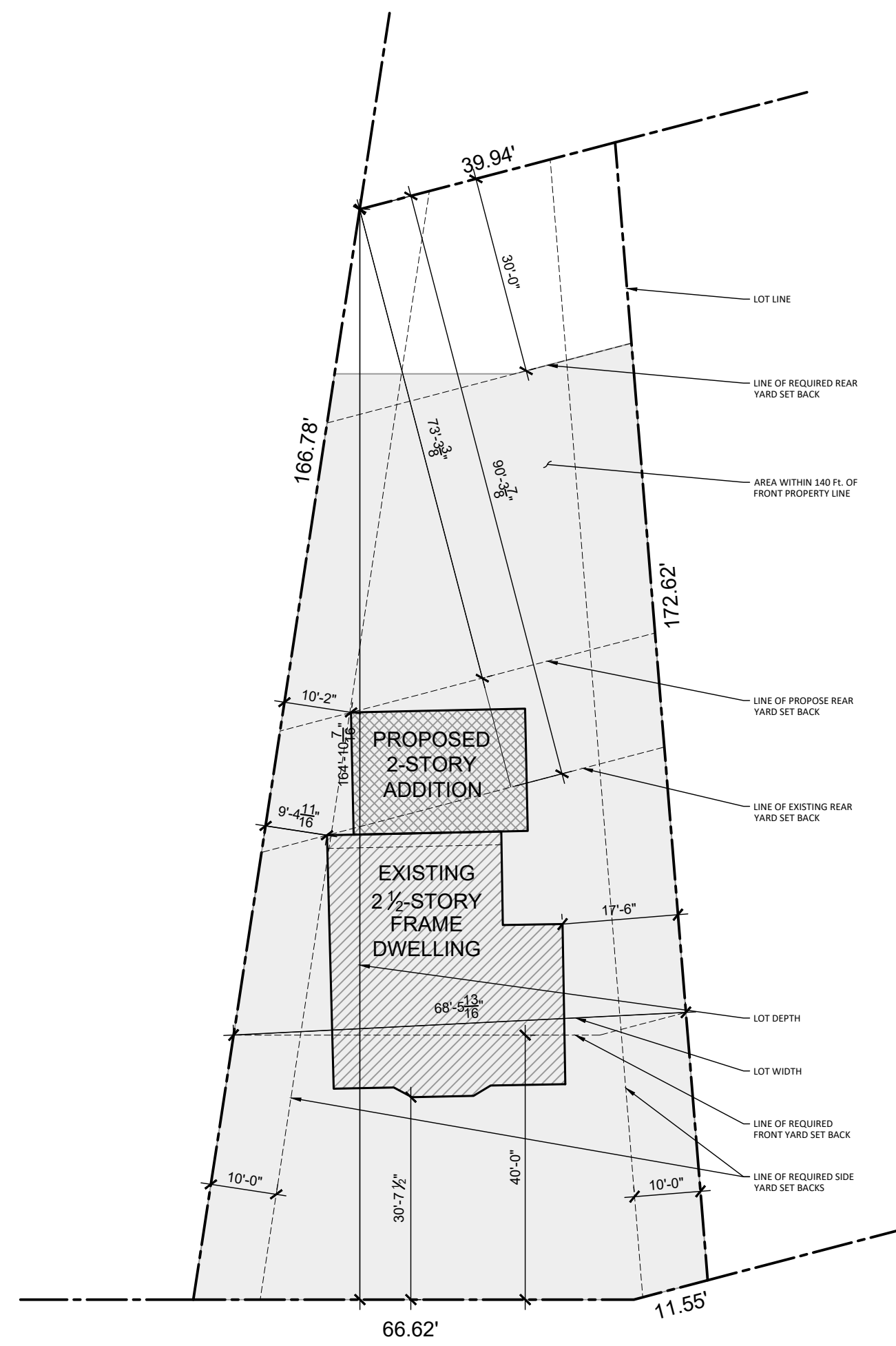


PROPOSED SITE PLAN SCALE: 1"=20'-0"



LOT DIAGRAM SCALE: 1"=20'-0"

**SOIL CALCULATION:**

- SEE NOTE "B" BELOW.

**NOTES:**

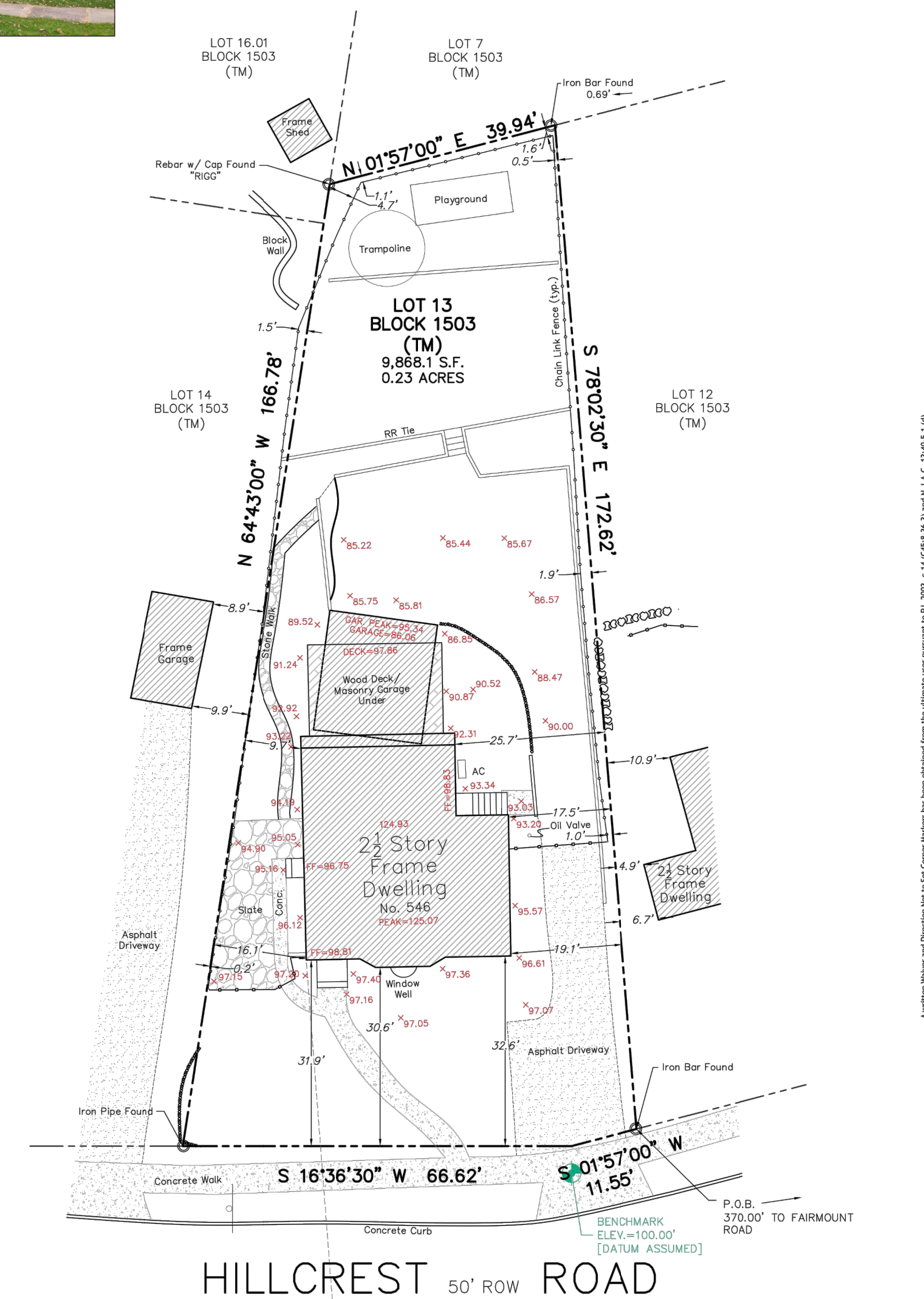
- ALL INFORMATION TAKEN FROM SURVEY PROVIDED BY LAKELAND SURVEYING LLC, DATED 10.30.2023 AND SIGNED BY JEFFREY S. GRUNN N.J. LIC. NO. 24GS0439900.
- NO SOIL REMOVAL FROM THE SITE IS PROPOSED. SOIL EXCAVATED TO BUILD FOOTINGS AND FOUNDATIONS TO BE USED TO REGRADE EXISTING YARDS.
- PROVIDE MIN. 3' 0" HIGH TEMPORARY SILT FENCE (SYNTHETIC FILTER FABRIC) AROUND CONSTRUCTION AREA AND AT DRIP LINE OF ALL EXISTING TREES TO REMAIN FOR THE ENTIRE DURATION OF ALL CONSTRUCTION ACTIVITIES, TYP.
- INFILTRATION TRENCH TO BE WRAPPED WITH NONWOVEN GEOTEXTILE.
- PRECAST CONCRETE DRYWELL SHALL HAVE 50% VOIDS. BOTTOM OF DRYWELL TO BE MIN. TWO FEET ABOVE WATER TABLE.
- STORMWATER DRYWELL MUST NEVER BE COMBINED WITH EXISTING, REHABILITATED, OR NEW SEPTIC SEEAGE PITS. DISCHARGE OF SEWAGE TO STORMWATER DRYWELLS IS STRICTLY PROHIBITED.
- DRYWELL SHOULD BE INSPECTED AT LEAST 4 TIMES ANNUALLY AS WELL AS AFTER LARGE STORM EVENTS.
- REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS TO DRYWELL.
- PROVIDE A MIN. OF 1/2" PER FOOT SLOPE AT DRIVEWAY AND PARKING TOWARD INFILTRATION TRENCH AT THE FRONT OF DRIVEWAY.

**AREA CALCULATIONS:**

1. BUILDING COVERAGE:	
A. EXISTING BUILDING	+1,241.08 Sq. Ft.
B. TOTAL BUILDING COVERAGE	<b>+1,241.08 Sq. Ft.</b>
2. EXISTING LOT COVERAGE	
E. EXISTING BUILDING	+1,241.08 Sq. Ft.
F. EXISTING DRIVEWAY	+2,195.78 Sq. Ft.
G. EXISTING DECK	+358.78 Sq. Ft.
B. EXISTING ACCESSORY STRUCTURES	+83.97 Sq. Ft.
C. EXISTING WALKS AND STEPS	+704.43 Sq. Ft.
D. EXISTING PORCH	+24.90 Sq. Ft.
E. TOTAL LOT COVERAGE	<b>+4,608.92 Sq. Ft.</b>
1. PROPOSED BUILDING COVERAGE:	
A. EXISTING BUILDING	+1,241.08 Sq. Ft.
B. PROPOSED ADDITION	+487.17 Sq. Ft.
C. TOTAL NEW BUILDING COVERAGE	<b>+1,728.25 Sq. Ft.</b>
2. PROPOSED COVERAGE BY IMPROVEMENTS:	
D. PROPOSED BUILDING	+1,728.25 Sq. Ft.
E. PROPOSED DRIVEWAY	+1,663.00 Sq. Ft.
F. PROPOSED WOOD DECK	+185.88 Sq. Ft.
G. PROPOSED PATIO	+279.45 Sq. Ft.
H. EXISTING WALKS AND STEPS	+285.44 Sq. Ft.
I. EXISTING PORCH	+24.90 Sq. Ft.
J. TOTAL LOT COVERAGE	<b>+4,166.72 Sq. Ft.</b>
3. PROPOSED COVERAGE BY ABOVE GRADE STRUCTURES:	
K. PROPOSED BUILDING	+1,728.25 Sq. Ft.
L. PROPOSED WOOD DECK	+185.88 Sq. Ft.
M. EXISTING STEPS	+33.48 Sq. Ft.
N. EXISTING PORCH	+24.90 Sq. Ft.
O. TOTAL LOT COVERAGE	<b>+1,972.51 Sq. Ft.</b>

**LOT AREA CALCULATION:**

A. LOT AREA:	9868.10 Sq. Ft.
B. LOT AREA WITHIN 140 FEET OF FRONT LOT LINE:	8,657.20 Sq. Ft.

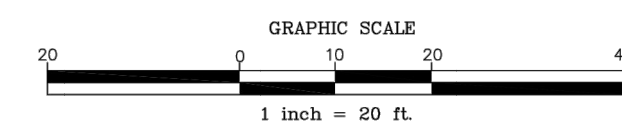


HILLCREST 50' ROW ROAD

This survey certified to: ROBERT ERANI

Notes:  
Field Survey Performed on 10/27/2023  
Vertical Datum: assumed  
Subject to an accurate title search  
Subject to documents of record  
Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.  
This survey references:  
Deed Book 5556 Page 487  
Deed Book 2079 Page 1082  
Survey of Property by Grand Surveying, LLC dated 7/31/2002

SURVEY OF PROPERTY Tax Lot 13 - Block 1503 546 Hillcrest Road, Village of Ridgewood Bergen County, New Jersey		PROJECT NUMBER 233178	Lakeland Surveying 4 West Main Street   Rockaway   NJ   Ph: (973) 625-5670   Fax: (973) 625-4121 www.LakelandSurveying.com	Certificate of Authorization PA04309000	Marc J. Cifone PROFESSIONAL LAND SURVEYOR	Jeffrey S. Grunn PROFESSIONAL LAND SURVEYOR
FIELD: ADD	DWN: YES	CHECKED: JSG		DATE: 10/20/2023	SCALE: 1"=20'	Marc J. Cifone N.J. P.L.S. LIC. No. 24E04132900 Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS0439900



Client:  
**LOBNA**



No.	Date.	Issue.
1	06.28.2024	REV. TO ADDRESS ZONING COMMENTS

Seal & Signature:  
RAMI A. BITAR, AIA NCARB  
R.A. NJ LIC. NO. 032213  
R.A. NY LIC. NO. 21A10180  
NCARB CERT. NO. 64938

Project:

546 HILLCREST ROAD,  
RIDGEWOOD, NJ

Sheet:  
**SITE PLAN & SURVEY**

Drawn by:	S.G.	Project No.	23212.1
Checked by:	R.B.	Drawing No.	<b>A-001</b>
Date:	08.04.23		
Scale:	1/4"=1'-0"		
Sheet:	24"x36"	Page:	2 OF 8