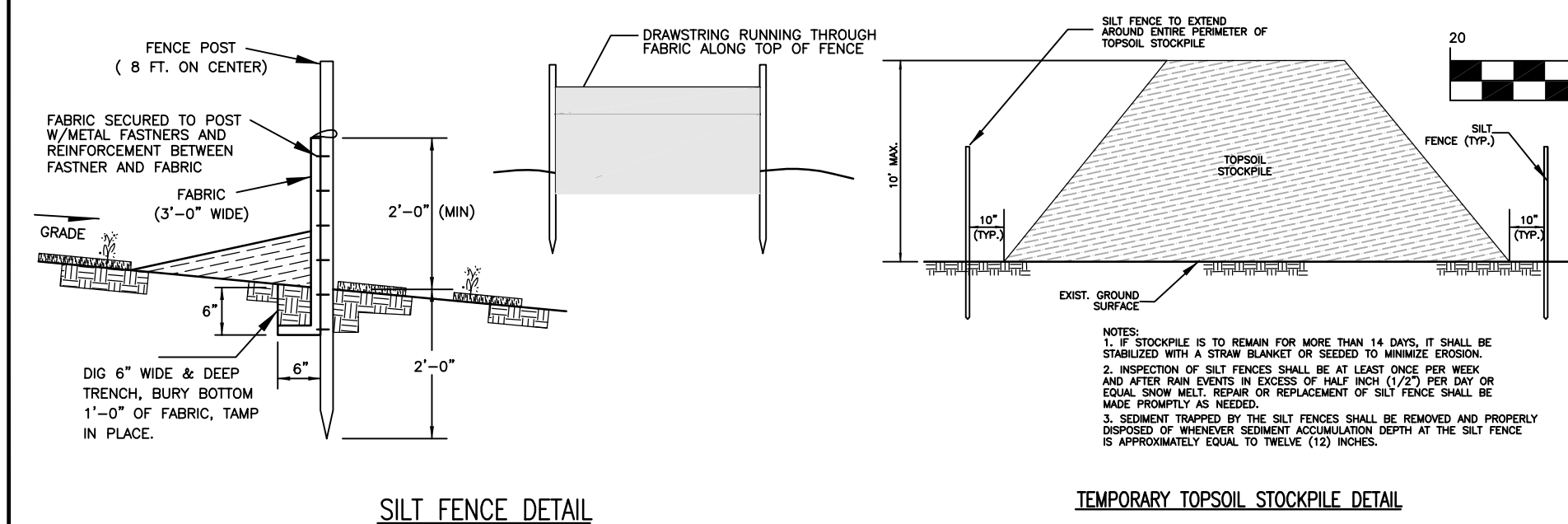
Mulch - Unrotted straw or hay at a rate of 70 to 90 lbs./1,000 sf; to be applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binding).
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- Soil erosion and sediment control measures will be inspected and maintained on regular basis, including after every storm event.
- Stockpiles are not to be located within 50' of a floodplain, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a haybale sediment barrier or silt fence.
- A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 1"-2 1/2" crushed stone, 6" thick, will be at least 30'x100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
- Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
- Driveways must be stabilized with 1"- 2 1/2" crushed stone or subbase prior to individual lot construction.
- All soil washed, dropped, spilled or tracked outside the limit of disturbed or onto public right-of-ways, will be removed immediately. Paved roadways must be kept clean at all times.
- All catch basin inlets will be protected with an inlet filter designed in accordance with Section 28-1 of the NJ Standards.
- Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14-1 of the NJ Standards.
- Dust shall be controlled via the application of water, calcium chloride or other approved filter in accordance with Section 16-1 of the NJ Standards.
- Trees to remain after construction are to be protected with a suitable fence installed at the drip line or beyond in accordance with Section 9-1 of the NJ Standards.
- The project owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or off-site as a result of construction of the project.
- Any revision to the certified Soil Erosion and Sediment Control Plan must be submitted to the District for review and approval prior to implementation in the field.
- A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
- The Bergen County Soil Conservation District must be notified, in writing, at least 48 hours prior to any land disturbance: Bergen County SCD, 700 Kinderkamack Road, Suite 108, Oradell, NJ 07649 Tel: 201-261-4407; Fax 201-261-7573.
- The Bergen County Soil Conservation District may request additional measures to minimize on or off-site erosion problems during construction.
- The owner must obtain a District issued report of compliance prior to the issuance of any certificate of occupancy. The District requires at least one week's notice to facilitate the scheduling of all report of compliance inspections. All site work must be completed, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.

-----Revised 12/7/17

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

SOIL EROSION CONSTRUCTION SEQUENCE

- INSTALL SILT FENCES, INSTALL CONSTRUCTION ACCESS DRIVEWAY, STRIP TOPSOIL - 1ST & 2ND DAY.
- CONSTRUCT DRAINAGE SYSTEM & INLET FILTER - 1 MONTH.
- EXCAVATE & CONSTRUCT FOUNDATION - 1 MONTH
- BACKFILL FOUNDATIONS ROUGH GRADE, TEMPORARY SEED/MULCH DISTURBED AREAS, 2 WEEKS.
- CONSTRUCT PROPOSED BUILDING- 1 YEAR.
- FINAL GRADING & UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE. INSTALL PLANTINGS & SEEDING- 2 WEEKS.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON PERMANENT STABILIZATION OF DISTURBED AREAS, 1 WEEK.



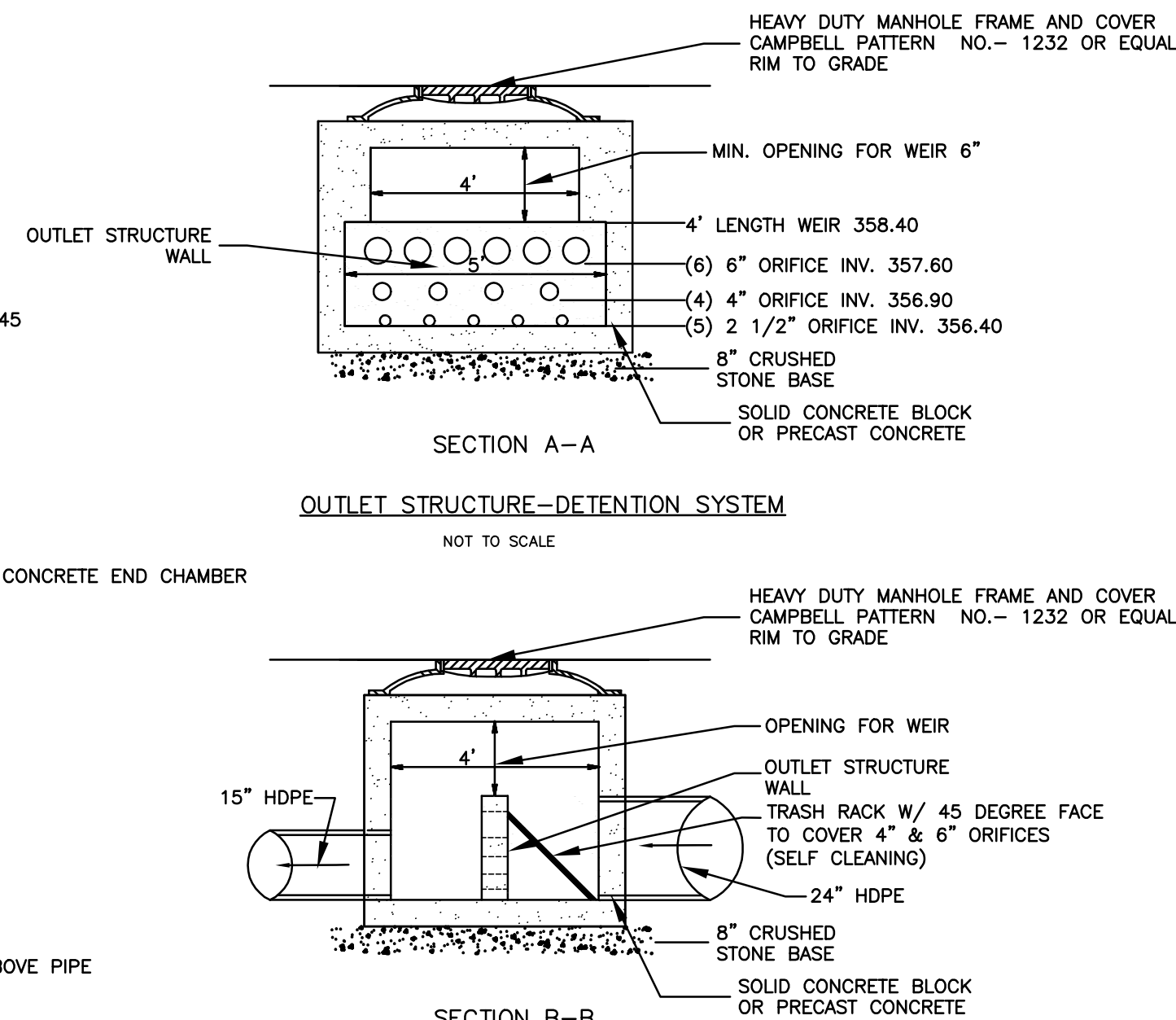
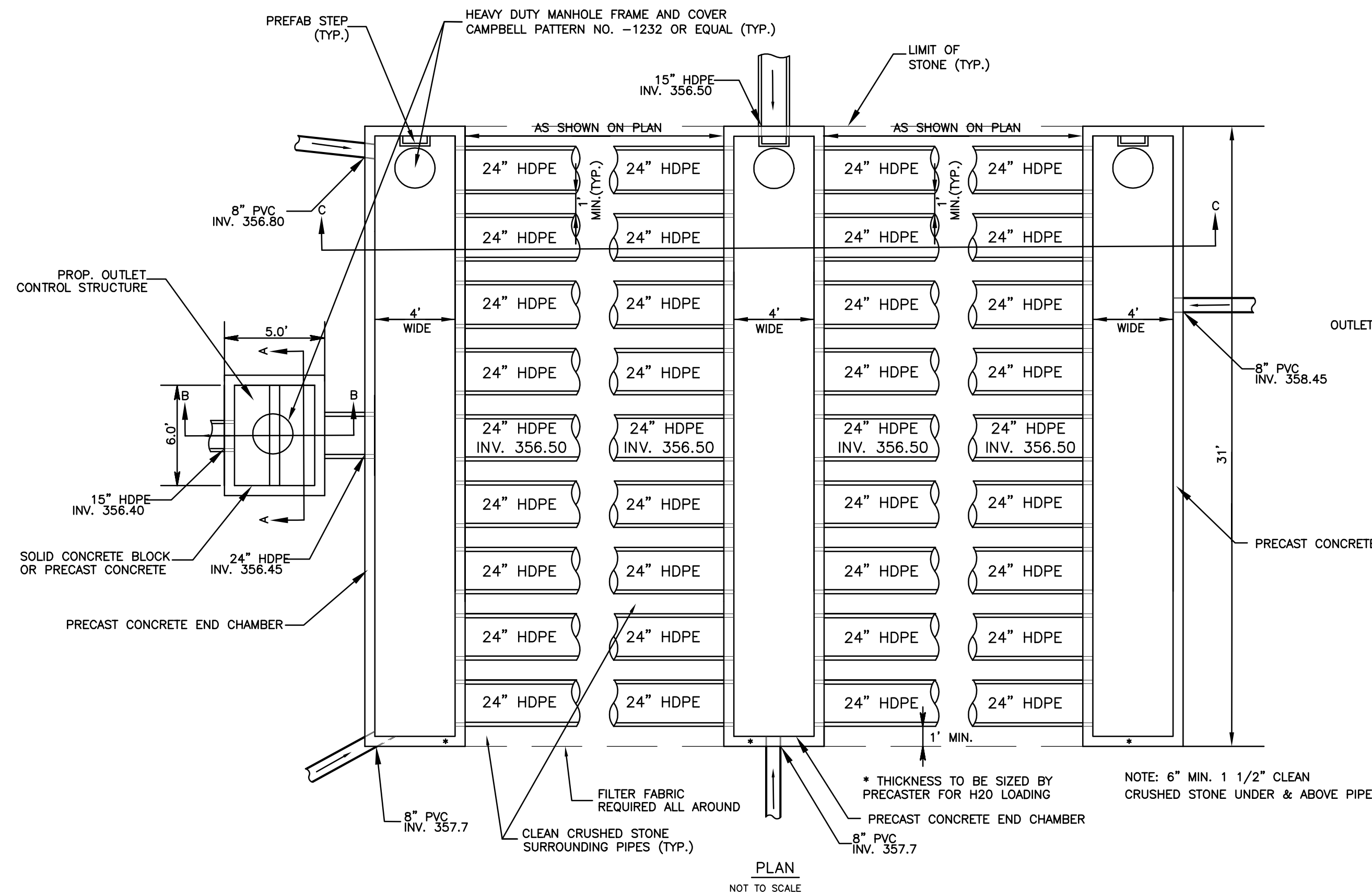
TEMPORARY TOPSOIL STOCKPILE DETAIL

FLAT GRATE TYPE INLET FILTER DETAIL

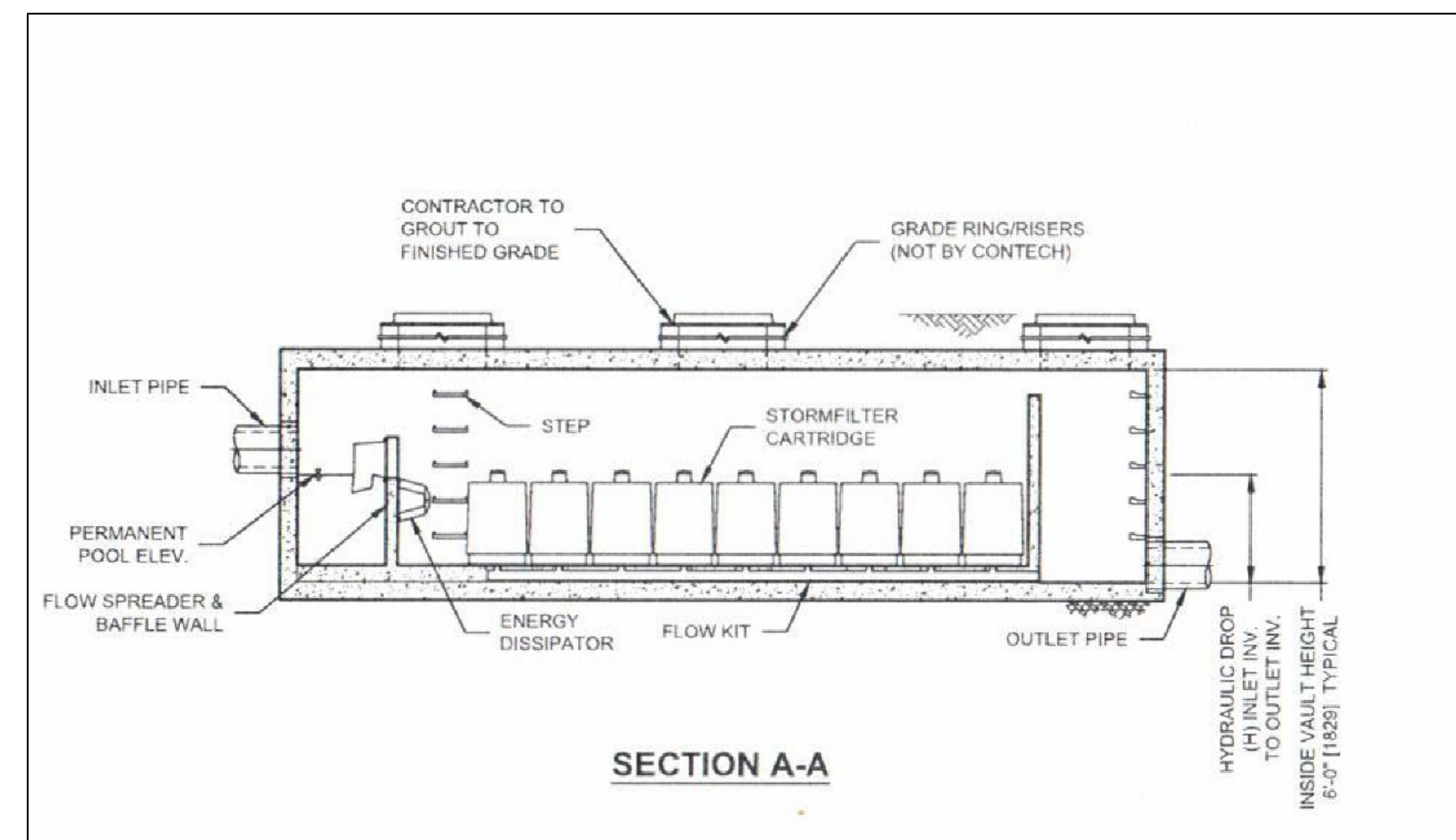
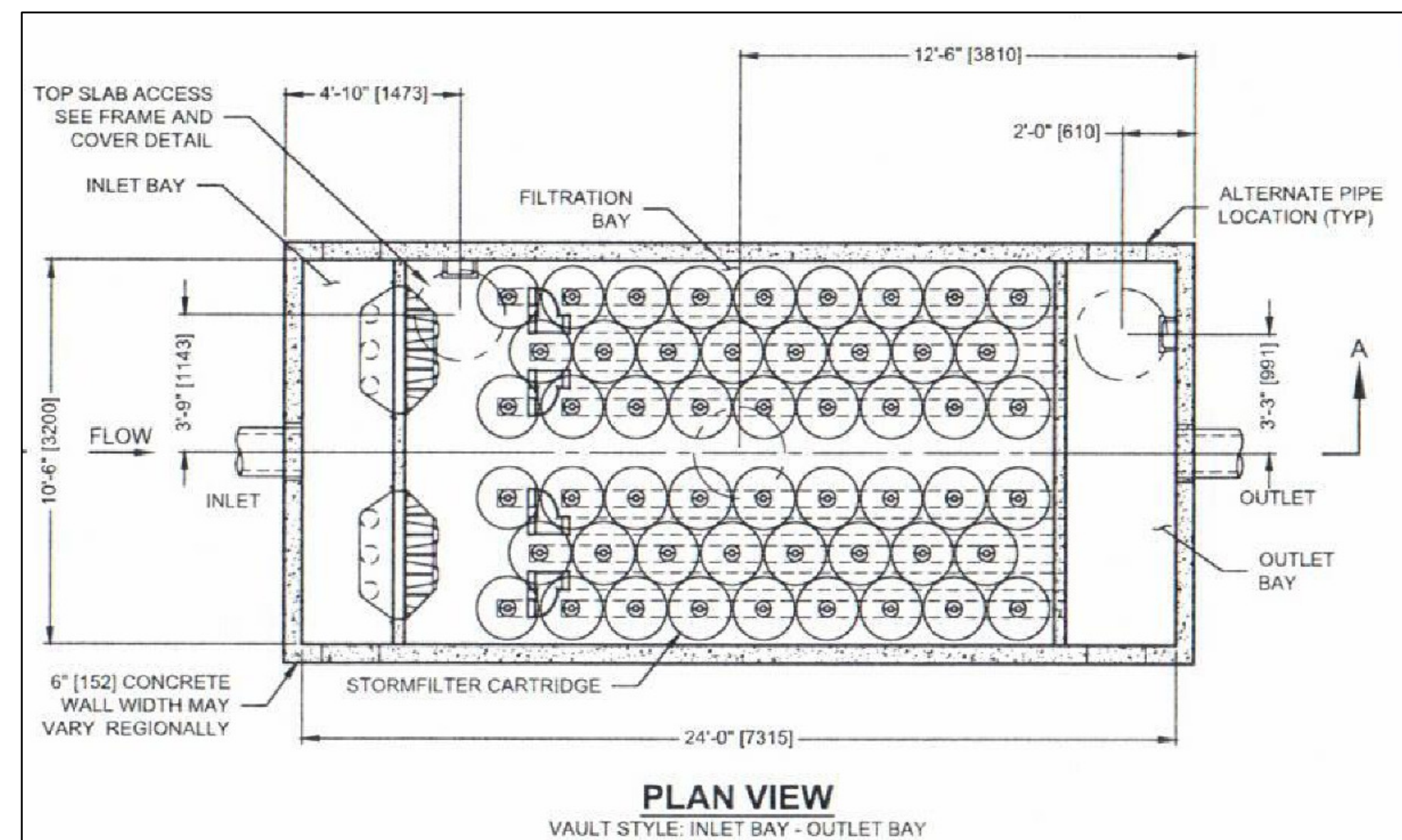
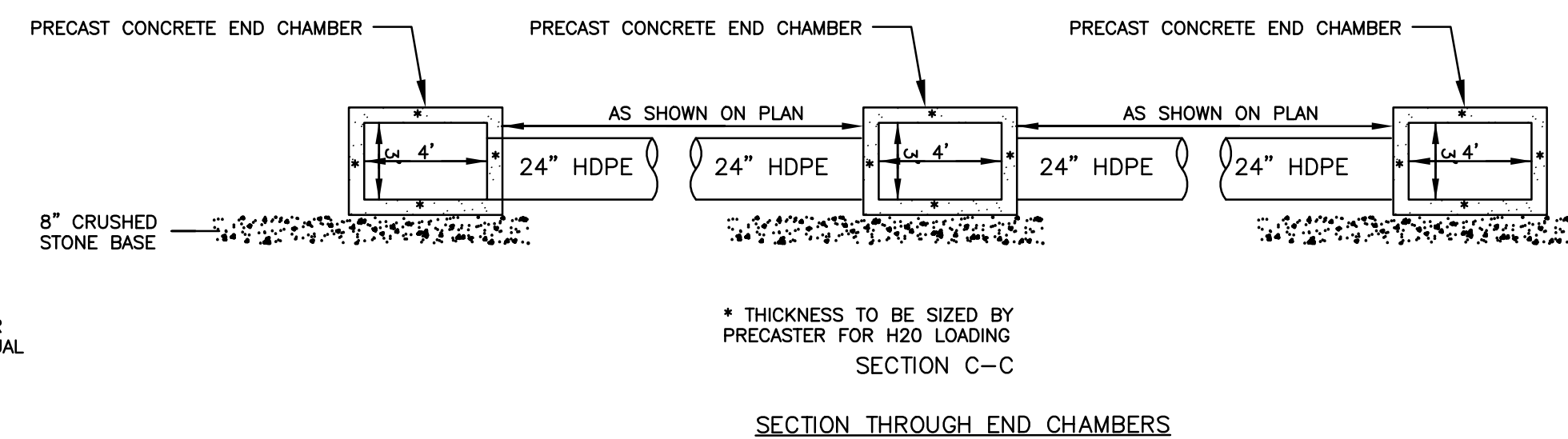
N.T.S.

SOIL EROSION & SEDIMENT CONTROL PLAN

ADDITIONS	20-32 SYLVAN AVENUE 4 BAYVIEW AVENUE LOTS 10-14 BLOCK 201 LOTS 1, 2 & 4 BLOCK 205 BOROUGH OF ENGLEWOOD CLIFFS BERGEN COUNTY, NEW JERSEY	DRAWN BY L.D.
07-17-2025	COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERS & LAND SURVEYORS 1610 CENTER AVENUE FORT LEE, NEW JERSEY 1 (201) 944-7774	CHECKED BY S.C.
	 120 1/2 NO. BROADWAY NYACK, NEW YORK 1 (845) 358-1510	SCALE 1" = 20'
	STEVEN J. COLLAZUOL PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW JERSEY LICENSE No. 31,265	DATE 11-22-2024
		FILE No. 30365
		SHEET No. 6 OF 9



DETENTION BASIN DETAILS



STORMFILTER DESIGN NOTES

- STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- A 10' x 24' [3048 mm x 7315 mm] CURB INLET STYLE STORMFILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3) AND IS AVAILABLE IN A RIGHT INLET (AS SHOWN) OR A LEFT INLET CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE SIZE (in. [mm])	27 [686]			18 [457]			LOW DROP		
RECOMMENDED MINIMUM HYDRAULIC DROP (H, ft. [mm])	3.05 [930]			2.3 [701]			1.8 [549]		
SPECIFIC FLOW RATE (gpm/sf [L/s/m ²])	2 [1.36]	1.67* [1.13]*	1 [0.65]	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.42]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.47]	10 [0.63]	8.35 [0.53]	5 [0.32]

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

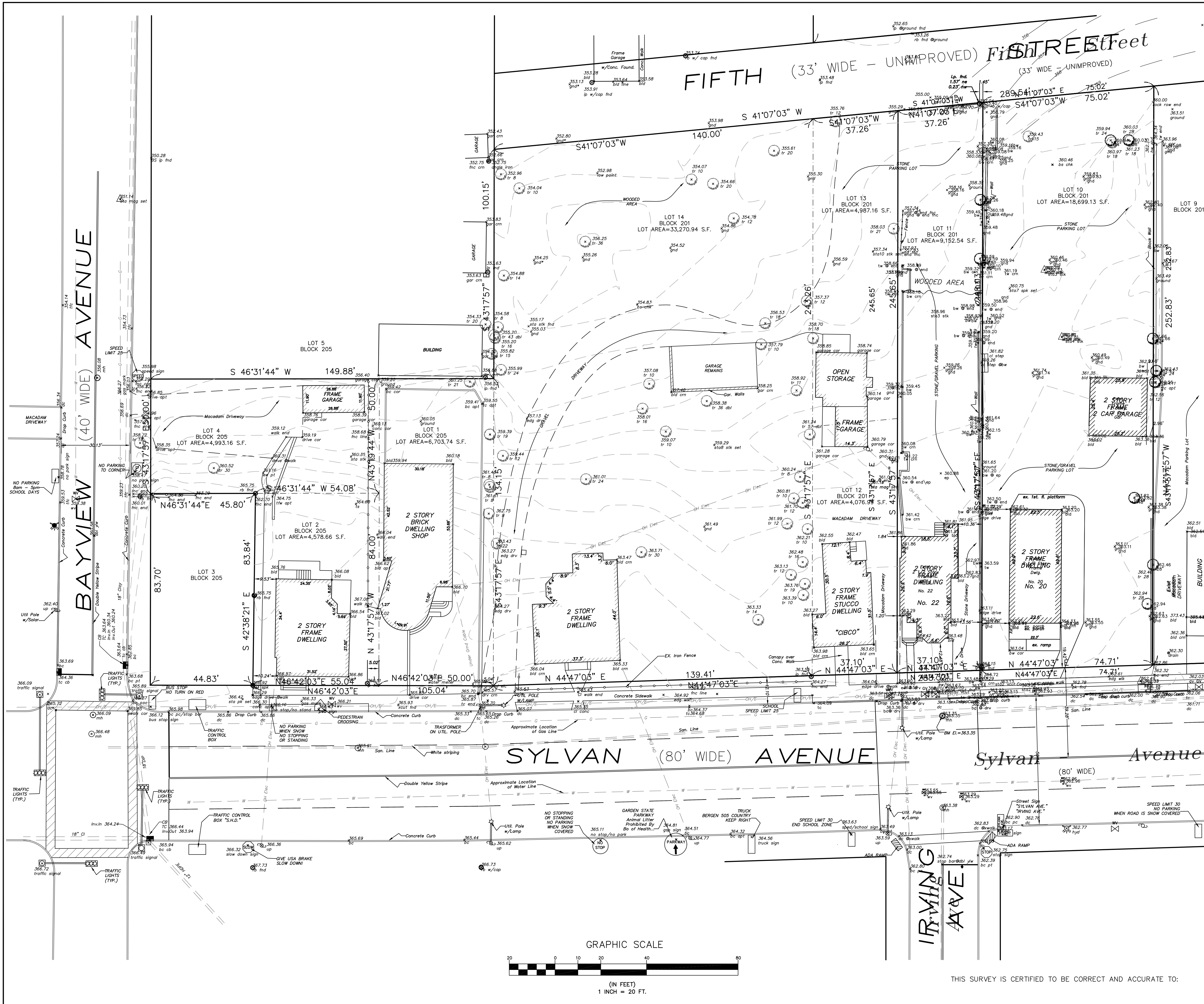
NOTE: TWO (2) STORMFILTER VAULTS PROPOSED WITH 50 CARTRIDGES PER VAULT

CONTECH STORMFILTER VAULT 10.5' X 24'

NOT TO SCALE

CONSTRUCTION DETAILS II

ADDITIONS	20-32 SYLVAN AVENUE 4 BAYVIEW AVENUE LOTS 10-14 BLOCK 201 LOTS 1, 2 & 4 BLOCK 205 BOROUGH OF ENGLEWOOD CLIFFS BERGEN COUNTY, NEW JERSEY	DRAWN BY L.D.
07-17-2025	COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERS & LAND SURVEYORS 1610 CENTER AVENUE FORT LEE, NEW JERSEY 1 (201) 944-7774	CHECKED BY S.C.
	STEVEN J. COLLAZUOL PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW JERSEY LICENSE No. 31,265	SCALE AS SHOWN
	120 1/2 NO. BROADWAY NYACK, NEW YORK 1 (845) 358-1510	DATE 11-22-2024
		FILE No. 30365
		SHEET No. 8 OF 9



REFERENCE:
LOTS 1, 2 & 4 BLOCK 205 AND LOTS 10, 11, 12, 13 AND 14 BLOCK 201 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF ENGLEWOOD CLIFFS, BERGEN COUNTY, NEW JERSEY.

TOTAL AREA = 86,462.32 S.F.

- LEGEND
- BM - BENCH MARK
 - CB - CATCH BASIN
 - I - INVERT
 - MH - MANHOLE
 - TC - TOP CURB
 - BC - BOTTOM CURB
 - EP - EDGE PAVEMENT
 - BW - BOTTOM WALL
 - TW - TOP WALL
 - TS - TOP SLOPE
 - BS - BOTTOM SLOPE
 - F - FENCE
 - FC - FENCE CORNER
 - G - GROUND
 - FF - FINISHED FLOOR
 - IP - IRON PIN or PIPE
 - WC - WALL CORNER
 - MON - MONUMENT
 - TBR - TO BE REMOVED
 - 000.00 - EXISTING ELEVATION
 - 000 - EXISTING CONTOUR
 - 000.00 - PROP. ELEVATION
 - 000 - PROPOSED CONTOUR
 - WV - WATER VALVE
 - GV - GAS VALVE
 - - CATCH BASIN
 - - UTILITY POLE
 - OH - OVER HEAD WIRES
 - - WALL
 - (SP) - PROP. SEE PAGE PIT
 - - TREE
 - ✕ - TREE TO BE REMOVED
 - DATUM - NGVD 1929

BOUNDARY & TOPOGRAPHIC SURVEY

ADDITIONS	20-32 SYLVAN AVENUE 4 BAYVIEW AVENUE		DRAWN BY I.G.
11-9-2018-Add.Util. 07-08-2025-Areas	LOTS 10-14 BLOCK 201 LOTS 1, 2 & 4 BLOCK 205 BOROUGH OF ENGLEWOOD CLIFFS BERGEN COUNTY, NEW JERSEY		CALC. BY I.G.
COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERS & LAND SURVEYORS			
1610 CENTER AVENUE FORT LEE, NEW JERSEY 1 (201) 944-7774			120 1/2 NO. BROADWAY NYACK, NEW YORK 1 (845) 358-1510
STEVEN J. COLLAZUOL PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW JERSEY LICENSE No. 31,265			FILE No. 30,365
			SHEET No. 9 OF 9