

SOIL EROSION 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 UNROTATED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BRIDGE).

3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE 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 11 LBS. /1,000 SF OF 10-20-20 OR EQUIVALENT WITH SOLE 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 SEED; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.

MULCH - UNROTATED STRAW OR HAY AT A RATE OF 70 TO 80 LBS. /1,000 SF APPLIED TO ACHIEVE 65% SOIL SURFACE COVERAGE; MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BRIDGE).

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 SOLE WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE).

WORKED INTO THE SOIL A MINIMUM OF 4".

SEED - TURF TYPE TALL FESCUE (BLENDED 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 - UNROTATED STRAW OR HAY AT A RATE OF 70 TO 80 LBS. /1,000 SF APPLIED TO ACHIEVE 65% SOIL SURFACE COVERAGE; MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BRIDGE).

5. THE SITE SHALL AT ALL TIMES BE GRASSED 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 HERMETIC SEALING 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" - 2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 2' 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. DRAINWAYS MUST BE STABILIZED WITH 1" - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.

11. ALL SOIL, WASHED, GROPPES, 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 28-1.1 OF THE NJ STANDARDS.

13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISTURBANCE POINTS BECOME OPERATIONAL.

14. DOWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BASIN OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1.1 OF THE NJ STANDARDS.

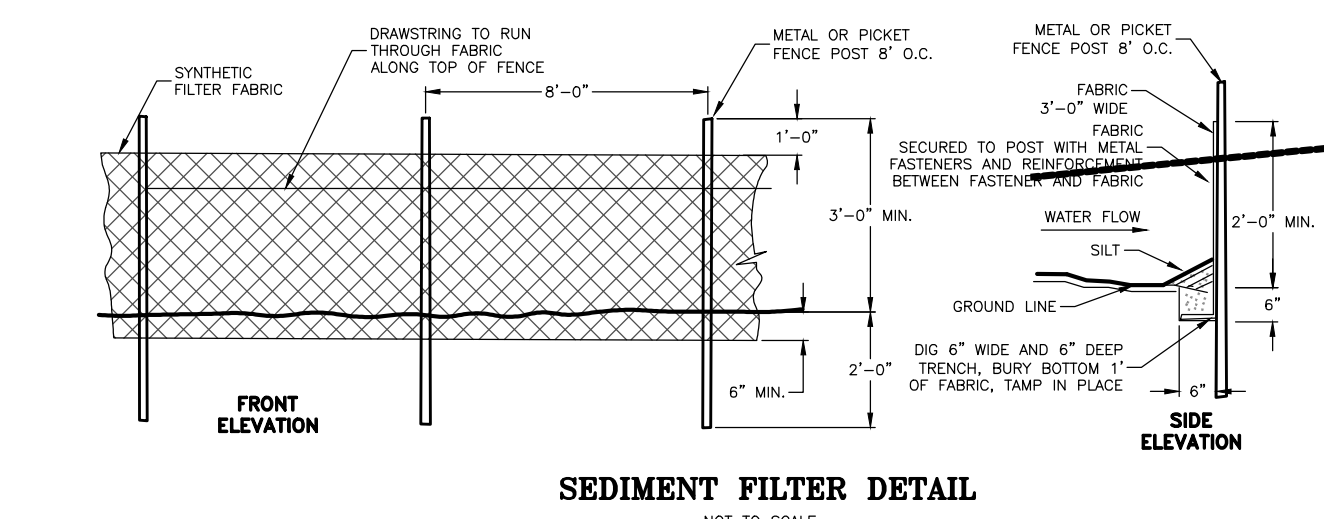
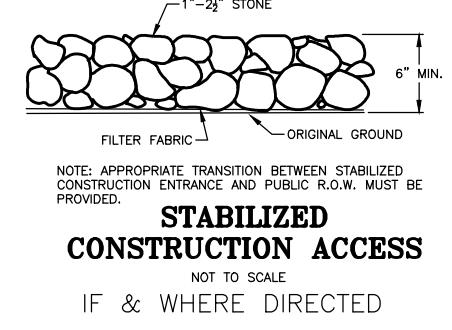
15. SLOPES SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1.1 OF THE NJ STANDARDS.

16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SURFACE FENCE INSTALLED AT THE TRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9-1.1 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.

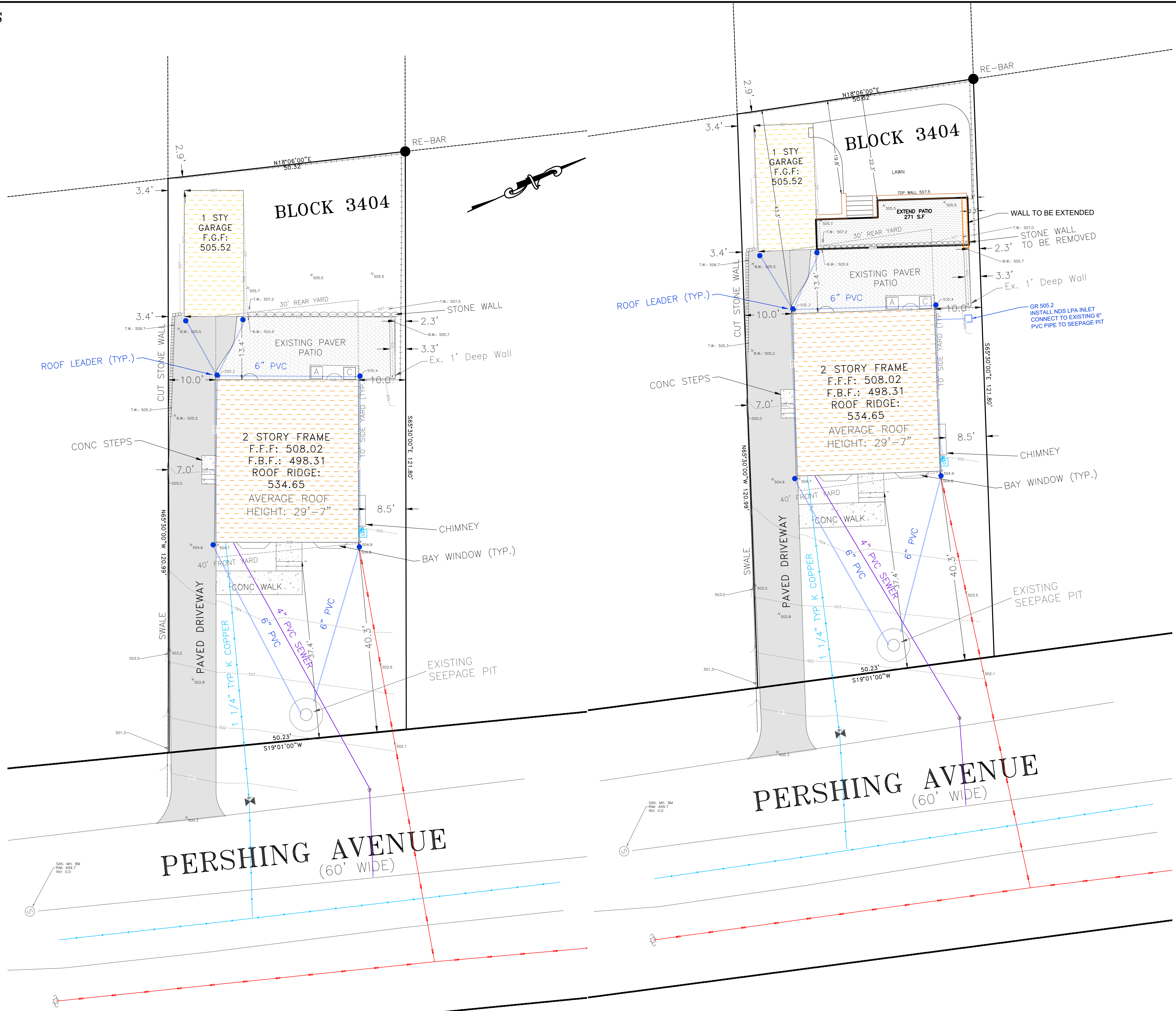
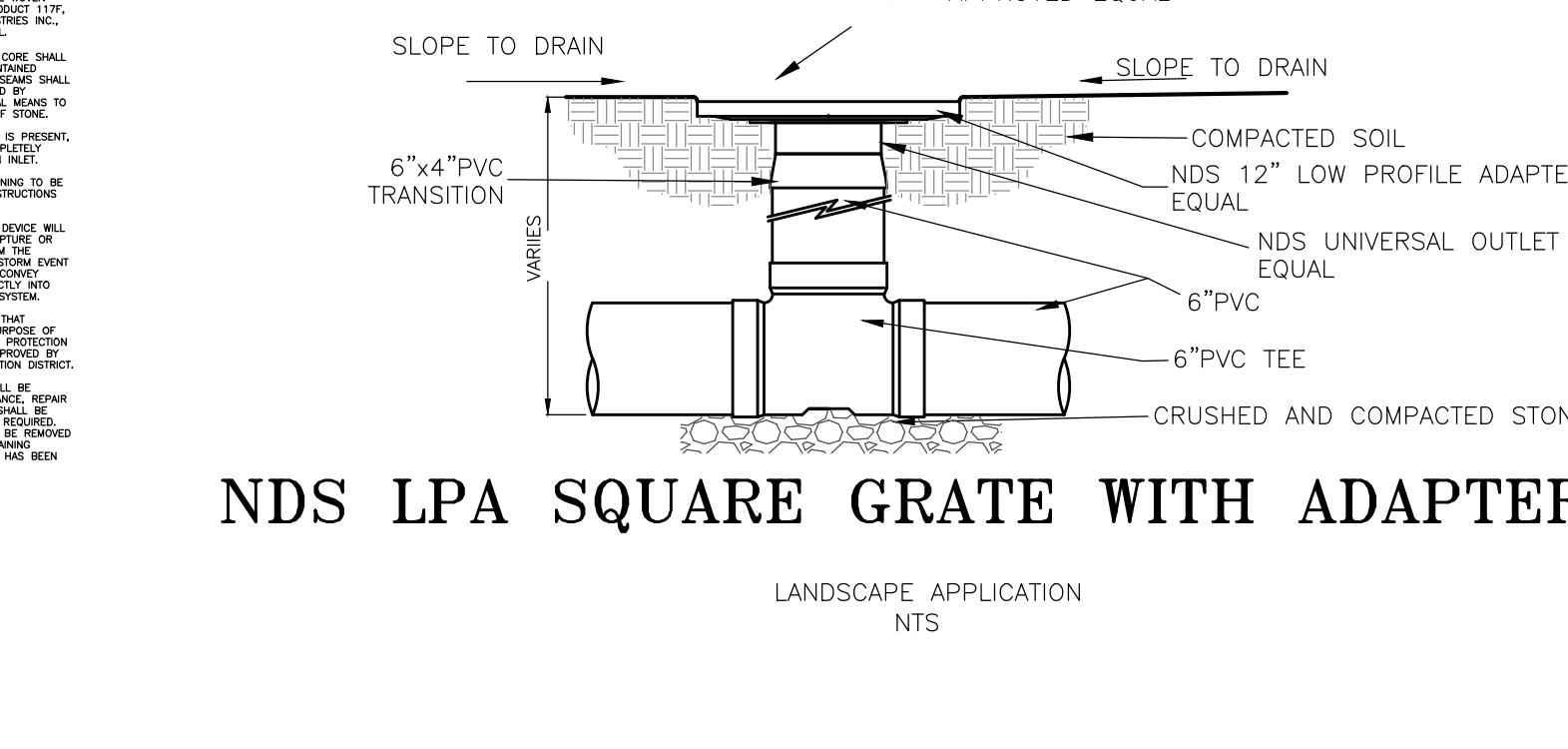
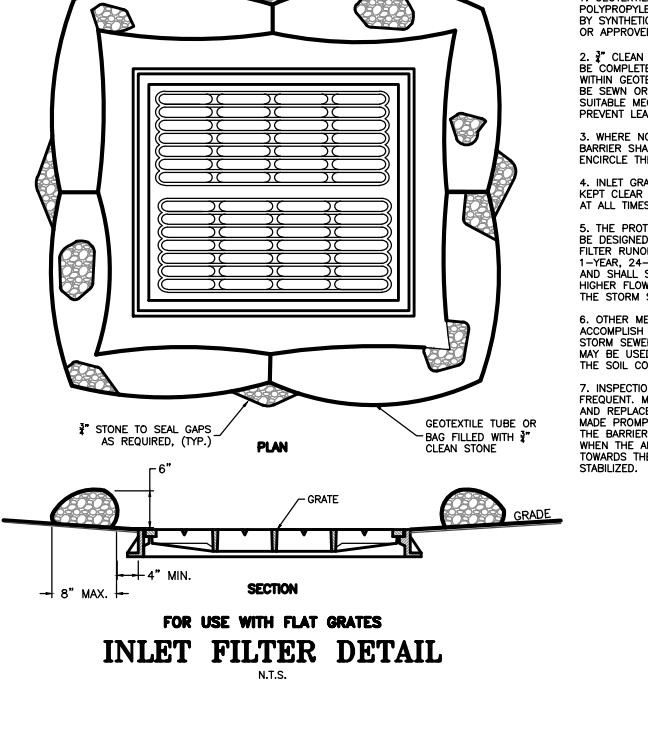
18. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.

19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.



TREE LEGEND

LEGEND



BLOCK LOT PROPERTY OWNER

3403	14	CANNON, TIMOTHY J. & TARYAN M.
3403	15	KELLOGG, RYAN JEFFREY ETAL
3403	16	ALEXANDER, MICHAEL W. & ALISON M
3403	17	GERMARD, MARY E
3404	6	TICHOMI, BERTRAND
3404	7	HEMNER, WILLIAM J (V) & MARGARET I
3404	8	COSSOVICH, JAMES E & LINDA
3404	9	COLEMAN, JAMES A & ELIZABETH A
3404	11	GOLDMAN, BERTRAND
3404	12	HILLMAN VETERANS ELIGIBILITY TRUST
3404	13	GROKS, LUC
3404	14	SEUFFERT, JESSIE ANN
3404	15	PRETO, JOHN & JULIA BELL
3404	16	MARTINEZ, STEPHEN J & BURGESS RICE
3404	17	DIMITROV, LUBEN LUKE & MICHELLE
3404	18	BARRER, JOHN & JENNY
3404	19	HAPPERETT, JOHN R. & GLORIA C.
3404	20	SHOW, WALTER
3404	21	BAEK, SEUNG HO & GCK
3404	22	BHANCHI, ALESSANDRO & SOPHIA
3404	23	CANTOR, MARC A & DEBRA G
3404	24	NALLY, KATHERINE
3404	25	SHAFFER, DOUGLAS E & MAGGIE K
3404	26	BIDOL, LEE, HYOSUNG & SCHEE
3404	27	UN, TERRENS J & YI-HI-TH
3404	28	SOLWAY, JOSEPH & EMILY (TRUSTEES)
3404	29	HARADA, TOSHIO & KOSIMO
3404	30	BROWN, NEAL E & CRISTINA Y LAMERO
3404	31	ATWOOD, SERAHENE
3404	32	DAVENPORT, WANDA A
3404	33	PUBLIC SERVICE ENTERPRISE GROUP INC
3404	34	CABLEVISION
3404	35	VERZON NJ, INC
3404	36	MARK BOZZICHERI, DIRECTOR - EXTERNAL AFFAIRS
3404	37	25 MAIN STREET HACKENSACK, NJ 07601
3404	38	RIDGWOOD WATER DEPARTMENT
3404	39	DIRECTOR'S OFFICE
3404	40	131 N. MAPLE AVENUE RIDGWOOD, NJ 07451
3404	41	ENGINEERING DIVISION
3404	42	COLLECTION SYSTEM OPERATIONS
3404	43	131 N. MAPLE AVENUE RIDGWOOD, NJ 07451



KEY MAP
SCALE: 1" = 200'

DESCRIPTION

LOT 36 IN BLOCK B AS SHOWN ON A MAP ENTITLED "COLONIAL GARDENS - PROPERTY OF MODEL HOME BUILDERS, INC. - VILLAGE OF RIDGWOOD, BERGEN COUNTY, NEW JERSEY" FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON SEPT. 15, 1935 AS MAP # 2832.

GENERAL NOTES

- PROPERTY LOCATED IN THE R-2 ZONE.
- NAME OF APPLICANT/OWNER: JAY KLATSKY, 152 PERSHING AVENUE, RIDGWOOD, NJ 07451
- THIS PROPERTY IS SHOWN ON SHEET 34 ON THE CURRENT TAX MAP OF VILLAGE OF RIDGWOOD.
- ALL ROOF LEADERS TO CONNECT TO DRYWELL SEEPAGE PITS WITH 6" PVC DRAINS.
- STREET IS TO BE KEPT CLEAN AND SWEEP DAILY IF NECESSARY.
- LOCATION AND ELEVATION OF UNDERGROUND UTILITIES TO BE CONFIRMED PRIOR TO EXCAVATION.
- VERTICAL DATUM, NAVD 1988
- SOIL MOVEMENT = 3.2" X 271 SF
- SURVEY DATED 12/9/08, AS PER MICHAEL H. DARMSTATTER, PLS. 340900.

EXISTING LOT COVER PROPOSED LOT COVER

EXISTING LOT COVER	PROPOSED LOT COVER
BUILDING: 1051 SF	BUILDING: 1051 SF
GARAGE: 331 SF	GARAGE: 331 SF
DRIVEWAY: 893 SF	DRIVEWAY: 893 SF
PATIO: 419 SF	PATIO: 679 SF
STAIRS: 50 SF	STAIRS: 50 SF
AC PADS: 13 SF	AC PADS: 13 SF
WALK: 81 SF	WALK: 81 SF
TOTAL: 2,960 S.F.	TOTAL: 3,108 S.F.

BUILDING COVER = 1051+331+6,070=22.8%
LOT COVER=2,960/6,070=48.8%

BUILDING COVER = 1051+331+6,070=22.8%
LOT COVER=3,108/6,070=51.2%

BUILDING HEIGHT

AVERAGE GRADE = 505.3
ROOF RIDGE = 534.65
ROOF HEIGHT = 29.2

	EXISTING PATIO	PROPOSED PATIO
AREA	419 SF	419 + 260 SF 679 SF
SIDE SETBACK	10' REQ. 2.3'* TO WALL 3.3'* TO PATIO	10' REQ. 2.3'* TO WALL 3.3'* TO PATIO
REAR SETBACK	30' REQ. 31' PROVIDED	30' REQ. 31' EXISTING 22.3'* PROPOSED

RIDGWOOD R-2 ZONING SCHEDULE

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (WITHIN 140' OF FRONT STREET)	10,500 S.F.	6,070 S.F.	6,070 S.F.*
LOT WIDTH (AT FRONT SETBACK)	75'	50.0'	50.0**
FRONT YARD	40 FT.	37.4 FT.	40.5' TO HOUSE 37.4' TO FRONT PORCH
REAR YARD	30 FT.	43.3 FT.	43.3 FT.
LOT DEPTH	120'	120'	120'
SIDE YARD	10'	10.0'	10.0'
TOTAL SIDE YARDS	33% OF LOT WIDTH AT FRONT SETBACK	40% OF LOT WIDTH	40% OF LOT WIDTH
MAX. BUILDING HEIGHT	30 FT.	29'-7" IN 2 1/2 STY.	29'-7" IN 2 1/2 STY.
MAX. HABITABLE AREA WITHIN 140' OF FRONT STREET	30%	1051 S.F. (17.3%)	1051 S.F. (17.3%)
MAX. HABITABLE AREA (ENTIRE LOT)	30%	1051 S.F. (17.3%)	1051 S.F. (17.3%)
MAX. COVERAGE OF ABOVE GRADE STRUCTURES	20%	1480 S.F. (24.4%)	1523 (25.1%)
MAX. IMPROVEMENT COVERAGE	45%	48.8%	51.2%

NOTE: IF LOT WAS A CONFORMING 10,500 S.F. MAINTAINED LOT COVERAGE WOULD BE 29.75%

* CONTINUATION OF EXISTING VARIANCE
** NEW VARIANCE

REVISION DIGEST

4/26/07	F.A.R.
11/27/23	SURVEY UPDATE & PATIO EXT.
3/21/24	H.L.A. REPORT

SCALE: 1" = 10'
ORIGINAL PLAN DATE: 1/23/07

CONKLI ASSOCIATES
ENGINEERS AND SURVEYORS

29 CHURCH STREET
P.O. BOX 282, RAMSEY, NJ 07446
PHONE: (201) 327-0443, FAX: (201) 934-1097
CERTIFICATE OF AUTHORIZATION #24G280463.00

TIBOR LATINSICS
N.J.P.E. 32444, N.J.P.S. 3736

MICHAEL H. DARMSTATTER
P.L.S., NJ License No. 24C504349000

FILE NO.: (RW) PLOT NO.: 10-3404-PATIO.PLOT.dwg

PATIO PLOT PLAN
SITE GRADING & STORMWATER CONTROL
SOIL EROSION CONTROL PLAN
LOT 10 - BLOCK 3404
IN THE
VILLAGE OF RIDGWOOD
BERGEN COUNTY, NEW JERSEY
FOR
JAY KLATSKY