

**SOIL MAP**  
SCALE: 1" = 200'

PROJECT CONSTRUCTION SEQUENCE	
INSTALL TEMPORARY SEDIMENT CONTROL MEASURE, CONSTRUCTION ENTRANCE, SILT FENCE, TREE PROTECTION, ETC..	1 DAY
CONSTRUCT PROPOSED STORMWATER FACILITIES	5 DAYS
CONSTRUCT PROPOSED BUILDING	75 DAYS
CONSTRUCT SITE IMPROVEMENTS: DRIVEWAY, WALK WAYS, RETAINING WALLS PATIO, ETC..	15 DAYS
PERMANENT STABILIZATION OF SITE	3 DAYS
REMOVE TEMPORARY STABILIZATION	1 DAY
<b>TOTAL</b>	<b>100 DAYS</b>

**GENERAL NOTES:**

- THIS DESIGN WAS PREPARED IN ACCORDANCE WITH EXISTING STATE AND LOCAL REGULATIONS.
- THIS DESIGN IS BASED ON CONDITIONS WHICH WERE PRESENT AT THE TIME OF SITE EVALUATION. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIFFERING OR UNFORSEEN SITE CONDITIONS. THESE CONDITIONS MAY NECESSITATE REVISIONS TO THE DESIGN ANY SUCH CHANGES REQUIRED BY THE ENGINEER OR REGULATORS MAY BE SUBJECT TO ADDITIONAL COSTS AT THE OWNER'S EXPENSE.
- NO CHANGES SHALL BE MADE TO THIS DESIGN WITHOUT THE WRITTEN PERMISSION FROM A LICENSED PROFESSIONAL ENGINEER AND THE REGULATORY AUTHORITIES.
- ALL TRENCHES TO BE EXCAVATED ARE RECOMMENDED FOR REMOVAL. EXCAVATION MAY DISTURB THE ROOT STRUCTURE OF THE TREES OR AFFECT THE GROUND WATER CONDITIONS OF SURROUNDING TREES CAUSING THEM TO DIE. IF ANY TREES ARE TO BE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND RELOCATION OF ANY TREES TO BE REMOVED.

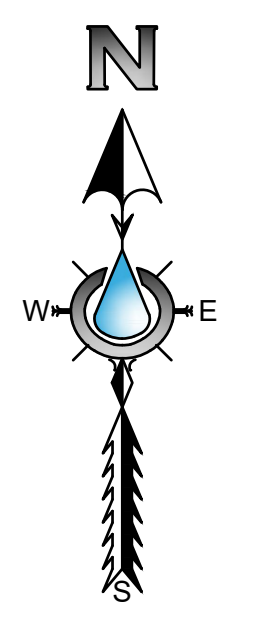
**GENERAL GRADING & UTILITY NOTES:**

- DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE WITHIN PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR HIS COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS, IF APPLICABLE TO THE PROJECT.
- ALL FILL, COMPACTED, AND BACKFILL MATERIALS REQUIRED FOR RETAINING WALLS, FOUNDATIONS SLABS AND UTILITY INSTALLATION SHALL BE COORDINATED WITH THE APPLICABLE COMPANY SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO OWNER PRIOR TO INITIATING WORK.
- PROPOSED BUILDING IS TO BE SERVICED BY THE EXISTING PUBLIC SEWER, WATER, GAS, AND ELECTRIC UTILITY CONNECTIONS.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IS TO BE PROVIDED AWAY FROM BUILDING AT ALL POINTS AROUND ITS PERIMETER.
- ALL PROPOSED RETAINING WALLS AND BUILDING FOUNDATIONS ARE TO BE INSPECTED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPROPRIATE BUILDING CODES AND THE SPECIFICATIONS DETERMINED BY ENGINEER TO BE APPROPRIATE.
- HOUSER ENGINEERING RECOMMENDS ALL PROPOSED STRUCTURES BE STAKE-OUT BY A PROFESSIONAL LAND SURVEYOR PRIOR TO THE START OF CONSTRUCTION.

**BERGEN COUNTY SOIL CONSERVATION DISTRICT 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 BE PROTECTED WITH TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UNWEEDED 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 - APPLY UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS
    - FERTILIZER - APPLY 11 LBS./1,000 SF. OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4"
    - SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LB./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
    - MULCH - UNWEEDED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF. TO BE APPLIED TO ACHIEVE 95% SOIL 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 - APPLY UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS
    - FERTILIZER - 11 LBS./1,000 SF. 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 (BLENDED OF CULTIVARS) 50 LBS./ACRE (0.5 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND NOVEMBER 15. (SUMMER SEEDING REQUIRES IRRIGATION)
    - MULCH - UNWEEDED 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).
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO THE SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED WITH A SUITABLE BARRIER OR SILT FENCE.
- A CRUSHED STONE, VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD OR DRIVEWAY IS TO BE CONSTRUCTED. THE CRUSHED STONE SHALL BE COMPOSED OF 1" - 2" CRUSHED STONE, 4" THICK WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- DRIVEWAYS MUST BE STABILIZED WITH 1" - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28-1 OF THE NJ STANDARDS.
- STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
- DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.
- TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9 OF THE NJ STANDARDS.
- THE PROJECT OWNER SHALL BE RESPONSIBLE FOR 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 SOIL CONSERVATION DISTRICT, 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NJ 07049. 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 AN INSTRUMENT ISSUED REPORT FROM 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 12/17/17

BUILDING & IMPERVIOUS COVER		
ITEM	EXISTING	PROPOSED
BUILDING	1,049.3 SF/ 6.9%	2,302.8 SF/ 15.1%
PORCH & DECK	389.0 SF/ 2.6%	593.8 SF/ 3.9%
ACCESSORY BUILDINGS	248.6 SF/ 1.6%	0.0 SF/ 0.0%
TOTAL BUILDING COVERAGE	1,686.9 SF/ 11.1%	2,896.6 SF/ 19.0%
DRIVEWAY	653.2 SF/ 4.3%	1,262.5 SF/ 8.3%
GRAVEL	280.3 SF/ 1.8%	49.0 SF/ 0.3%
WALLS	156.4 SF/ 1.0%	238.1 SF/ 1.6%
WALKS/PATIOS/MISC.	763.1 SF/ 5.0%	862.0 SF/ 5.7%
TOTAL IMPERVIOUS COVERAGE	3,539.9 SF/ 23.3%	5,308.2 SF/ 34.9%



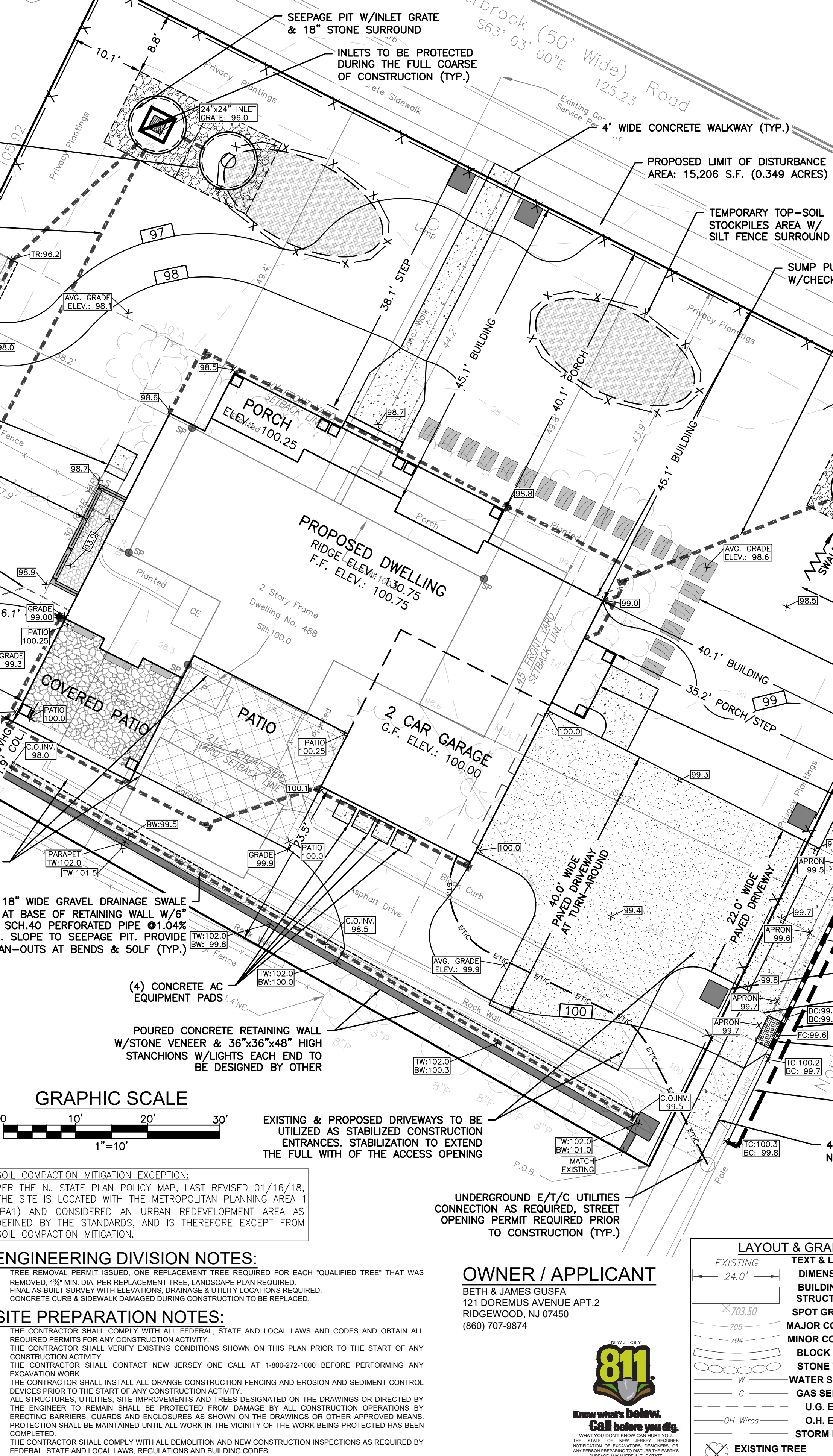
PROPERTY OWNERS WITHIN 200'		
PROPERTY OWNER & ADDRESS	BLOCK	LOT
THURSTON, THOMAS A & SARAH T 477 BEVERLY RD, RIDGEWOOD NJ, 07450	3612	18
VALDICH, LUIS A & CAROLINA M 483 BEVERLY RD, RIDGEWOOD NJ, 07450	3612	17
BLAIR, J KENT & ELIZABETH B 78 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3612	15
DALY, MICHAEL & DIERDRE 468 OVERBROOK RD, RIDGEWOOD NJ, 07450	3612	11
GLASSMAN, ADAM & TANYA 112 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3406	20,01
D'ALESSANDRO, KURT & LISA 113 N EDWARD AVE, RIDGEWOOD NJ, 07450	3501	31
COLLINS, EDWARD (V) & JUDITH H 75 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3501	30,01
GLISSEN, WILLIAM F, JR & SHARON F 65 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3612	13
VALTERI, HUYOET 490 OVERBROOK RD, RIDGEWOOD NJ, 07450	3610	7
TRENT, NICHOLAS M & LISA M 491 OVERBROOK RD, RIDGEWOOD NJ, 07450	3610	9
DEVOE, DAVID & STONEY 473 OVERBROOK RD, RIDGEWOOD NJ, 07450	3612	19
BENDER, ELIZABETH L 68 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3612	12
HIGGINS, MICHAEL & PATRICIA GONZALEZ 105 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3612	19
MILLER, RICHARD A JR & DORINE, NILEY 474 OVERBROOK RD, RIDGEWOOD NJ, 07450	3501	1
LANSDALE, TREVOR & LORI 121 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3610	16
80 PARK PLAZA, T6B, NEWARK NJ, 07102		
VERIZON NJ INC 25 VAN STREY, HACKENSACK NJ, 07601		
RIDGEWOOD WATER DEPARTMENT 131 N MAPLE AVE, RIDGEWOOD NJ, 07451		
ENGINEERING DIVISION 131 N MAPLE AVE, RIDGEWOOD NJ, 07451		
CABLEVISION 40 POTASH RD, OAKLAND NJ, 07436		

VILLAGE OF RIDGEWOOD 200' LIST DATED MAY 01, 2023

SOIL MOVEMENT:			
SOIL MOVEMENT CALCULATIONS ARE BASED ON VOLUMETRIC SURFACE MODELING.			
	FILL	CUT	NET TOTAL
SITE GRADING:	268 C.Y.	260 C.Y.	8 C.Y. FILL
STORMWATER SYSTEM:	38 C.Y.	53 C.Y.	15 C.Y. CUT
TOTAL SOIL MOVED:	306 C.Y.	313 C.Y.	7 C.Y. CUT
			GROSS TOTAL
			528 C.Y. CUT/FILL
			81 C.Y. CUT/FILL
			619 C.Y. CUT/FILL

\* INCLUDES BUILDING FOUNDATION EXCAVATION VOLUMES

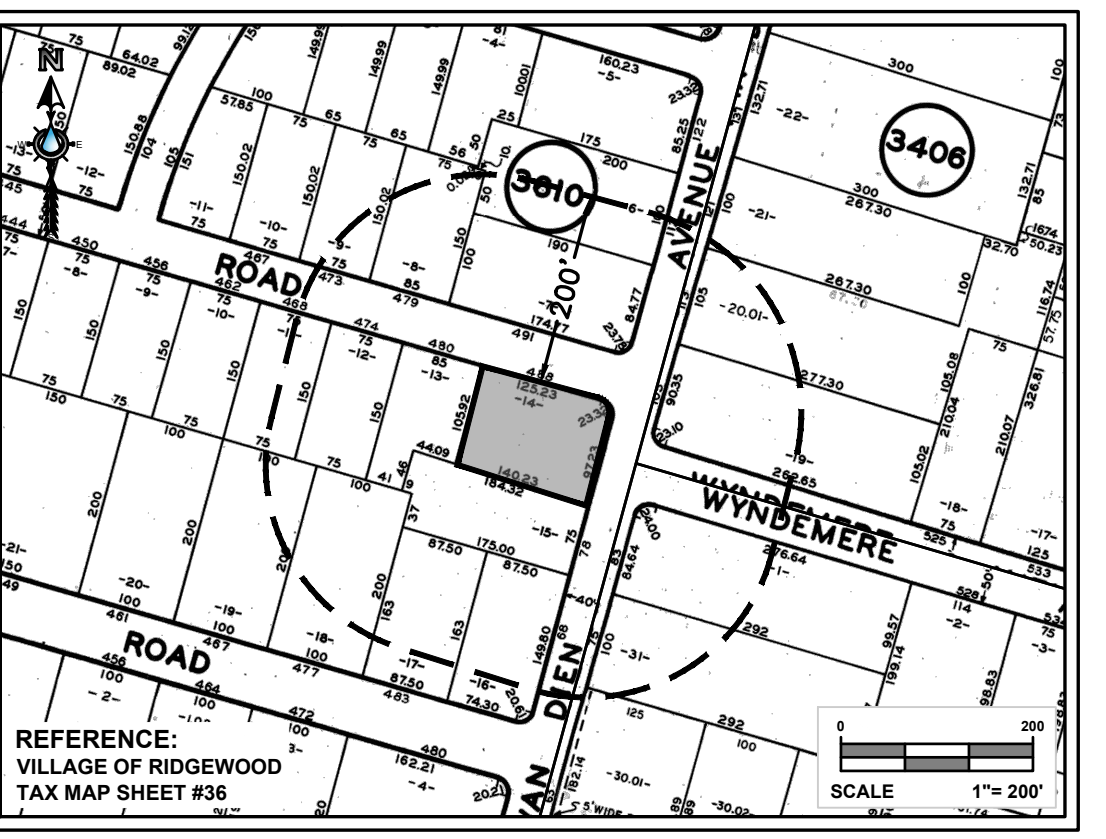
EXISTING GAS, WATER & SEWER CONNECTIONS TO REMAIN & BE UTILIZED BY THE PROPOSED DWELLING. ALL UTILITIES TO LOCATED PRIOR TO CONSTRUCTION & REQUIRED SHUT-OFF VALVES/CLEAN-OUTS INSTALLED IF REQUIRED (TYP.)



STORMWATER MANAGEMENT CALCULATIONS	
STORAGE REQUIRED:	
A 10 YEAR STORM EVENT OF ONE HOUR DURATION RESULTS IN A RAINFALL OF 1.95 INCHES. 1.95 INCHES OF RUNOFF APPLIED TO THE PROPOSED IMPERVIOUS = 1.95 IN x 5308.20 S.F. / 12 = 862.58 C.F. = 6452.57 GALLONS	
STORAGE PROVIDED UTILIZING:	
SEEPAGE PIT INFO:	STONE FILL:
OUTSIDE DIA: 96.00" or 8.00'	BELOW: 18" or 1.50' (ALL SIDES)
INSIDE DIA: 88.00" or 7.34'	SURROUND: 18" or 1.50' (ALL SIDES)
SIDE WALL: 4.0" or 0.33'	VOID RATIO: 40%
TOTAL HEIGHT: 44.0" or 4.50'	
STORAGE HEIGHT: 38.0" or 3.17'	ARRANGEMENT CONFIG:
STORAGE VOLUME: 11.18 CF/UNIT	4 SEEPAGE PITS W/ STONE SURROUND
EXTERIOR VOLUME: 13.28 CF/INCH	
STORAGE VOLUME: 159.34 CF/UNIT	
* STORAGE HEIGHT IS MEASURED UNDER THE PIPE INVERT	
PIT STORAGE VOLUME (Vp)	
4 UNITS x 134.13 CF/UNIT = 536.52 CF	
PIT EXCAVATION VOLUME (Ve)	
LENGTH: 8.00' x (2 x 1.50' STONE) = 11.00'	
WIDTH: 8.00' x (2 x 1.50' STONE) = 11.00'	
HEIGHT: 3.17' x (1.50' BELOW) = 4.67'	
VOLUME: (L: 11.00') x (W: 11.00') x (H: 4.67') = 565.07 CF x 4 PITS = 2260.28 CF	
STONE STORAGE VOLUME (Vs)	
VOLUME: (Vp: 2260.28 CF) - (Ve: 536.52 CF) x (VOID RATIO: 40%) = 689.50 CF	
TOTAL STORAGE VOLUME (Vt)	
VOLUME: (Vp: 536.52 CF) + (Vs: 689.50 CF) = 1226.02 CF or 9,171 GALLONS	

**NOTES:**

- 10 YEAR, ONE HOUR DURATION EVENT OF ONE HOUR DURATION FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) HYDROMETEOROLOGICAL DESIGN STUDIES CENTER. PRECIPITATION FREQUENCY DATA SERVER (PFDS).
- THIS CALCULATION DOES NOT ACCOUNT FOR INFILTRATION. SOIL PERMEABILITY TO BE CONFIRMED DURING INSTALLATION OF STORMWATER STRUCTURES.



**TAX MAP**  
SCALE: 1" = 200'

ZONING TABLE	
ZONE: R1 SINGLE-FAMILY RESIDENCE DISTRICT USE: SINGLE-FAMILY RESIDENCE	
APPLICANT / OWNER INFORMATION	
APPLICANT/OWNER:	BETH & JAMES GUSFA 121 DOREMUS AVENUE APT.2 RIDGEWOOD, NJ 07450

BULK REQUIREMENTS			
CODE REFERENCE: §190-102.E R-1 DISTRICT BULK & LOT REGULATIONS			
ITEM	PERMITTED	EXISTING	PROPOSED
LOT AREA <sup>(1)</sup>	16,800 S.F. 0.386 ACRES	15,206.0 S.F.(X) 0.349 ACRES	15,206.0 S.F.(X) 0.349 ACRES
MINIMUM LOT WIDTH	120'	110.3' (X)	110.3' (X)
FRONT YARD SETBACK <sup>(2)</sup>	100'	105.9'	105.9'
WITHIN FIRST 140' <sup>(4)</sup>			
AVERAGE LOT WIDTH	120'	109.0' (X)	109.0' (X)
WITHIN FIRST 140' <sup>(4)</sup>			
LOT DEPTH	120'	140'	140'
PRINCIPAL BUILDING			
PRINCIPAL BUILDING HEIGHT	35'	AS EXISTING 2.0 STORIES	31.77' <sup>(5)</sup> 2.0 STORIES
FRONT YARD (OVERBROOK)	40'	BLDG: 49.8' PORCH: 43.9' STEP: 44.2'	BLDG: 45.1' PORCH: 40.1' STEP: 38.1' <sup>(6)</sup>
FRONT YARD (N.VAN DIEN) <sup>(3)</sup>	45'	BLDG: 49.8' PORCH: 43.9' (X) STEP: 44.2' (X)	BLDG: 40.1' (V) PORCH: 35.2' <sup>(6)</sup> STEP: 35.2' <sup>(6)</sup> (V)
SIDE YARD <sup>(4)</sup>	21.2'	BLDG: 29.1'	BLDG: 23.5' COLUMN: 10.4' (V) OVHG: 11.9' (V)
SIDE YARD (BOTH)	40'	BLDG: 37.9'	BLDG: 34.1' C.PATIO: 33.8'
REAR YARD	30'		
COVERAGE			
MAXIMUM ABOVE GRADE STRUCTURES	20%	6.7%	18.5%
	3,041.2 S.F.	1,014.6 S.F.	2,813.0 S.F.
MAXIMUM GROSS BUILDING AREA	29%	15.4%	29.0%
	4,409.7 S.F.	2,347 S.F.	4,409 S.F. <sup>(8)</sup>
MAXIMUM COVERAGE BY IMPROVEMENTS	40%	23.3%	34.9%
	6,082.4 S.F.	3,539.9 S.F.	5,308.2 S.F.

**NOTES:**

1. PER §190-102.E MINIMUM LOT AREA OF A CORNER LOT SHALL BE 16,800 S.F.
2. PER §190-102.E MINIMUM LOT WIDTH OF A CORNER LOT AT FRONT YARD SETBACK SHALL BE 120'.
3. PER §190-102.E MINIMUM LOT WIDTH OF A CORNER LOT WITHIN 140' SHALL BE 100'.
4. PER §190-102.E AVERAGE SETBACK LOT WIDTH OF A CORNER LOT WITHIN 140' SHALL BE 100'.
5. PER §190-102.A.4.G UNENCLOSED STAIRS MAY BE UP TO 8" INTO ANY FRONT YARD.
6. PER §190-102.E.3 SIDE YARD - 15' CR% BUILDING HEIGHT FINISHED OR GREATER.
7. BUILDING HEIGHT - HIGHEST POINT OF BUILDING - AVERAGE FINISHED GRADE WITHIN 15' HIGHEST POINT OF BUILDING = 100.75 (F.F.) + 30.7' + 13.0' = 143.75'
8. PER ARCHITECTURAL REFERENCE.
9. PER §190-119A.1.A ON R.O.W. LESS THAN 50', THE FRONT YARD SHALL BE INCREASED BY 1/2 THE DIFFERENCE BETWEEN THE WIDTH AND 50'.

(X) = EXISTING NON-COMFORMANCE

GRAPHIC SCALE	
0	10' 20' 30'
1" = 10'	

**SOIL COMPACTON MITIGATION EXCEPTION:**  
PER THE NJ STATE PLAN POLICY MAP, LAST REVISED 01/16/18, THE SITE IS LOCATED WITH THE METROPOLITAN PLANNING AREA 1 (PA1) AND CONSIDERED AN URBAN REDEVELOPMENT AREA AS DEFINED BY THE STANDARDS, AND IS THEREFORE EXCEPT FROM SOIL COMPACTON MITIGATION.

**ENGINEERING DIVISION NOTES:**

1. TREE REMOVAL PERMIT ISSUED, ONE REPLACEMENT TREE REQUIRED FOR EACH "QUALIFIED TREE" THAT IS REMOVED. 1/2" MIN. DIA. PER REPLACEMENT TREE. LANDSCAPE PLAN REQUIRED.
2. FINAL AS-BUILT SURVEY WITH ELEVATIONS, DRAINAGE & UTILITY LOCATIONS REQUIRED.
3. CONCRETE CURB & SIDEWALK DAMAGED DURING CONSTRUCTION TO BE REPAIRED.

**SITE PREPARATION NOTES:**

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND CODES AND OBTAIN ALL REQUIRED PERMITS FOR ANY CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL AT 1-800-272-1000 BEFORE PERFORMING ANY EXCAVATION WORK.
4. THE CONTRACTOR SHALL INSTALL ALL ORANGE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
5. ALL STRUCTURES, UTILITIES, SITE IMPROVEMENTS AND TREES DESIGNATED ON THE DRAWINGS OR DIRECTED BY THE ENGINEER TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION OPERATIONS BY ERECTING BARRIERS, GUARDS AND ENCLOSURES AS SHOWN ON THE DRAWINGS OR OTHER APPROVED MEANS. PROTECTION SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY OF THE WORK BEING PROTECTED HAS BEEN COMPLETED.
6. THE CONTRACTOR SHALL COMPLY WITH ALL DEMOLITION AND NEW CONSTRUCTION INSPECTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND BUILDING CODES.

**OWNER / APPLICANT**  
BETH & JAMES GUSFA  
121 DOREMUS AVENUE APT.2  
RIDGEWOOD, NJ 07450  
(860) 707-9874

**UNDERGROUND E/T/C UTILITIES CONNECTION AS REQUIRED, STREET OPENING PERMIT REQUIRED PRIOR TO CONSTRUCTION (TYP.)**

LAYOUT & GRADING LEGEND	
EXISTING	PROPOSED
24.0'	24.0'
703.50	703.30
704	705
W	W
G	G
OH Wires	OH Wires
EXISTING TREE TO BE REMOVED	TEST HOLE LOCATION

SESC LEGEND	
---	L.O.D.
---	SILT FENCE
---	HAY BALS
---	STABILIZED ENTRANCE
---	TEMP SOIL STOCKPILE
---	DRAIN INLET PROTECTION
---	SOIL COMPACTON MITIGATION TESTING
---	COMPACTON TEST AREA
---	RECOMMENDED TEST LOCATION

**REFERENCES**

1. BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY BARMSTATTER, INC. MICHAEL H. DARMSTATTER PLS NJ LIC. NO. 24GS04340900 DATED OCTOBER 26, 2022. LAST REVISED AUGUST 22, 2023.
2. PROPOSED SINGLE FAMILY DWELLING, PREPARED BY JMA ARCHITECTS, LLC, JOHN F. MUSINSKI AIA NJ LIC. NO. A112504. LAST REVISED APRIL 12, 2023.

REV	REVISION	DATE
5	REVISED PER BASE REVISION, REMOVED EXTERNAL SUMP	06/23/2023
6	ADDED 200' LIST & SIGNATURE BLOCK	06/23/2023
4	REVISED DRIVEWAY VARIANCE NOTE	06/23/2023
3	REVISED PER CLIENT	06/23/2023

**LAYOUT, GRADING, AND SOIL EROSION & SEDIMENT CONTROL PLAN**

APPLICANT: **GUSFA**

PROJECT: **PROPOSED SINGLE FAMILY RESIDENCE**  
**488 OVERBROOK ROAD**  
**VILLAGE OF RIDGEWOOD**  
**BLOCK 3612, LOT 14**

DATE: **2/8/2023**

SHEET NO: **4278.22**

TITLE: **LAYOUT, GRADING, AND SOIL EROSION & SEDIMENT CONTROL PLAN**

SCALE: **SEE SCALE**

DRAWN BY: **BEB**

CHECKED BY: **SEE SCALE**

DATE: **2/8/2023**

PROJECT NO: **4278.22**

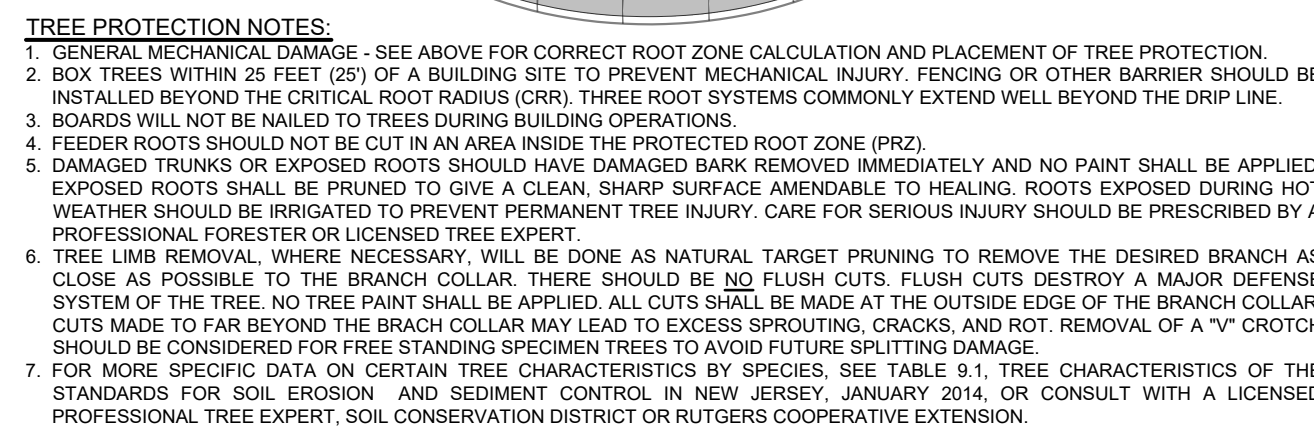
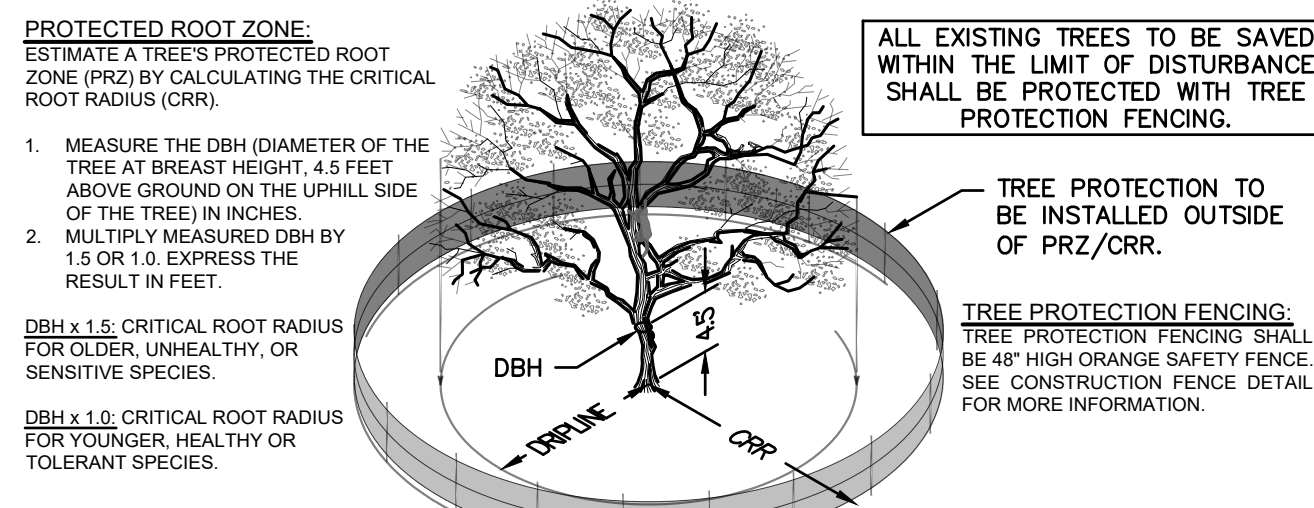
SHEET NO: **1 OF 2**

**J.R. HOUSER** ENGINEERING, LLC  
1141 Greenwood Lake Pike, Ridgewood, NJ 07456  
Tel: 973-728-2945 | Fax: 973-608-5124  
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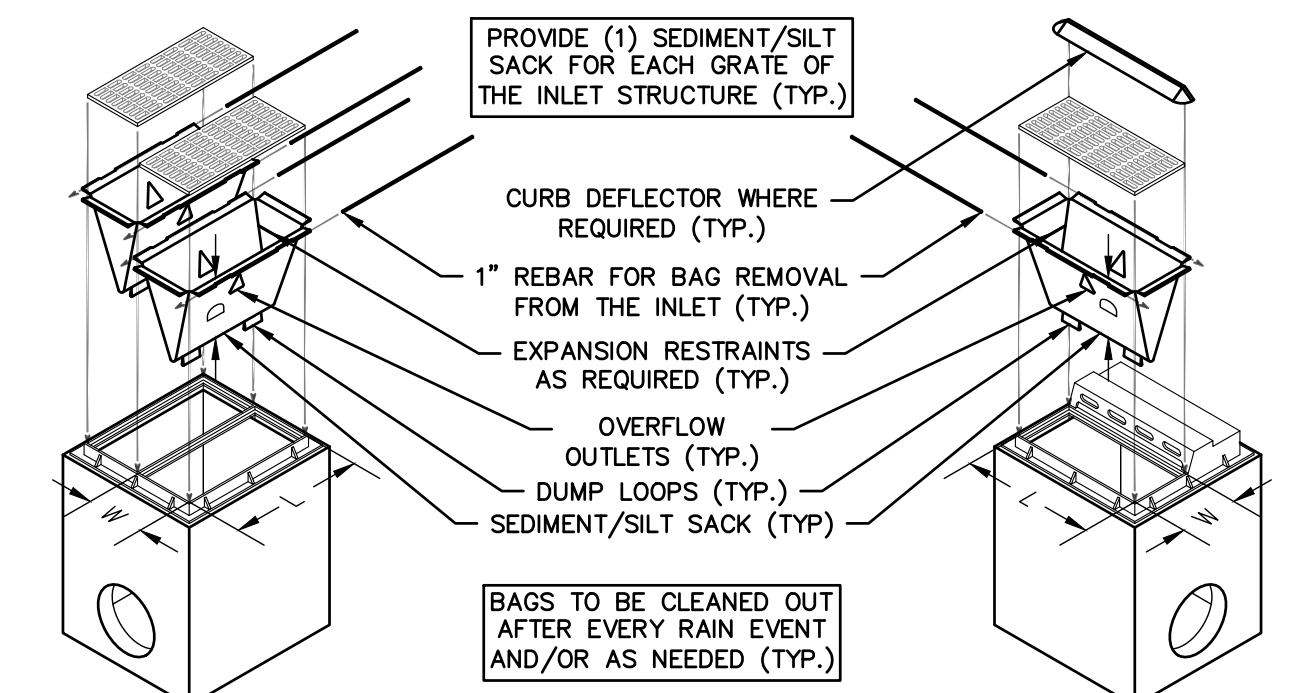
**T.C. VANDERVALK**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 24GE04747700  
NEW YORK LICENSE NO. 090129  
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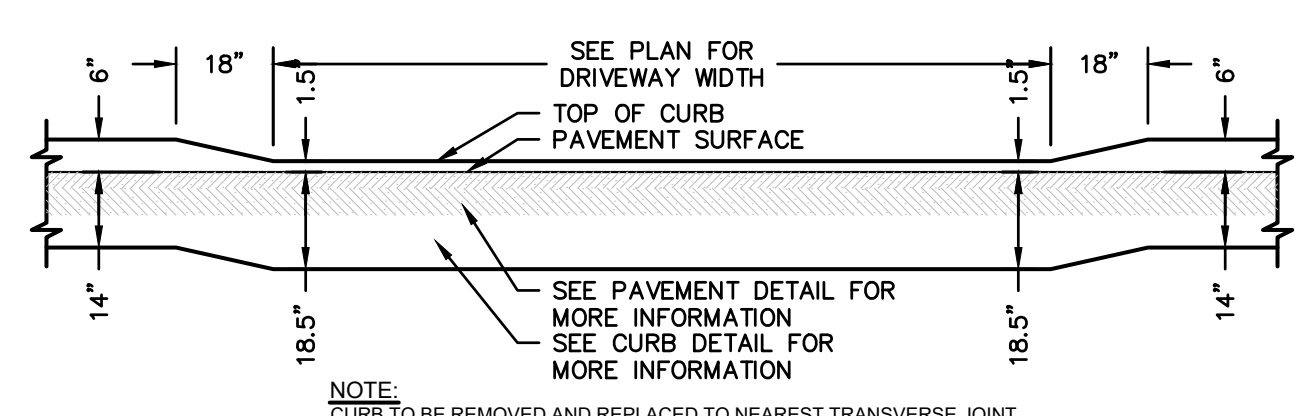


**TREE PROTECTION DETAIL**  
SCALE: N.T.S.

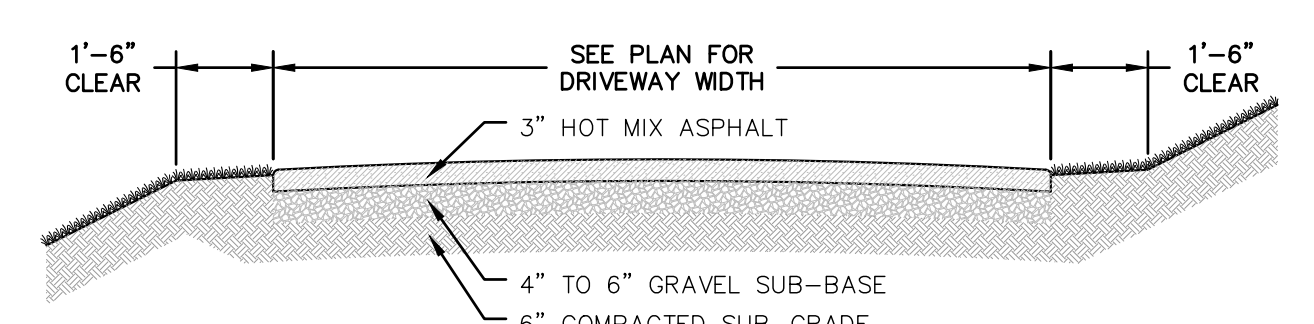


- NOTES:**
- INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO AN ACTIVE SEDIMENT BASIN OR TRAP.
  - 1' LENGTH W x WIDTH D x DEPTH DEPTH NOT EXCEED DEPTH OF BASIN TO TOP OF HIGHEST PIPE.
  - INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RAIN EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BY PASSING OF THE INLET. DAMAGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION.
  - OVERFLOW OUTLETS TO BE SIZED TO SAFELY PASS STORMS GREATER THAN THE 1 YEAR, 24 HOUR STORM EVENT.
  - EXPANSION RESTRAINTS TO CONSISTING OF 1/2" NYLON ROPE WITH 2" FLAT WASHERS, TO BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER.

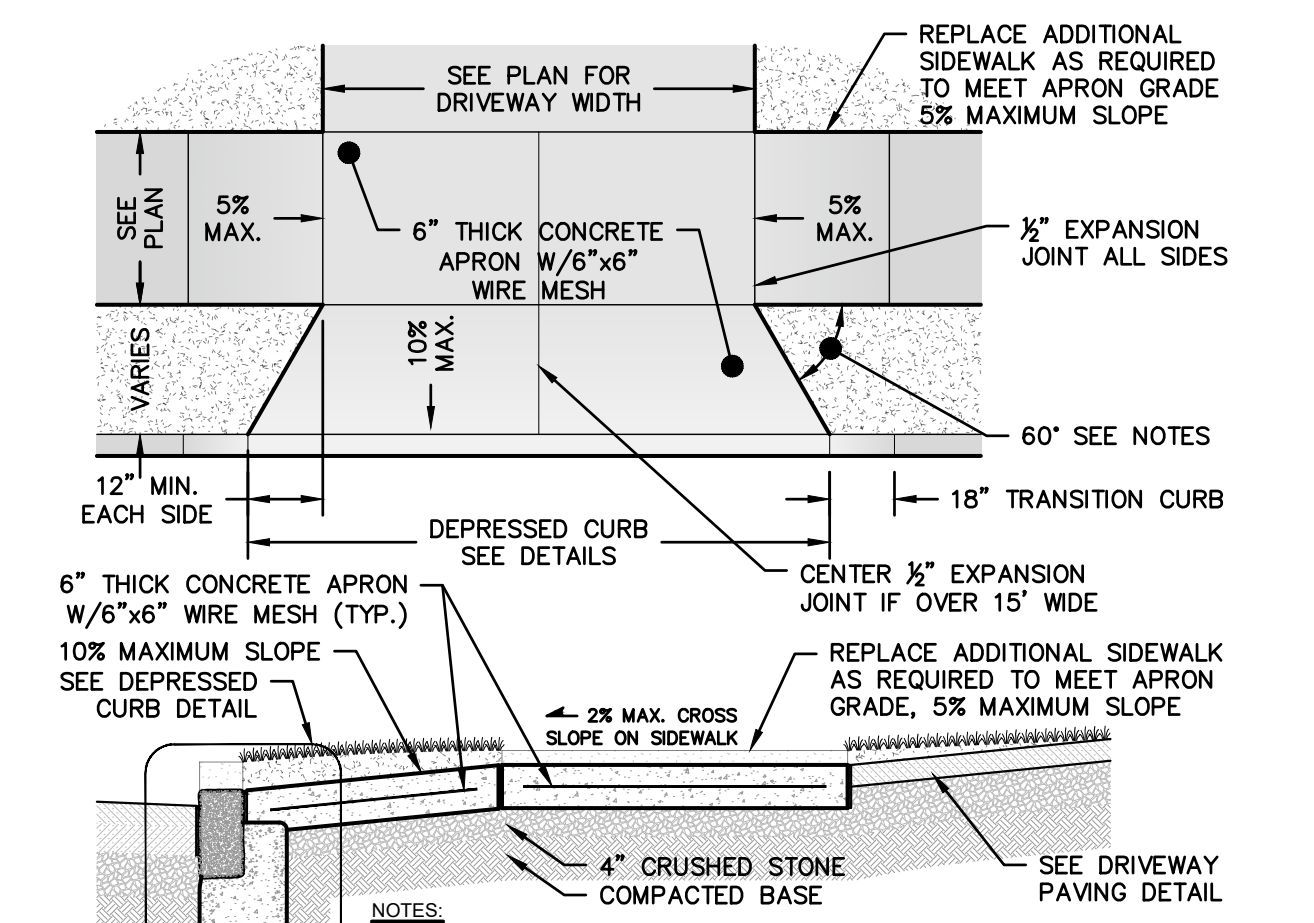
**STORM SEWER INLET PROTECTION DETAIL**  
SCALE: N.T.S.



**DEPRESSED CURB DETAIL**  
SCALE: N.T.S.

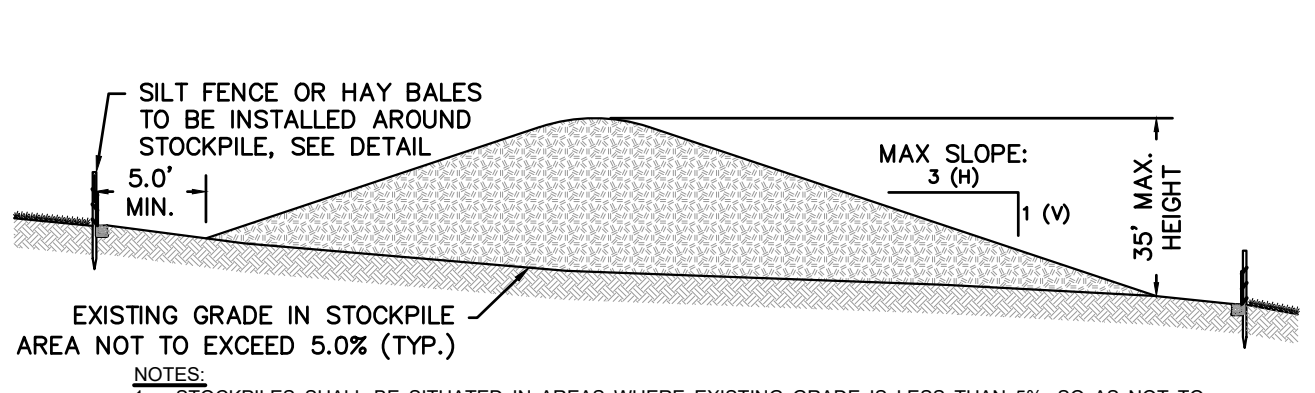


**PAVED DRIVEWAY DETAIL**  
SCALE: N.T.S.

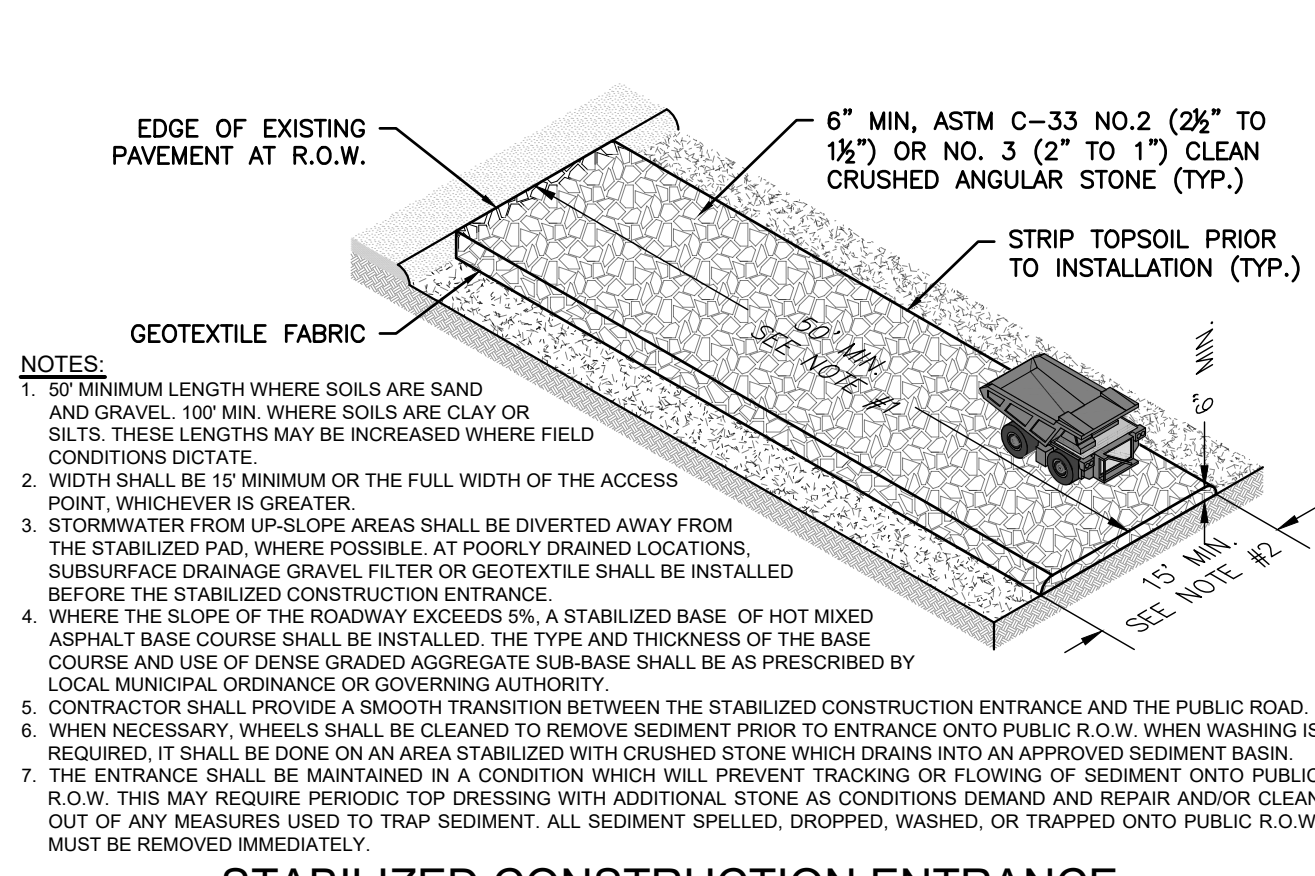


**CONCRETE APRON DETAIL**  
SCALE: N.T.S.

- NOTES:**
- CONCRETE APRON TO BE 6" THICK 4,500 PSI STRENGTH W/6"x6" #10 WELDED WIRE FABRIC REINFORCING SET 2" FROM THE BOTTOM.
  - APRON TO HAVE 4" THICK CRUSHED STONE FOUNDATION, WITH COMPACTED BASE.
  - APRON TO FLARE AT A 60° ANGLE TO THE CURB LINE, OR TO 12" AT THE CURB LINE, WHICH EVER IS GREATER.
  - 1/2" EXPANSION JOINTS TO BE INSTALLED AT A MAXIMUM SPACING OF 15' ON CENTER.

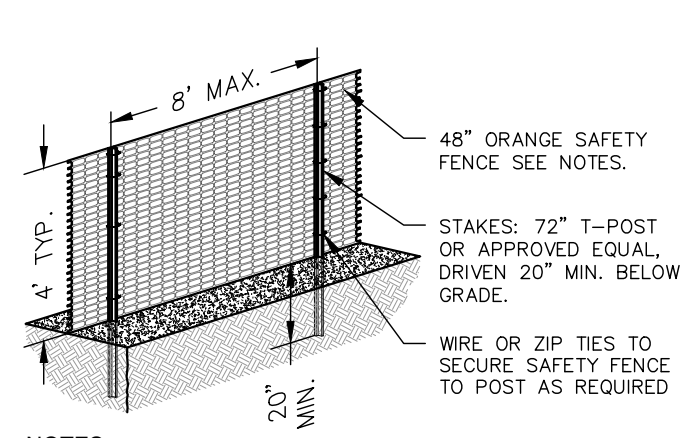


**SOIL STOCKPILE DETAIL**  
SCALE: N.T.S.

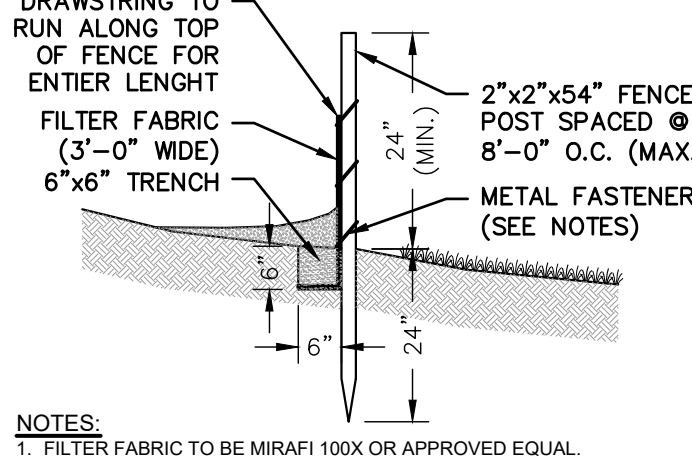


**STABILIZED CONSTRUCTION ENTRANCE**  
SCALE: N.T.S.

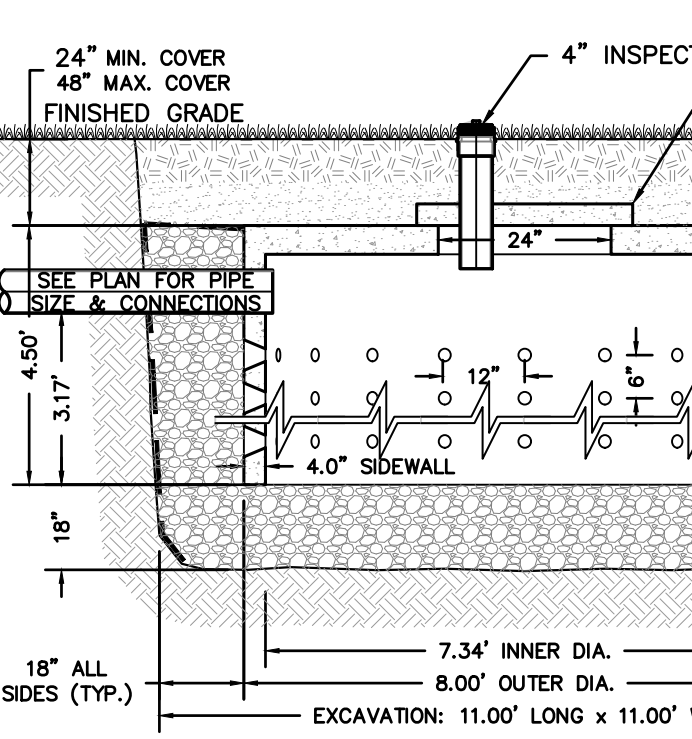
- NOTES:**
- MINIMUM LENGTH WHERE SOILS ARE SAND AND GRAVEL 100' MIN. WHERE SOILS ARE CLAY OR SILTS. THESE LENGTHS MAY BE INCREASED WHERE FIELD CONDITIONS DICTATE.
  - WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
  - STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
  - WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
  - CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ENTRANCE AND THE PUBLIC ROAD.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
  - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R.O.W. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPOILED, DROPPED, WASHED, OR TRAPPED ONTO PUBLIC R.O.W. MUST BE REMOVED IMMEDIATELY.



**CONSTRUCTION FENCE**  
SCALE: N.T.S.

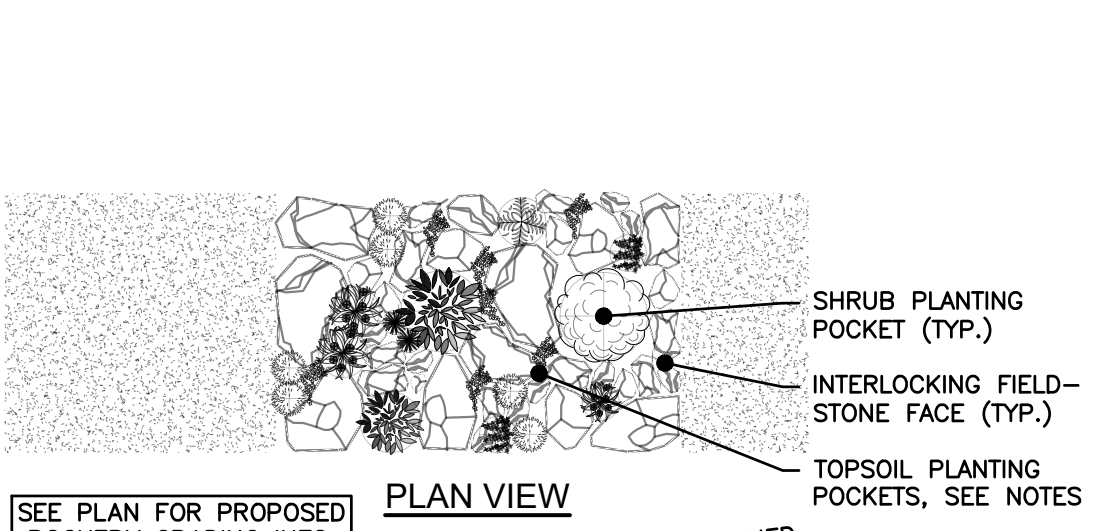


**SILT FENCE DETAIL**  
SCALE: N.T.S.

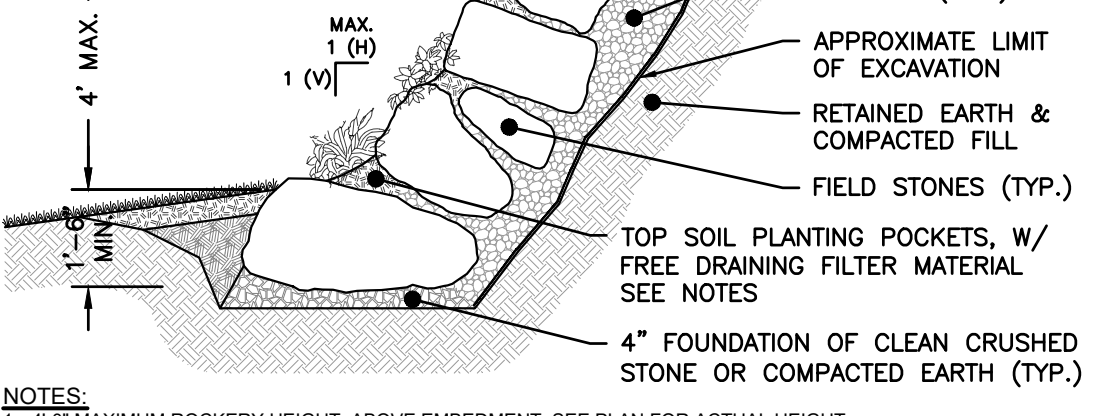


**STORMWATER 8.00' DIA. SEEPAGE PIT**  
SCALE: N.T.S.

- NOTES:**
- ADEQUATE MEASURES SHALL BE USED TO INSURE THAT THE EXCAVATION BE CARRIED OUT IN A MANNER THAT WILL AVOID UNNECESSARY COMPACTION OF THE AREA, AND THAT THE BOTTOM OF THE EXCAVATION IS LEVEL.
  - ALL JOINTS ABOVE THE INLET SHALL BE MADE WATER TIGHT.

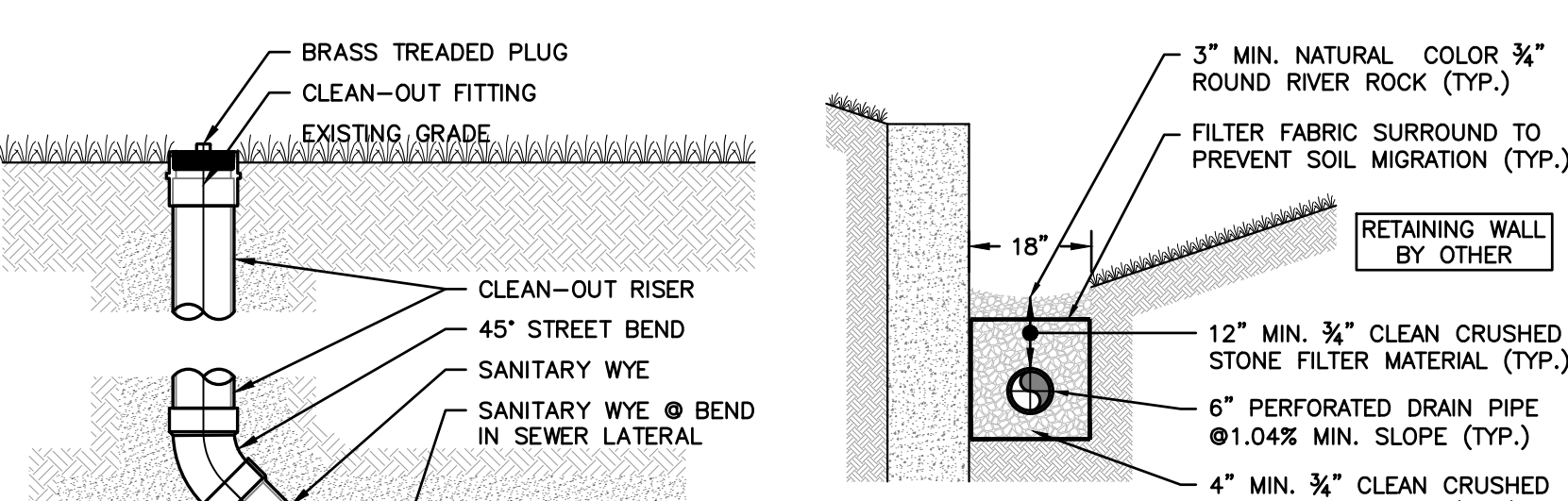


**FIELD STONE ROCKERY DETAIL**  
SCALE: N.T.S.



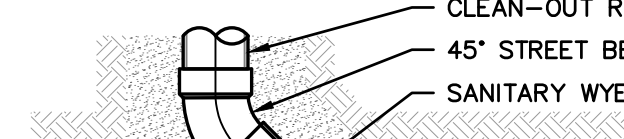
**STORMWATER CLEAN-OUT DETAIL**  
SCALE: N.T.S.

- NOTES:**
- 4" TOP MAXIMUM ROCKERY HEIGHT ABOVE EMBEDMENT. SEE PLAN FOR ACTUAL HEIGHT.
  - ALL EXISTING TOPSOIL AND ORGANIC MATERIAL, TO BE STRIPPED PRIOR TO CONSTRUCTION. SUB-GRADE TO BE FREE FROM OVERSIZED COBBLES, RUBBISH, TOP SOIL, SOD, GRASS, ROOTS OR OTHER UNSTABLE MATERIALS.
  - FOUNDATION TO BE LEVEL FROM FRONT TO BACK.
  - FIELDSTONES TO BE A MINIMUM OF 18" DIAMETER, AND SHALL BE CHISELED TO FIT AND/OR MATCHED TO BE INTERLOCKING AND CHINKED AS NECESSARY. GAPS BETWEEN STONES, TO ALLOW DRAINAGE OF PLANTING POCKETS, TO BE FILLED WITH FILTER MATERIAL AS REQUIRED.
  - FILTER MATERIAL TO BE NOT STANDARD NUMBER 4 WASHED GRAVEL OR CRUSHED STONE, FREE OF FINES SUCH AS DUST, ASH OR CLAY, IN ACCORDANCE TO MIDDOT 601.03.02.
  - SMALL TOPSOIL PLANTING POCKETS TO BE SCATTERED ACROSS ROCKERY FACE, FOR GRASSES, FLOWERS, AND GROUND COVER. POCKETS TO BE 6" MINIMUM DEPTH, AND BE SURROUNDED AND SUPPORTED BY FIELDSTONES. LARGER POCKETS FOR SHRUBS SHALL BE A MINIMUM OF 24" POT OR ROOT BALL DIAMETER. DEPTH SHALL BE IN ACCORDANCE TO THE PLANTING SPECIFICATIONS AND DETAILS.
  - GEOTEXTILE FILTER FABRIC TO BE INSTALLED ON ALL SIDES OF FILTER MATERIAL TO PREVENT THE MIGRATION OF FINE PARTICLES FROM THE SURROUNDING SOIL. FILTER FABRIC TO MEET US ARMY CORPS OF ENGINEERS GUIDE SPECIFICATIONS, CWD215-86 FOR STRENGTH.



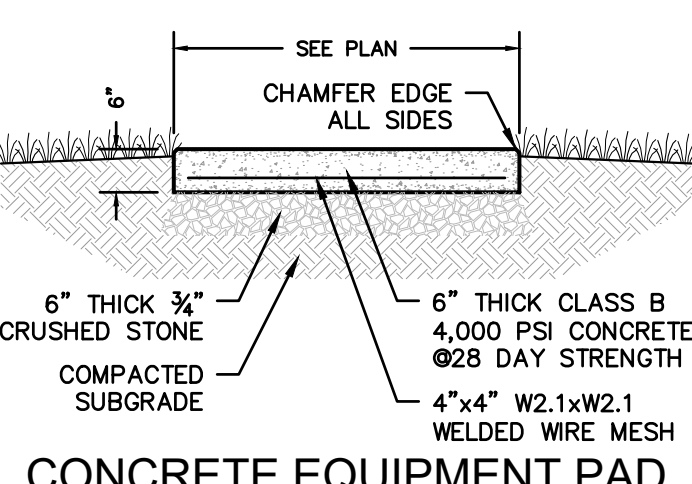
**GRAVEL DRAINAGE SWALE DETAIL**  
SCALE: N.T.S.

- NOTES:**
- OPTIONAL POLY EDGING TO BE INSTALLED ALONG PERIMETER OF RIVER ROCK TO PREVENT STONE MIGRATION. EDGING TO BE INSTALLED AS TO NOT IMPEDE FLOW INTO DRAINAGE TRENCH.
  - FILTER FABRIC TO OVERLAP A MINIMUM OF 6".

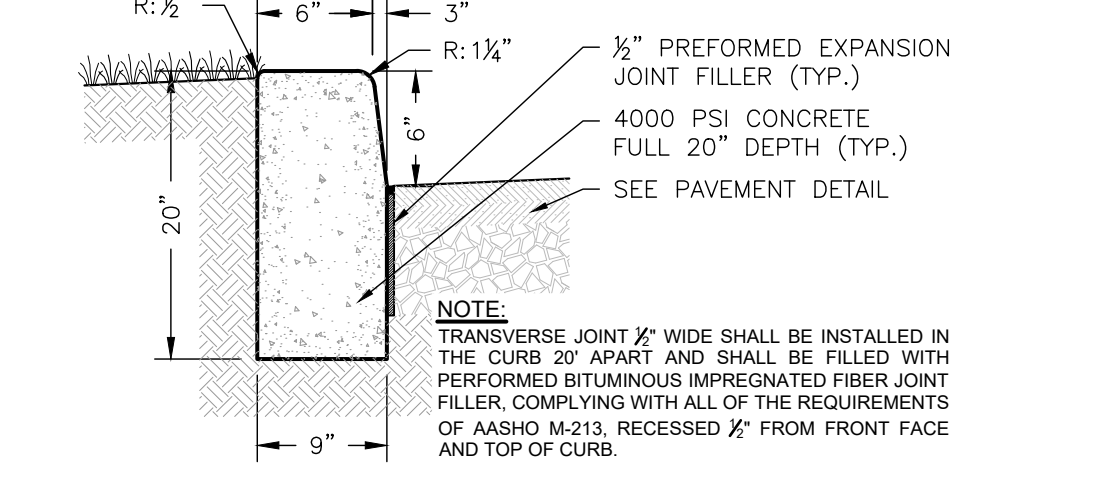


**ROOF LEADER STORMWATER DISCHARGE DETAIL**  
SCALE: N.T.S.

- NOTES:**
- ALL PIPING TO BE THE SAME SIZE AND MATERIAL AS SPECIFIED IN THE PLANS.
  - CLEAN-OUT TO BE INSTALLED AT ALL LOCATIONS MARKED ON THE PLANS AND EVERY 50 FEET ALONG ROUTING TO RECHARGE AREA, UNLESS OTHERWISE SPECIFIED.

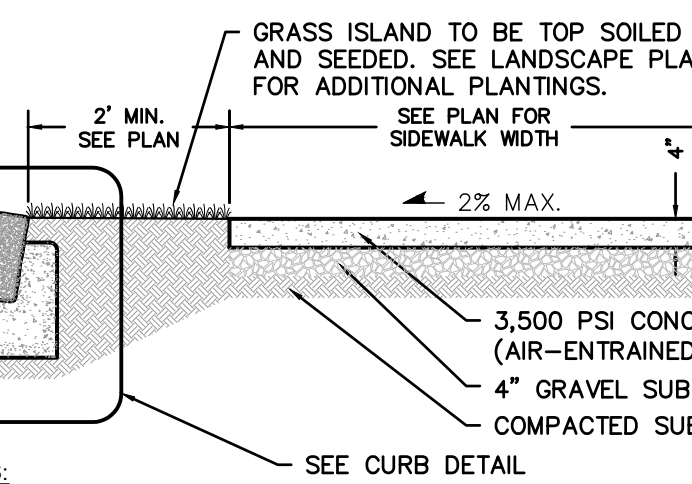


**CONCRETE EQUIPMENT PAD**  
SCALE: N.T.S.



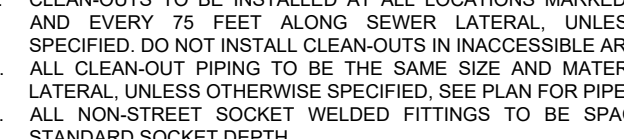
**POURED CONCRETE CURB**  
SCALE: N.T.S.

- NOTES:**
- ALL PAVEMENT SHALL BE INSTALLED IN ACCORDANCE TO 5249.70 AS REQUIRED.
  - 1/2" LIEU OF DENSE GRADED (DGA) RECYCLED CONCRETE AGGREGATE (RCA) IS ACCEPTABLE. ALL MUST MEET MIDDOT SPECIFICATIONS AND BE CERTIFIED BY AN MIDDOT APPROVED PLANT OF ORIGIN. ALL RCA SHIPMENTS MUST BE FREE OF FOREIGN MATERIALS AND CONTAMINANTS.
  - SAW-CUT PAVEMENT PRIOR TO EXCAVATION.
  - UNIFORMLY SPRAY TACK COAT WHEN PLACING HOT MIX ASPHALT ON PAVED SURFACE.



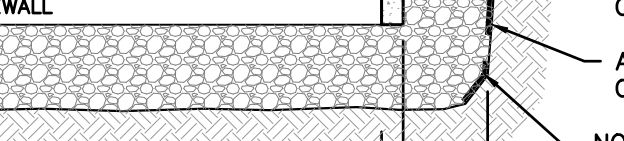
**CONCRETE SIDEWALK W/ GRASS ISLAND**  
SCALE: N.T.S.

- NOTES:**
- MINIMUM WIDTH OF SIDEWALK TO BE 4'. SEE PLAN FOR ACTUAL WIDTH.
  - MAXIMUM CROSS SLOPE OF SIDEWALK TO BE 2% TOWARDS CURB.
  - 1/2" EXPANSION JOINTS TO BE INSTALLED AT A MAXIMUM SPACING OF 15' ON CENTER.
  - HAND TOOKED TRANSVERSE & LONGITUDINAL CONTRACTION JOINTS TO BE PROVIDED AT A MAXIMUM SPACING OF 5' ON CENTER.
  - SIDEWALKS IN HIGH TRAFFIC AREAS TO BE REINFORCED WITH 6x6-W1.4W1.4 WELDED WIRE FABRIC.



**STORMWATER CLEAN-OUT DETAIL**  
SCALE: N.T.S.

- NOTES:**
- CLEAN-OUTS TO BE INSTALLED AT ALL LOCATIONS MARKED IN THE PLANS AND EVERY 75 FEET ALONG SEWER LATERAL, UNLESS OTHERWISE SPECIFIED. DO NOT INSTALL CLEAN-OUTS IN INACCESSIBLE AREAS.
  - ALL CLEAN-OUT PIPING TO BE THE SAME SIZE AND MATERIAL AS SEWER LATERAL, UNLESS OTHERWISE SPECIFIED. SEE PLAN FOR PIPE INFORMATION.
  - ALL NON-STREET SOCKET WELDED FITTINGS TO BE SPACED AT TWICE STANDARD SOCKET DEPTH.
  - SANITARY WYE & 45° STREET BEND CAN BE REPLACED WITH LONG SWEEP SANITARY WYE, WHERE APPLICABLE.
  - FOR CLEAN-OUTS IN AREAS OF VEHICULAR TRAFFIC, SEE CLEAN-OUT PROTECTION BOX DETAIL.



**STORMWATER 8.00' DIA. SEEPAGE PIT**  
SCALE: N.T.S.

- NOTES:**
- ADEQUATE MEASURES SHALL BE USED TO INSURE THAT THE EXCAVATION BE CARRIED OUT IN A MANNER THAT WILL AVOID UNNECESSARY COMPACTION OF THE AREA, AND THAT THE BOTTOM OF THE EXCAVATION IS LEVEL.
  - ALL JOINTS ABOVE THE INLET SHALL BE MADE WATER TIGHT.

REV	COMMENT	DATE
6	REVISED PER BASE REFERENCE, REMOVED EXTERNAL SUMP	08/23/2023
5	ADDED 200 LIST & SIGNATURE BLOCK	06/23/2023
4	REVISED VARIANCE NOTE	06/29/2023
3	REVISED PER CLIENT	05/29/2023

**CONSTRUCTION DETAILS**

PROJECT: **PROPOSED SINGLE FAMILY RESIDENCE**  
488 OVERBROOK ROAD  
VILLAGE OF RIDGEWOOD  
BLOCK 3612, LOT 14

APPLICANT: **GUSFA**

BERGEN COUNTY NEW JERSEY

DRAWN BY: **BEB**  
SCALE: **SEE SCALE**  
DATE: **2/8/2023**  
PROJECT NO.: **4278.22**  
SHEET NO.: **2 OF 2**

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