

- STANDARD CONSTRUCTION SCHEDULE**
- INSTALL ALL SILT FENCING AND WHEEL TRACKING STRIP & INLET FILTERS.
 - CLEAR TREES AS APPROVED BY BOROUG.
 - CLEAR AND STRIP TOPSOIL FROM ALL AREAS TO BE DISTURBED. REMOVE ANY EXISTING PAVED AREAS SO MARKED.
 - STOCKPILE TOPSOIL AND TEMPORARILY SEED SAME.
 - EXCAVATE FOR AND INSTALL ALL FOUNDATION FOR ADDITION.
 - INSTALL ALL UNDERGROUND UTILITIES.
 - CONSTRUCT ADDITION AS REQUIRED.
 - PRIOR TO APPLYING TOPSOIL, CONDUCT SOIL COMPACTION TESTING AND REMEDIATE SUBSOIL. (SCARIFICATION/VILLAGES TO MIN. DEPTH OF 6", AS NECESSARY).
 - UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.
 - REMOVE ALL SILT FENCE AND OTHER SOIL CONSERVATION & SEDIMENT CONTROL MEASURES ONCE DISTURBED AREAS ARE STABILIZED. CLEAN OUT SEDIMENTATION AREAS AND PROVIDE FOR PERMANENT RESTORATION AFTER ALL CONSTRUCTION IS COMPLETED AND RESTORE AREA TO DESIGN OR ORIGINAL CONDITION.

AVERAGE GRADE CALCULATIONS
 $112.0 + 112.0 + 112.3 + 112.4 = 448.7$
 $448.7 / 4 = 112.18$ AVERAGE GRADE
 MAX. ALLOWABLE RIDGE ELEVATION: $112.18 + 30 = 142.18$
 MAX. PROPOSED RIDGE ELEVATION: 139.8
 MAX. PROPOSED BUILDING HEIGHT: 27.62 FT.

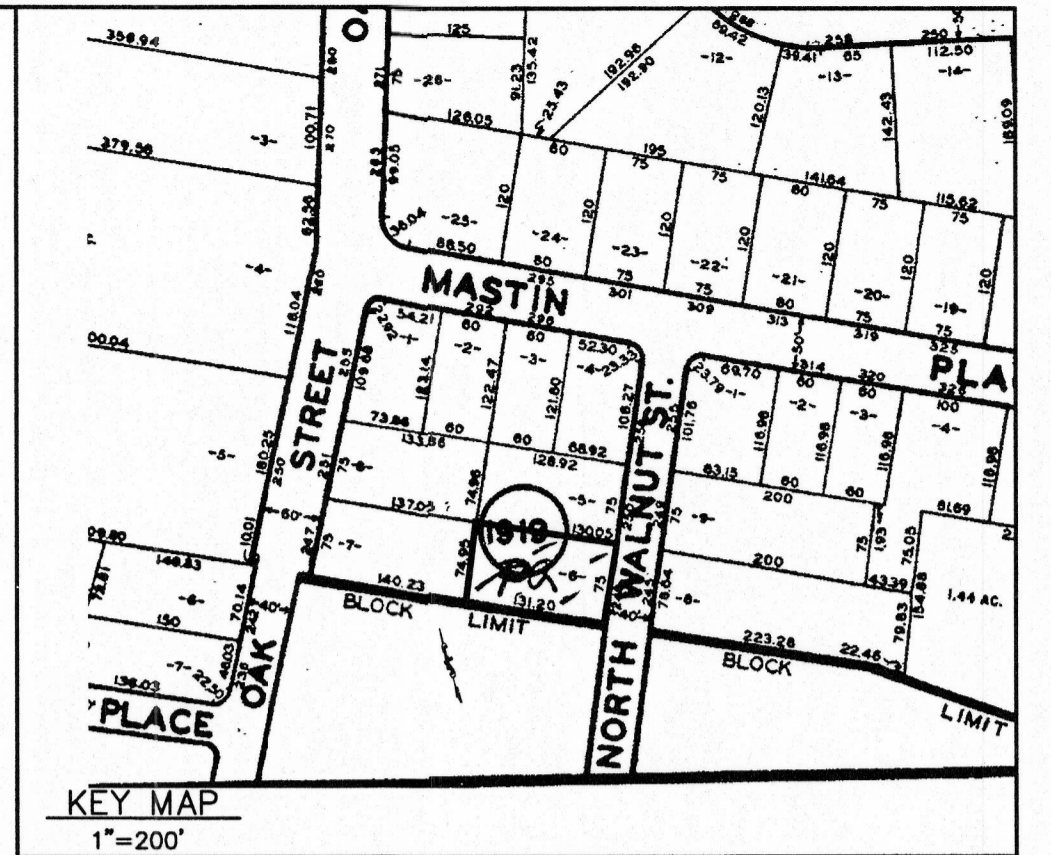
COVERAGE BREAKDOWN: (EXISTING)

DWELLING:	1,373 SF.
FRONT PORCH:	299 SF.
SIDE PORCH:	21 SF.
DECK:	227 SF.
BUILDING COVERAGE:	1,920 SF. = 19.6%
WALKS:	173 SF.
PATIO:	197 SF.
DRIVEWAY:	400 SF.
LOT COVERAGE:	2,690 SF. = 27.5%

COVERAGE BREAKDOWN: (PROPOSED)

DWELLING:	1,995 SF.
FRONT PORCH:	299 SF.
SIDE PORCH:	21 SF.
BUILDING COVERAGE:	2,315 SF. = 23.6%
WALKS:	173 SF.
PATIO:	464 SF.
DRIVEWAY:	400 SF.
A/C PADS:	13 SF.
LOT COVERAGE:	3,365 SF. = 34.4%

- 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 of 10-10-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise)) worked into the soil to a minimum of 4".
 - Seed - perennial ryegrass 100 lbs./acre (2.3 lbs./1,000 sq ft) 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 of 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:**
 - Ground Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs. (1,000 of 10-10-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise)) worked into the soil to a minimum of 4".
 - Seed - Turf type tall fescue (blend of 5 cultivars) 300 lbs./acre (6 lbs./1,000 sq ft) 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 of 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.
 - 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 hydraulic sediment barrier or silt fence.
 - A crushed stone, vehicle wheel-clearing 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 slope 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-way, will be removed immediately. Paved roadways must be kept clean at all times.
 - Catch basins shall 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.
 - Drainage 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 site line or beyond in accordance with Section 11 of the NJ Standards.
 - The project owner 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.
 - Agreement to the certified Soil Erosion and Sediment Control Plan must be submitted to the District for review and approval prior to implementation of the plan.
 - 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 SOCD, 700 Kinderkamack Road, Suite 106, Cradel, NJ 07045. Tel: 201-261-4407. Fax: 201-261-1275.
 - The Bergen County Soil Conservation District may request additional measures to minimize on- 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 notice to facilitate the scheduling of all aspects of compliance inspections. All site work must be completed, including temporary stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.
 - Revised 12/7/17



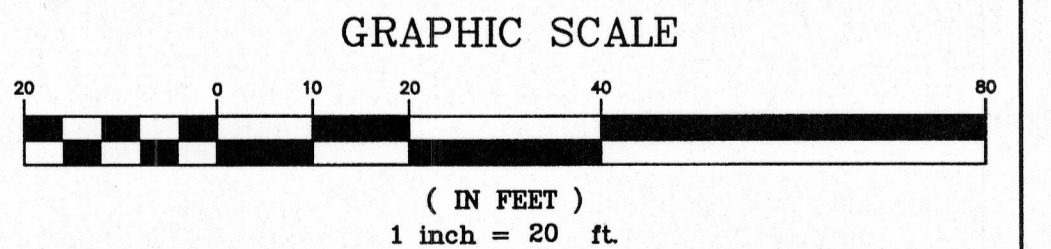
- NOTES**
- CONTOURS SHOWN HEREON ARE BASED ON USGS DATUM PROVIDED BY THE VILLAGE.
 - TOTAL LOT AREA = 9,793 SF., 0.22 AC.
 - REFERENCE MAP & DEED: MAP OF PROPERTY PREPARED BY WILLIAM N. SCOTT, PLS, PP. DBK: 8234, PG: 30
 - DEED RESTRICTIONS: NONE
 - ALL EXISTING UTILITIES TO REMAIN.
 - EXISTING IMPERVIOUS AREA: 2,690 SF. PROPOSED IMPERVIOUS AREA: 3,352 SF. INCREASE IN IMPERVIOUS AREA: 662 SF.
 - "THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA".

SOIL MOVEMENT QUANTITIES

EXCAVATIONS:
 FOUNDATION: 600 SF. x 8' DEEP / 27 = 178 CY
 CULTECs: 10' x 10' x 5' DEEP / 27 = 19 CY
 TOTAL EXCAVATION: 197 CY

GROSS BUILDING AREA

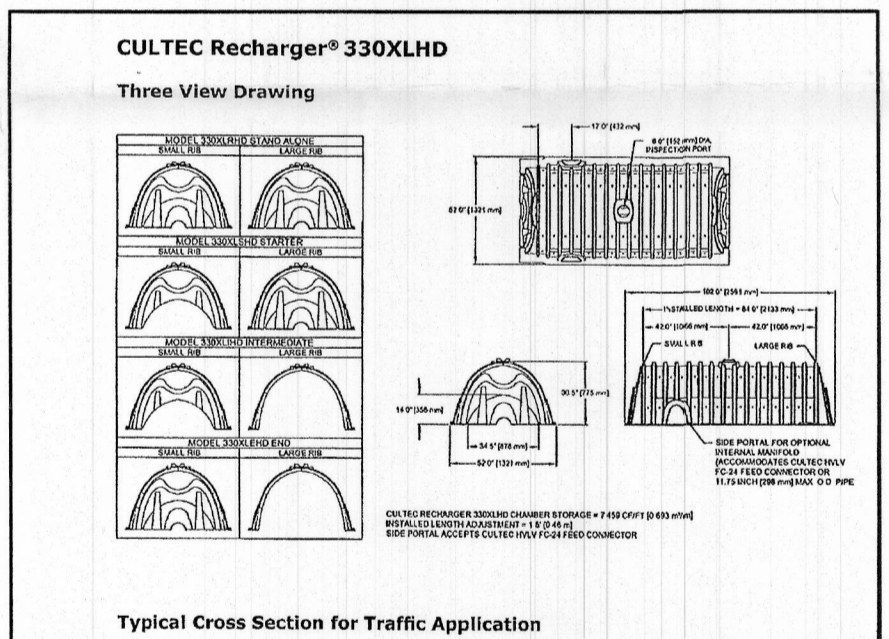
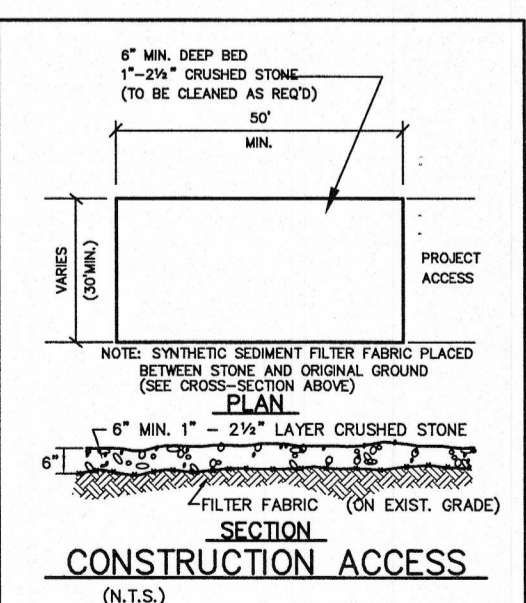
- TOTAL EXISTING + NEW ADDITION 1ST. FLOOR: 1075 SF. + 597 SF. = 1672 SF. *
 - TOTAL EXISTING + NEW ADDITION 2ND. FLOOR: 970 SF. + 530 SF. = 1500 SF.
 TOTAL: 3,172 SF. (32.4% GFA)
 * DOES NOT INCLUDE GARAGE



ZONING DATA: R-2, SINGLE FAMILY RESIDENCE DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	10,500 SF.	9,793 SF. *	9,793 SF. *
MIN. LOT WIDTH:	75 FT.	75 FT.	75 FT.
MIN. LOT WIDTH OTHER:	60 FT.	75 FT.	75 FT.
MIN. LOT WIDTH AVERAGE:	75 FT.	75 FT.	75 FT.
MIN. LOT DEPTH:	120 FT.	130.63 FT. AVG.	130.63 FT. AVG.
MIN. BLDG. AREA RECTANGLE:	50' x 50'	>50' x 50'	>50' x 50'
MIN. USABLE REAR RECTANGLE:	60' x 120'	<60' x 120'	<60' x 120'
MAX. BUILDING HEIGHT:	30' or 35'	28 FT.	27.62 FT.
MAX. BUILDING STORIES:	2 1/2	2	2
MIN. FRONT YARD:	45 FT.	39.9 FT. *	39.9 FT. *
MIN. EACH SIDE YARD:	10 FT.	12.4 FT.	12.4 FT.
MIN. BOTH SIDE YARD:	24.75 FT.	25.0 FT.	25.0 FT.
MIN. REAR YARD:	30 FT.	53.3 FT.	41.3 FT.
MAX. BLDG. COVERAGE:	20%	19.6%	23.6% **
MAX. TOTAL COVERAGE:	40%	27.5%	34.2%
MAX. BLDG. COVERAGE @ 140' SB:	20%	19.6%	23.6% **
MAX. LOT COVERAGE @ 140' SB:	45%	27.5%	34.4%
MAX. GROSS BUILDING AREA:	34%	20.9%	32.4%

* EXISTING NON CONFORMITY
 ** VARIANCE REQUESTED



OWNER/APPLICANT
 MR. & MRS. TEHM
 246 NORTH WALNUT STREET
 RIDGEWOOD, NJ

NO.	DATE	DESCRIPTION	BY
2	9/30/24	PER PLANNERS 7/26/24 MEMO	RJW
1	4/24/24	ENLARGE ZONING TABLE	RJW

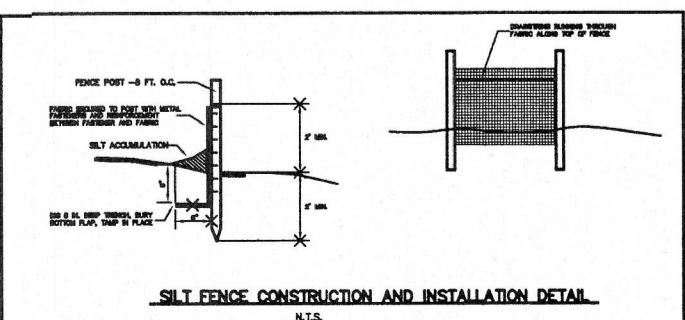
PLOT PLAN
SOIL EROSION AND SEDIMENT CONTROL PLAN

LOT 6, BLOCK 1919
 CURRENT TAX ASSESSMENT MAP NO. 19
 246 NORTH WALNUT STREET
 VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY

SCALE: 1"=20' DRAFTED BY: JDL DATE: 12/6/23 JOB. NO. 2023-221 SHEET: 1 OF 1
 CHECKED BY: RW

ROBERT J. WEISSMAN, P.E. & L.S.
 WEISSMAN ENGINEERING CO., P.C.
 PROFESSIONAL ENGINEER AND LAND SURVEYOR
 686 GODWIN AVENUE, MIDLAND PARK, NJ 07432
 VOICE (201) 445-2799, FAX (201) 445-0483
 E-mail: info@weissmanengineeringpc.com
 CERTIFICATION OF AUTHORIZATION # 24GA27926800

N.J. P.E. & L.S. LIC. NO. 29,624



- LEGEND**
- EXIST. CONTOUR
 - PROPOSED CONTOUR
 - PROPERTY LINE
 - EDGE OF PAVEMENT
 - PROPOSED HOUSE
 - PROPOSED CURB
 - TREE TO BE REMOVED
 - TREE TO REMAIN
 - EXIST. GRADE
 - PROP. GRADE