

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 BINDER).

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:
 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 - 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 BINDER).

B. PERMANENT SEEDING AND MULCHING:
 TOPSOIL - A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FINISHED IN PLACE IS REQUIRED.
 FERTILIZER - APPLY 11 LBS. /1,000 SF OF 10-10-10 OR EQUIVALENT WITH SOLE WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
 SEED - TURF TYPE TALL FESCUE (BLEND OF 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 BINDER).

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 PRIOR TO REACHING THE STREET.

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 FLOORPLAN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A PHYSICAL SEDIMENT BARRIER OR SILT FENCE.

8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED PRIOR TO CONSTRUCTION ACCESS ROAD INTERLOCKS. ANY PAVED ROADWAY, SAND BLANKET WILL BE COMPOSED OF 2" 20# CRUSHED STONE, 6" THICK, WILL BE AT LEAST 2' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC FILTER FABRIC AND MAINTAINED.

9. MAXIMUM SLOPE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.

10. DRAINAGE OPERATIONS MUST BE STAGED WITH 1" - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.

11. ALL SOIL WASHED, GROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. EXISTING 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. DRAINAGE OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BASIN OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1.1 OF THE NJ STANDARDS.

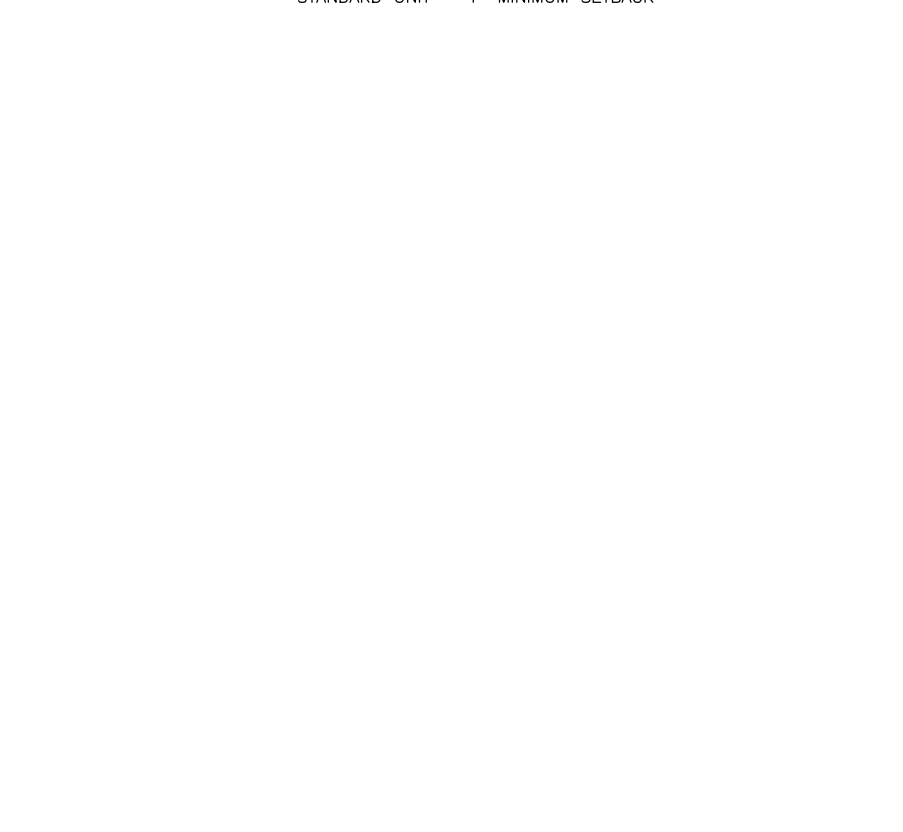
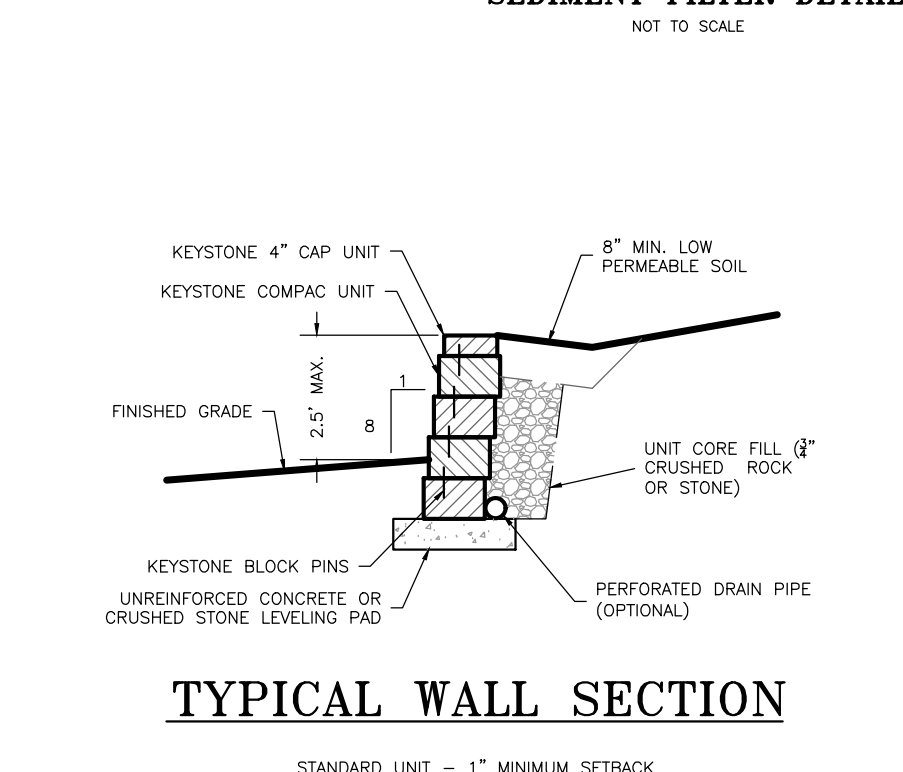
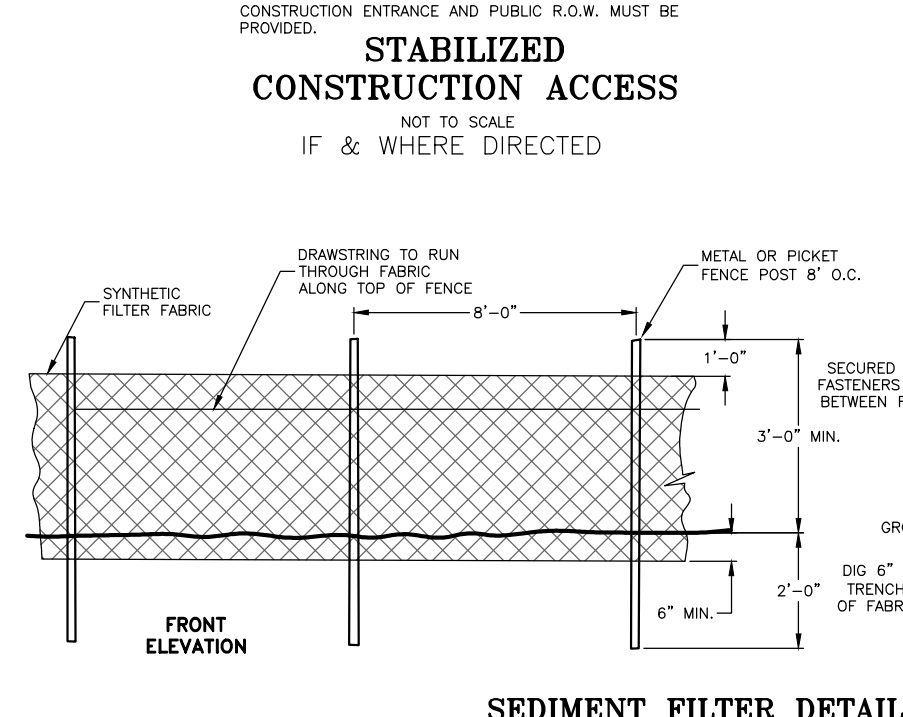
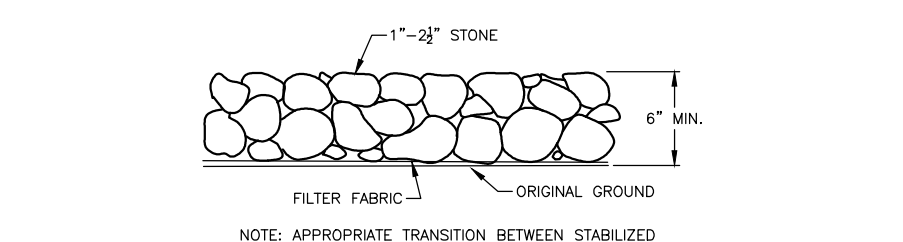
15. SLOPE SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1.1 OF THE NJ STANDARDS.

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

17. THE APPLICANT SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTLETS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

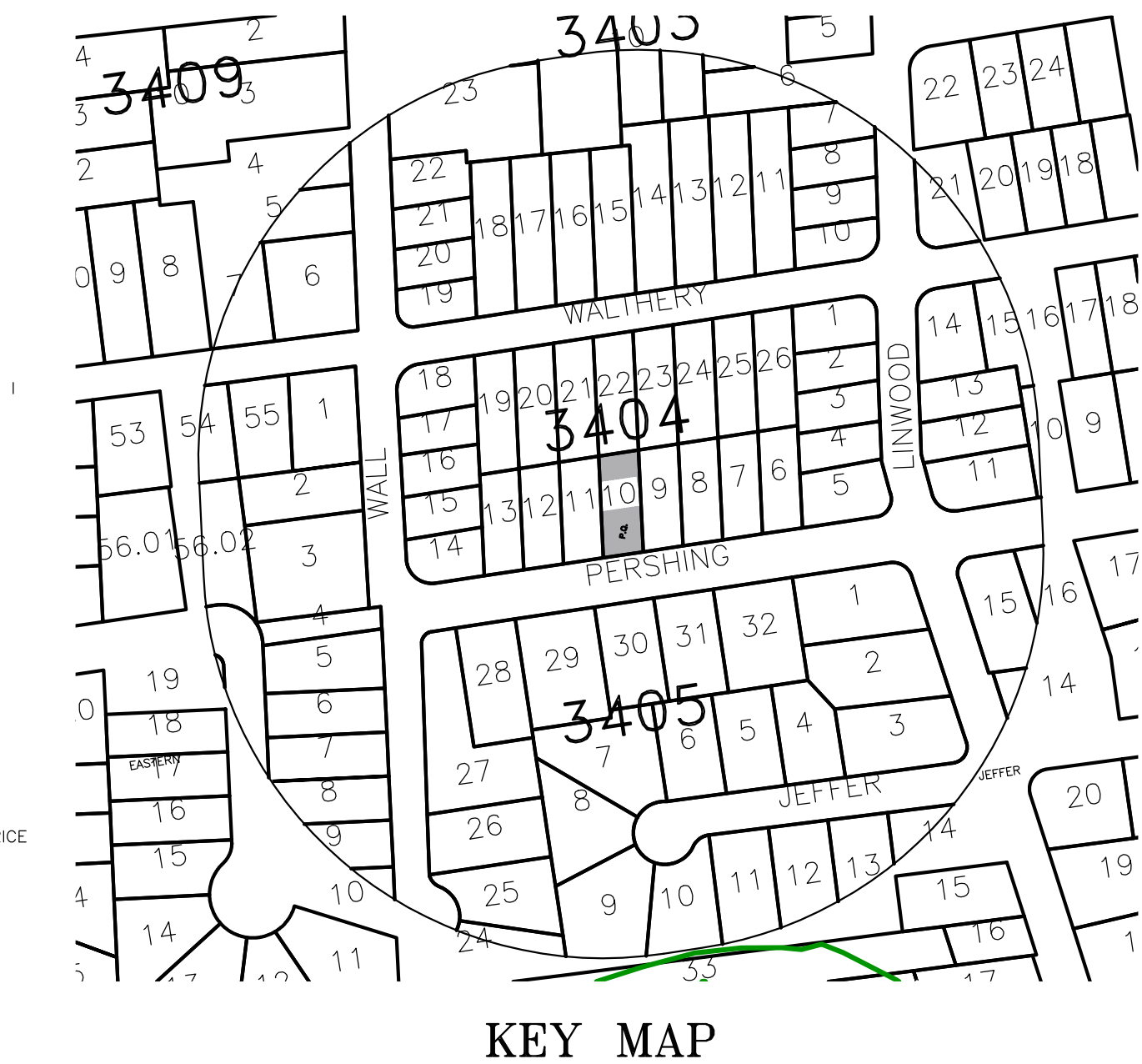
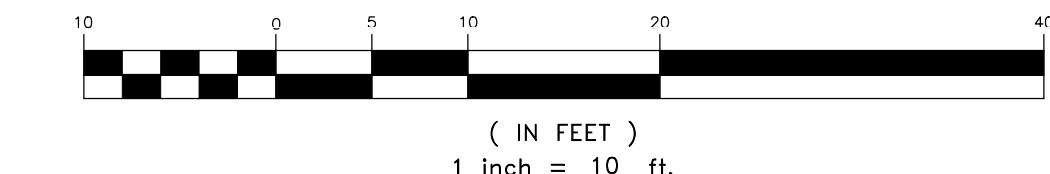
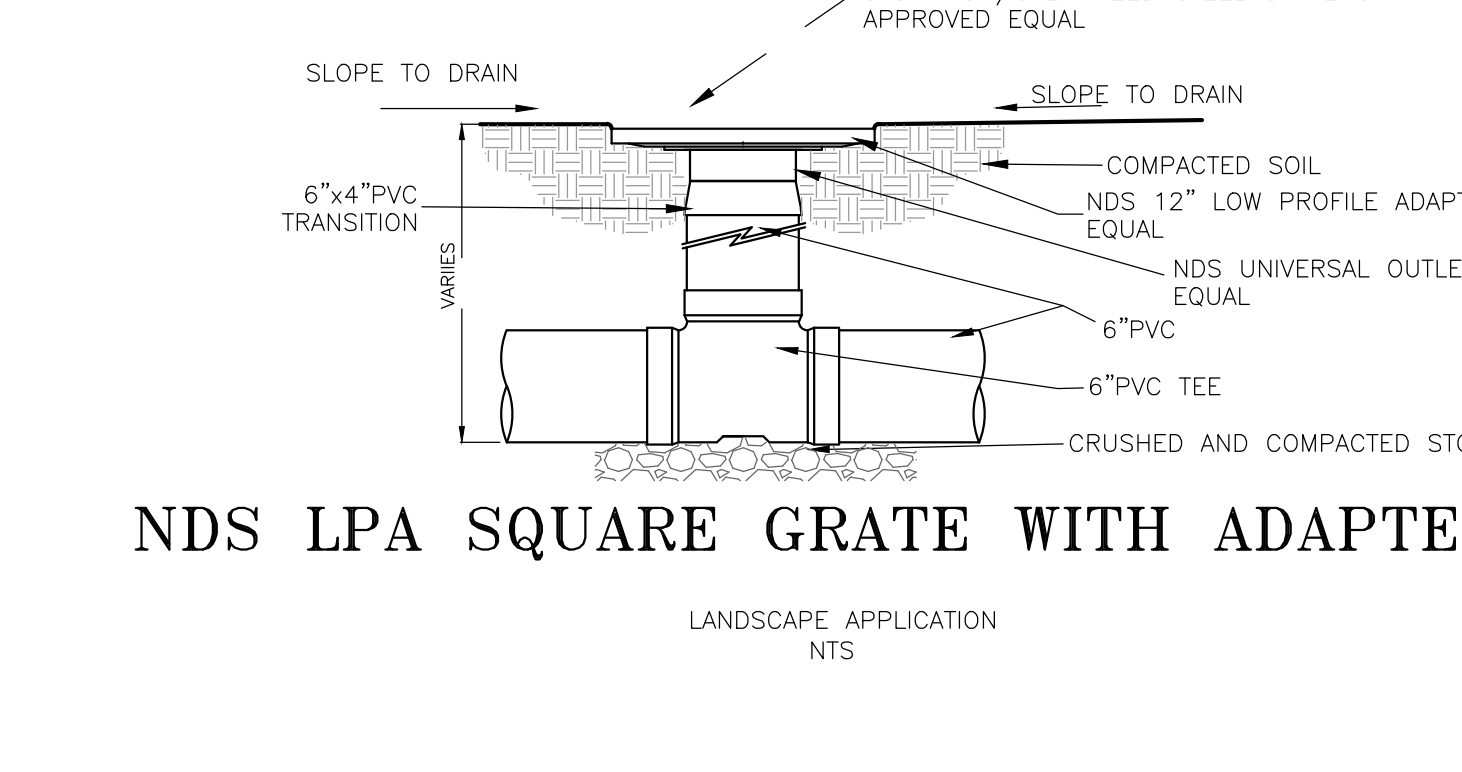
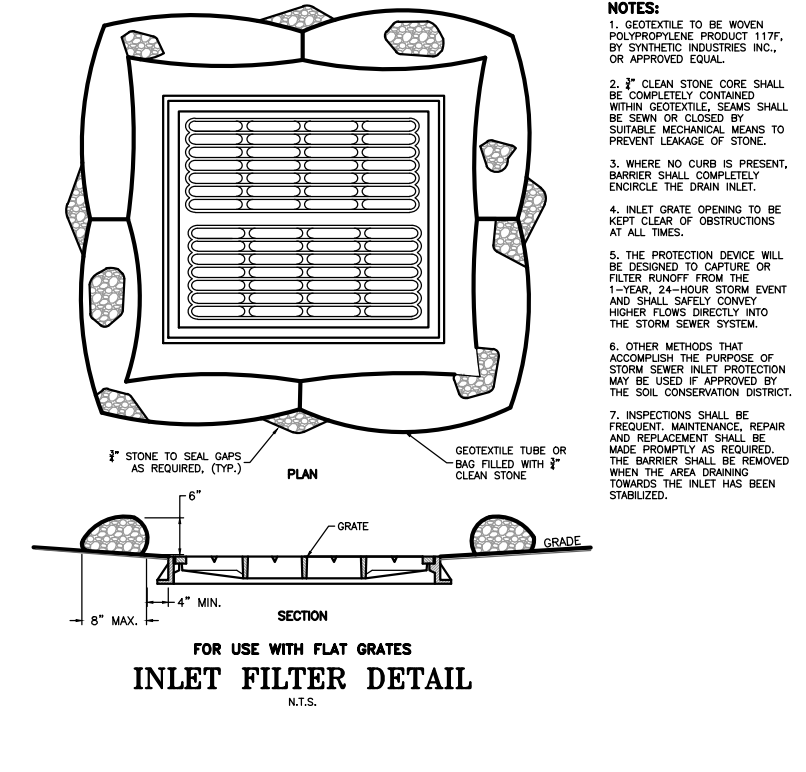
18. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.

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



LEGEND

PROP. SANITARY MANHOLE	EXIST. WATER VALVE
PROP. SANITARY SEWER	EXIST. FIRE HYDRANT
PROP. SANITARY CLEANOUT	EXIST. WATERMAIN
EXIST. SANITARY MANHOLE	PROP. WATERMAIN
EXIST. SANITARY SEWER	PROP. FIRE HYDRANT
EXIST. SANITARY CLEANOUT	PROP. WATER VALVE
PROP. CATCH BASIN/INLET	EXIST. RUBBLE WALL
PROP. STORM SEWER	PROP. RUBBLE WALL
EXIST. CATCH BASIN	PROP. KEYSTONE WALL
EXIST. STORM SEWER	FILTER FENCE
PROP. FOUNDATION/ROOF DRAIN	PROP. FOUNDATION/ROOF DRAIN
EXIST. DRAINAGE MANHOLE	EXIST. INLET PROTECTION
EXIST. LIGHT POLE	STABILIZED CONSTRUCTION ACCESS
EXIST. UTILITY POLE	EXIST. IRON PIPE
EXIST. STREET SIGN	EXIST. GAS VALVE
EXIST. EDGE OF PAVEMENT	EXIST. ELECTRIC UTILITY SERVICE
	EXIST. BUILDING



DESCRIPTION

LOT 36 IN BLOCK B AS SHOWN ON A MAP ENTITLED "COLONIAL GARDENS - PROPERTY OF MODEL HOME BUILDERS, INC. - VILLAGE OF RIDGEWOOD, 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, RIDGEWOOD, NJ 07451
- THIS PROPERTY IS SHOWN ON SHEET 34 ON THE CURRENT TAX MAP OF VILLAGE OF RIDGEWOOD.
- 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 127' SF = 15.05 CY.
- SURVEY DATED 12/9/08, AS PER MICHAEL H. DARMSTATTER, PLS. 340900.

EXISTING LOT COVER PROPOSED LOT COVER

BUILDING GARAGE	1051 SF	BUILDING GARAGE	1051 SF
DRIVEWAY	331 SF	DRIVEWAY	331 SF
PATIO	893 SF	PATIO	477 SF
STEPS	431 SF	STEPS	66 SF
AC PADS	13 SF	AC PADS	13 SF
WALK	81 SF	WALK	81 SF
TOTAL	2,860 SF	TOTAL	2,922 SF

BUILDING COVER = 1051+331+6,070=22.8%
 LOT COVER=2,860/6,070=47.1%

BUILDING COVER = 1051+331/6,070=22.8%
 LOT COVER=2,922/6,070=48.14%

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

	EXISTING PATIO	PROPOSED PATIO
AREA	431 SF	331 + 146 SF 477 SF
SIDE SETBACK	10' REQ. 2.3' TO WALL 3.3' TO PATIO	10' REQ. 2.3' TO WALL 10' TO EXISTING PATIO 10' TO NEW PATIO
REAR SETBACK	30' REQ. 31' PROVIDED	30' REQ. 31' EXISTING 23.7' PROPOSED 22.7' TO WALL

RIDGEWOOD 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.	40.3' 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 ST STY.	29'-7" IN 2 ST 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%	1445 S.F. (23.8%)	1445 S.F. (23.8%)
MAX. IMPROVEMENT COVERAGE	45%	47.1%	48.14%

NOTE: IF LOT WAS A CONFORMING 10,500 S.F. MAX IMPROVED LOT COVERAGE WOULD BE 27.83%
 * CONTINUATION OF EXISTING VARIANCE
 ** NEW VARIANCE

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MICHAEL H. DARMSTATTER
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JAY KLATSKY

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

REVISION DIGEST:
 4/26/07 F.A.R.
 11/27/23 SURVEY UPDATE & PATIO EXT.
 3/21/24 HLA REPORT
 8/26/24 ZBA

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

FILE NO.: (RGN) PLOT NO.: 10-3404-PATIOPLOT-CONCEPT-C.dwg