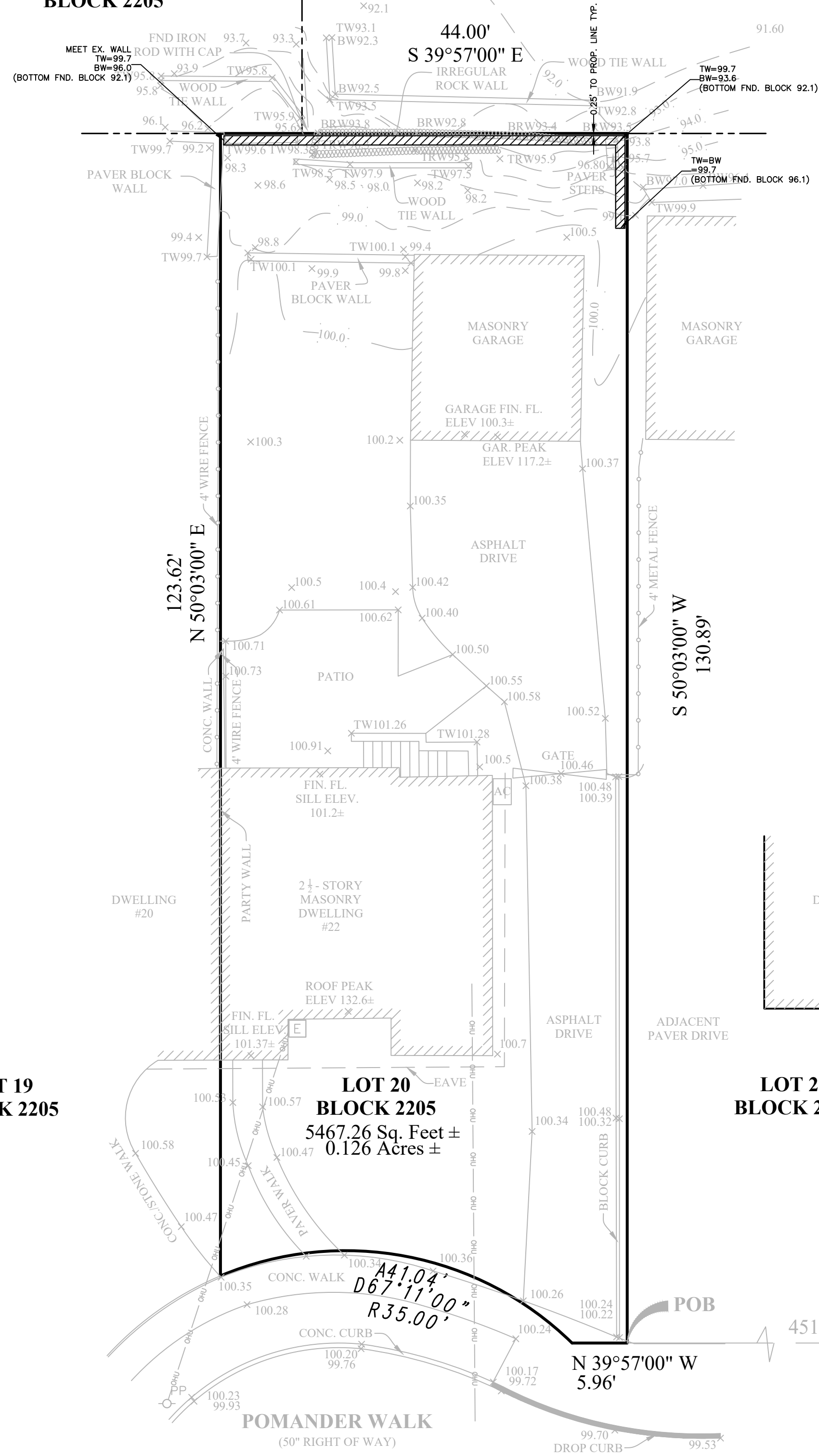


LOT 40
BLOCK 2205

LOT 41
BLOCK 2205



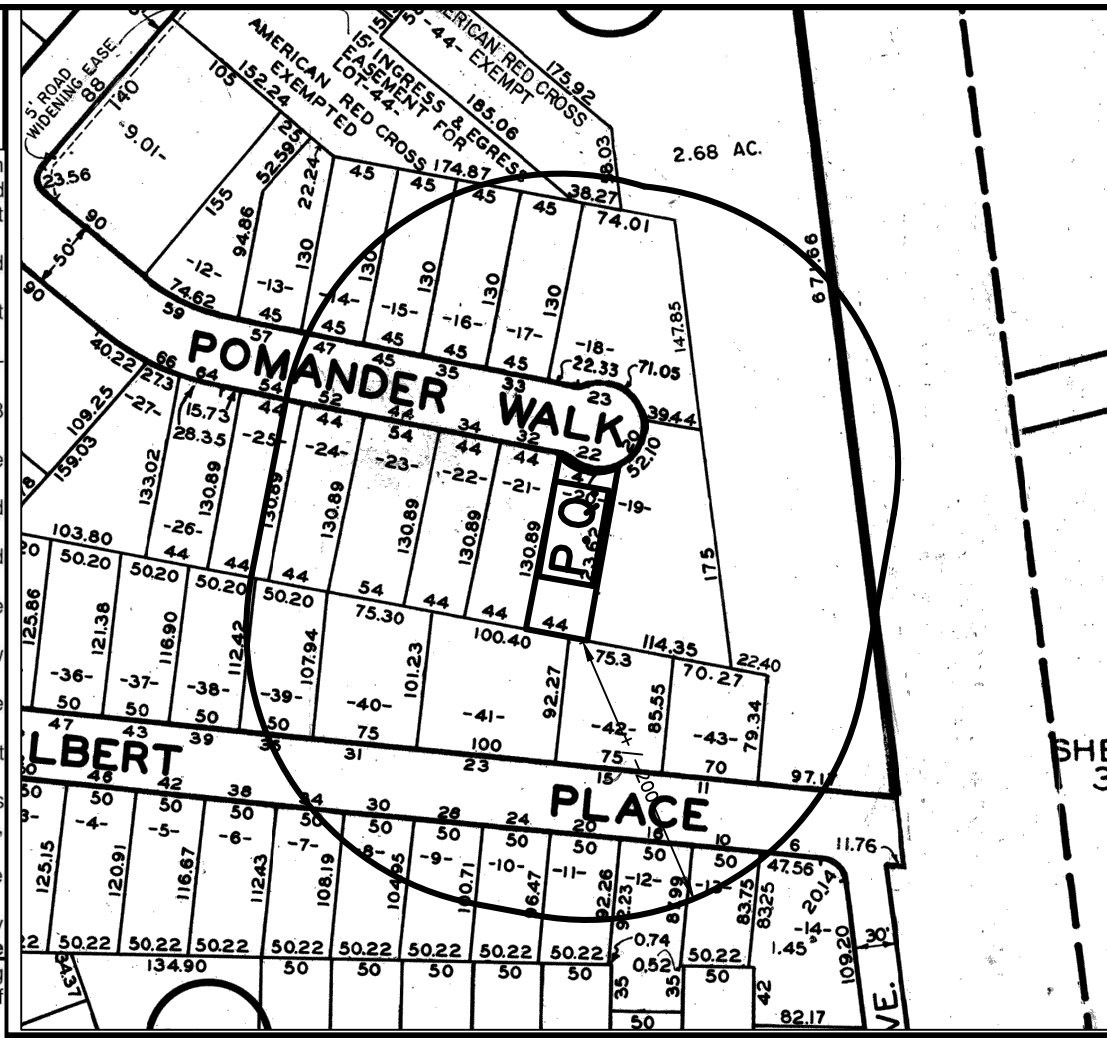
SOIL EROSION DETAILS
AND WALL STRUCTURAL
CALCULATIONS SHALL BE
PROVIDED PENDING VARIANCE
REVIEW AND PRIOR TO
CONSTRUCTION

- BERGEN COUNTY SOIL CONSERVATION DISTRICT
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 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 lbs./1,000 sf) or other approved seed; 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 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 - 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 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 seed; plant between March 1 and October 1 (summer seeding requires irrigation).
 - Mulch - Unrotted straw or hay at a rate of 70 to 90 lbs./1,000 sf 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 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 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' 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 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 28.11 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 9-1 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 106, Oradell, NJ 07649. Tel: 201-261-4407; Fax 201-261-7573.
- The Bergen County Soil Conservation District may request additional measures to minimize soil 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.

- CONSTRUCTION SEQUENCE:
- INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AS PER PLAN, INCLUDING SILT FENCE AND WHEEL CLEANING BLANKET PER PLAN.
 - EXCAVATE AND INSTALL WALL FOUNDATION.
 - CONSTRUCT WALL PER DETAILS.
 - COMPLETE WALL CONSTRUCTION.
 - INSTALL LANDSCAPING.
 - UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE.
 - APPLY SOO/FERTILIZER SEED AS PER LANDSCAPE PLAN.
 - REMOVE ALL SESC DEVICES UPON FINAL STABILIZATION.

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



ZONING LEGEND
ZONE: R3 - SINGLE FAMILY

	REQUIRED	PROPOSED
MAXIMUM COVERAGE BY IMPROVEMENTS (% LOT AREA, SF)	45.0, 5,600	54.09** 2,957
WITHIN 140' OF FRONT LOT LINE (% LOT AREA, SF)	45.0, 5,600	54.09** 2,957

** - VARIANCE REQUIRED

VARIANCE REQUIRED FOR WALL HEIGHT AND PROXIMITY TO PROPERTY LINE 190'-124' F

- NOTES:
- PROPERTY KNOWN AS LOT 20 BLOCK 2205 AS SHOWN ON THE CURRENT TAX MAPS OF THE VILLAGE OF RIDGEWOOD.
 - APPLICANT/OWNER: LUN-SCHNEIDER
 - 22 POMANDER WALK RIDGEWOOD, NJ
 - TOTAL AREA OF LOT: 5,467.26 SF
 - IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
 - THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS.
 - VARIANCE REQUIRED: (SEE ZONING INFO)
 - SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY GEOSPATIAL SURVEYING DATED 7/24/23, AS PROVIDED BY APPLICANT.

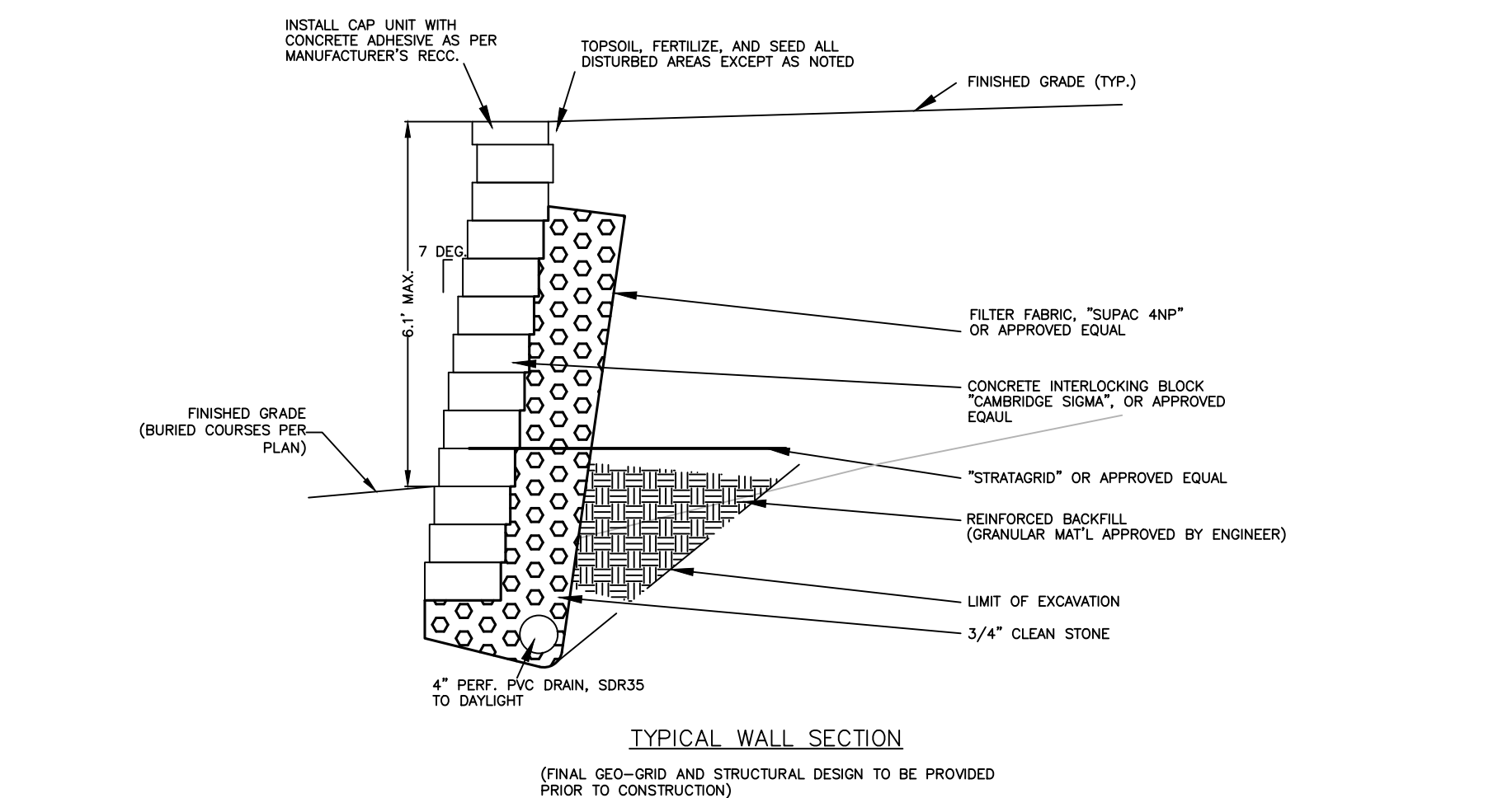
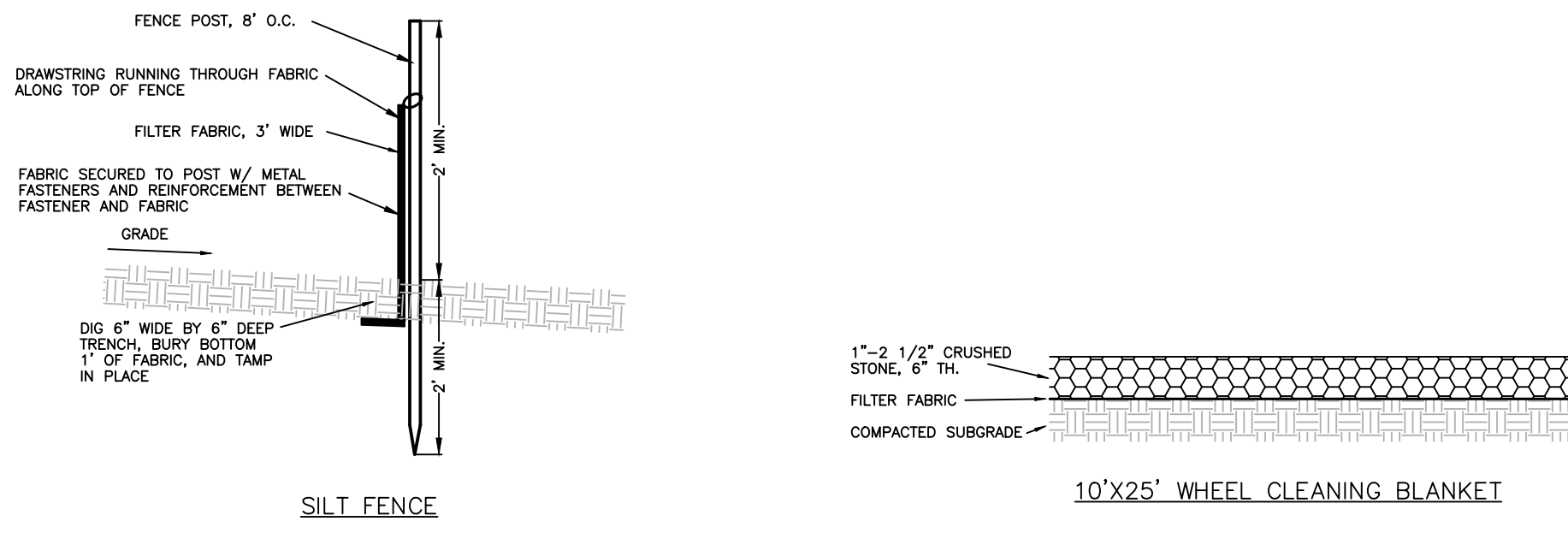
IMPROVED COVERAGE

EX. DWELLING	866 SF
EX. GARAGE	359 SF (AGS-22.59%)
EX. DRIVEWAY	1,177 SF
EX. FRONT WALK	74 SF
EX. PATIO/STEPS	376 SF
EX. A/C PAD	4 SF
EX. WALLS TO REMAIN	37 SF
PROPOSED WALL	52 SF
TOTAL LOT	2,957 SF = 54.09%

ENTIRE LOT WITHIN 140' OF STREET LINE
EXISTING IMPROVED COVERAGE = 2,905 SF = 53.13% (NON-CONFORMING)

EARTHWORK CALCULATIONS

PROP. WALL/STONE = 100 SF
AVG. CUT = 7.0'
CUT = 26 CY
FILL BEHIND WALL = 400 SF
AVG. FILL = 2.0'
FILL = 30 CY
NET IMPORT = 4 CY



THOMAS W. SKRABLE, P.E., P.P., C.M.E.
CONSULTING ENGINEER
65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ
201-529-5010

DRAWN BY: T.S.
SURVEYED BY: G.S.
DESIGNED BY: T.S.
CHECKED BY: T.S.
D'WG NO. 23148GPO
JOB NO. 23-148
SHEET 1 OF 1
1" = 10' H

REVISION NO.	DATE	DESCRIPTION	REVISION NO.	DATE	DESCRIPTION
1	8/12/24	COVERAGE CALCULATIONS			

THOMAS W. SKRABLE, P.E.
PROFESSIONAL ENGINEER, NJ 36679, NY 75377
PROFESSIONAL PLANNER, NJ 5204

DATE: 9/18/23

PROPOSED GRADING AND SESC PLAN
BLOCK 2205 LOT 20
#22 POMANDER WALK
VILLAGE OF RIDGEWOOD
BERGEN COUNTY NEW JERSEY