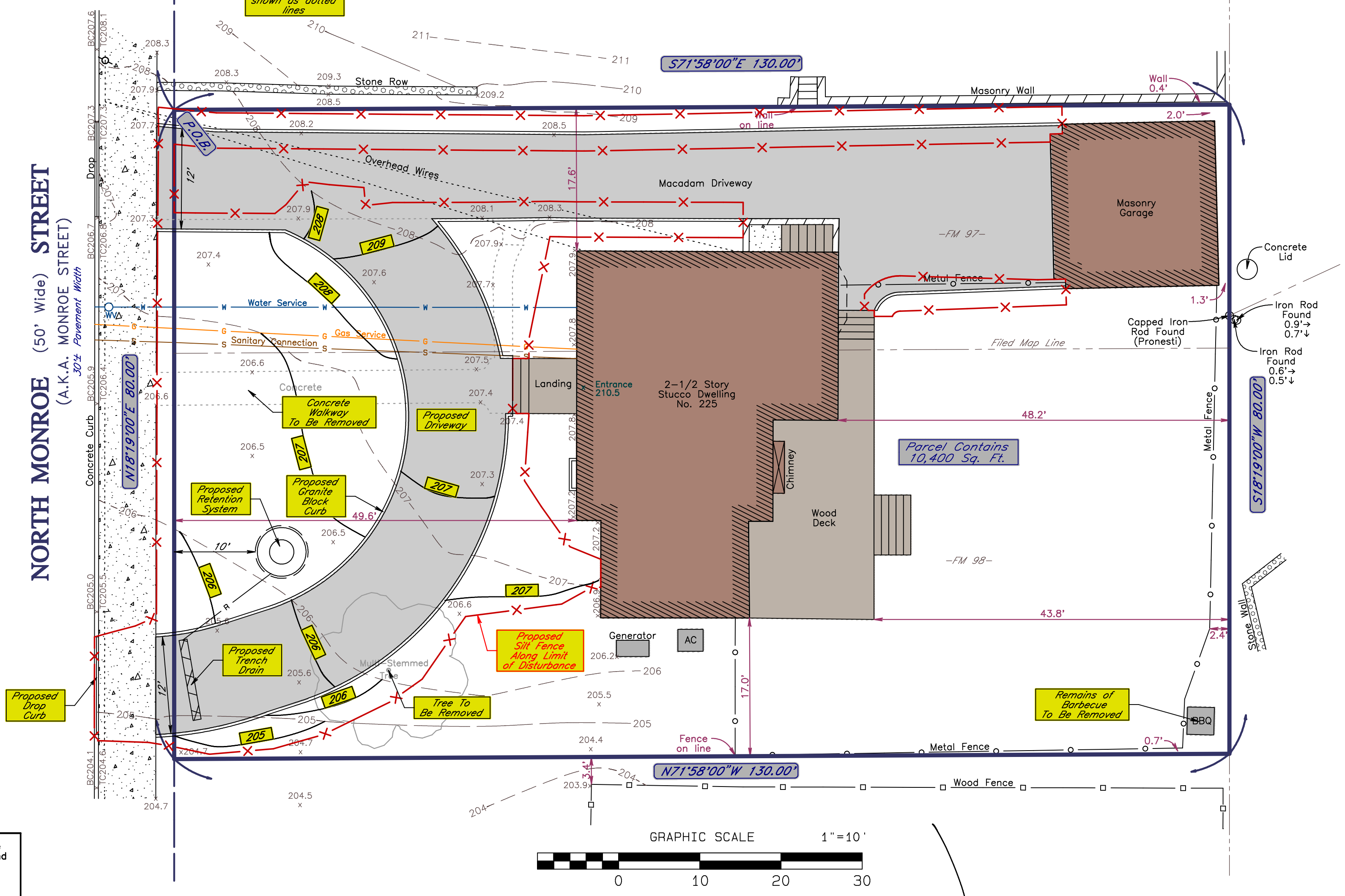
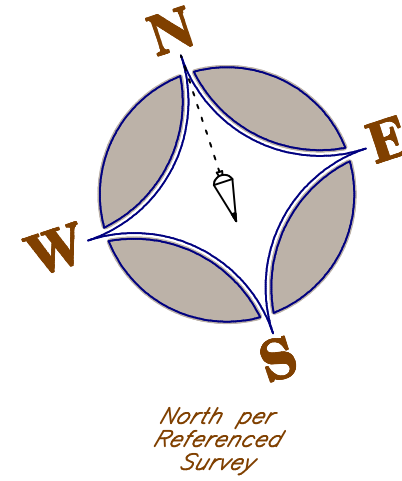


VALLEY VIEW (50' Wide) AVENUE



- GENERAL NOTES:**
- 1) Site information shown hereon is based on a map entitled "Survey Of Property At 225 North Monroe Street, Village of Ridgewood, N.J., County Of Bergen" dated October 26, 2023 as prepared by Rigg Associates, PA.
 - 2) The subject property is located in Zone R-2 and contains 10,400 S.F. or 0.24 acres.
 - 3) Copies of this map not having the embossed seal of the Professional Engineer and the Professional Land Surveyor shall not be valid.
 - 4) It is the responsibility of the owner and/or contractor to verify they are using the correct plans for construction. The Plans should contain signed approval blocks by the appropriate officials, the signature of the professional and the raised seal of the professional affixed thereon.
 - 5) Design professionals shown hereon may not be observing construction or installation. Conformance with design specifications is the responsibility of the owner and/or applicant.
 - 6) There has been no environmental evaluation, including but not limited to the presence or absence of freshwater wetlands or their associated transition areas, floodways or flood hazard area limits, provided or completed as part of the preparation of this plan.
 - 7) Elevations based on N.A.V.D. 1988.
 - 8) A total of 1 tree is to be removed.
 - 9) The area of disturbance equals 3,710 S.F. or 0.085 acres.

- RETENTION SYSTEM LIMITATIONS:**
- 1) This system design is based upon an assumption that the soil is permeable and will percolate the storm water within a maximum period of 72 hours after the storm has ended. The following MUST be verified before installation is started:
 - A) Soil log of subsurface conditions to insure groundwater elevation (if encountered).
 - B) Permeability tests and evaluation of soil before installation. Failure to perform the proper soil inspection and/or permeability tests may result in system failure, flooding of adjoining surface areas, flooding of adjoining subsurface structures and the inability to obtain a certificate of occupancy upon completion of project.
 - 2) The proper placement of the retention system and drainage design is subject to actual soil conditions. System design and/or location may need to be revised based on actual soil conditions and permeability test results.
 - 3) Individual property owners shall be responsible for performing maintenance on the retention system(s) located within their property. The system(s) shall be inspected and cleaned as necessary, at least four times annually. Any debris, trash, sediment or other waste material shall be removed and disposed of in accordance with local, state and federal regulations. If a significant increase in the normal drain time is observed, or if the drain time exceeds 72 hours, appropriate measures must be taken. The landowner, at his own expense, shall comply with the maximum drain time requirements and maintain the proper functioning of the system(s).

ENGINEER'S CERTIFICATION / SYSTEM INSTALLATION:

The retention system shall be installed under the direction of the Design Engineer and the following inspections will be required. The actual timing and number of inspections should be verified with approval of the project engineer before work commences.

- A) Soil log inspection and permeability test results.
- B) The limit and depth of excavation shall be determined by the project engineer.
- C) Bottom of excavation before any part of the system is installed.
- D) After system and pipe installation but before the structures, pipes and connections are covered by stone and fabric.

Certification of the retention system(s) will NOT be provided unless all inspections have been completed.

DRAINAGE CALCULATIONS:

PURPOSE:
Provide retention for the additional runoff from the circular driveway, based on a 10 year storm with a one hour duration. Rainfall data shall be obtained from NOAA ATLAS 14.

BASIS:
Per plans, the increase of impervious area equals 895 S.F. The area collected from the circular driveway and curb equals 1,310 S.F.

VOLUME REQUIRED (from area collected):
Rainfall Depth = 1.93 in/hr or 0.161"
Rain Volume = 0.161" x 1,120 S.F. = 180.3 C.F.
Runoff Amount = 180.3 C.F. x 0.99 = 178.5 C.F.
Storage Required = 180 C.F.

VOLUME PROVIDED:
Description: One seepage pit 6.5' O.D., 6.0' I.D. by 4' deep in a bed of 2.5' crushed stone 1" thick around the sides and 2' thick under the pit.
Volume of Pit = 113.1 C.F.
Volume of Voids in Stone = 83.1 C.F.
Total Volume Provided = 196.2 C.F.

DRIVEWAY WIDTH
Individual driveway width = 12'
Total width of two driveways = 24'

IMPROVED COVERAGE:

EXISTING	PROPOSED
Dwelling = 1,204 S.F.	Dwelling = 1,204 S.F.
Garage = 408 S.F.	Garage = 408 S.F.
Deck = 376 S.F.	Deck = 376 S.F.
Steps & Landings = 124 S.F.	Steps & Landings = 124 S.F.
Driveway & Curbs = 1,415 S.F.	Driveway & Curbs = 2,521 S.F.
Concrete = 227 S.F.	Concrete = 14 S.F.
Masonry Walls = 16 S.F.	Masonry Walls = 16 S.F.
AC Unit = 9 S.F.	AC Unit = 9 S.F.
Generator = 8 S.F.	Generator = 8 S.F.
Total = 3,785 S.F. or 36.4%	Total = 4,680 S.F. or 45.0%

DATE	DRAWN BY	CHK'D. BY	REVISION
08/06/24	BDR		Revisions as per Planner's 7/25/2024 report

PLOT PLAN FOR PROPERTY AT 225 NORTH MONROE STREET
Village of Ridgewood, N.J. County of Bergen
Scale: 1"=10'
February 20, 2024

LOT 26, BLOCK 1816
TAX MAP SHEET 18
ZONE R-2

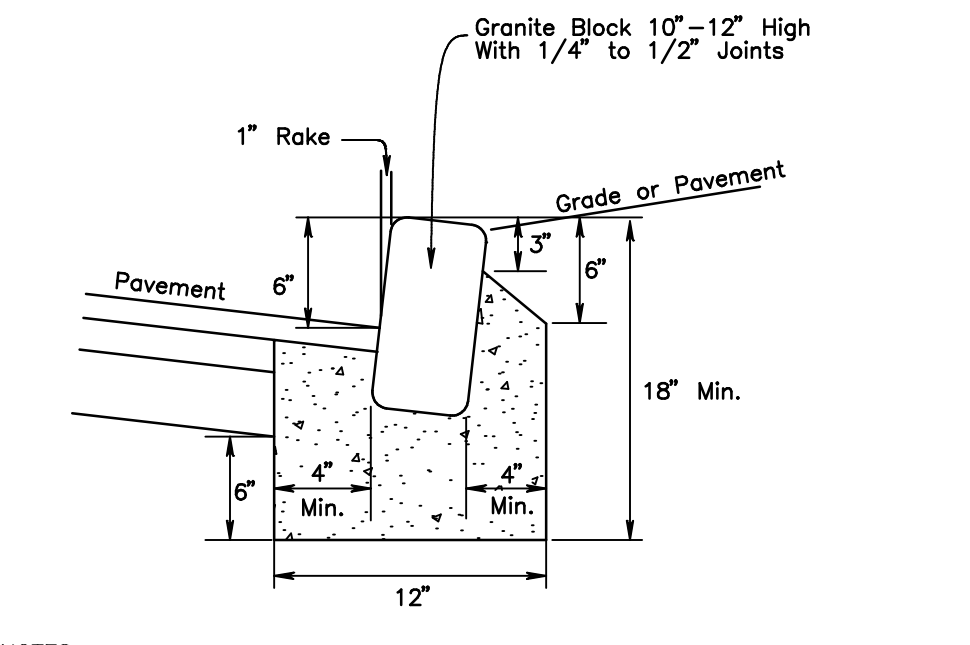
Owner & Applicant:
Anthony Scoccimarro and Jamie Scoccimarro
225 North Monroe Street
Ridgewood, NJ 07650

RIGG ASSOCIATES, P.A.
1000 Maple Avenue, Glen Rock, N.J. 07452
Tel. (201) 445-2025 Fax (201) 445-6526
www.RiggAssociates.com

Bruce D. Rigg - Professional Engineer & Land Surveyor
N.J. Reg. No. GE22720 - Prof. Planner N.J. No. 2522
Copies of this map not having the embossed seal of the Professional Land Surveyor shall not be valid

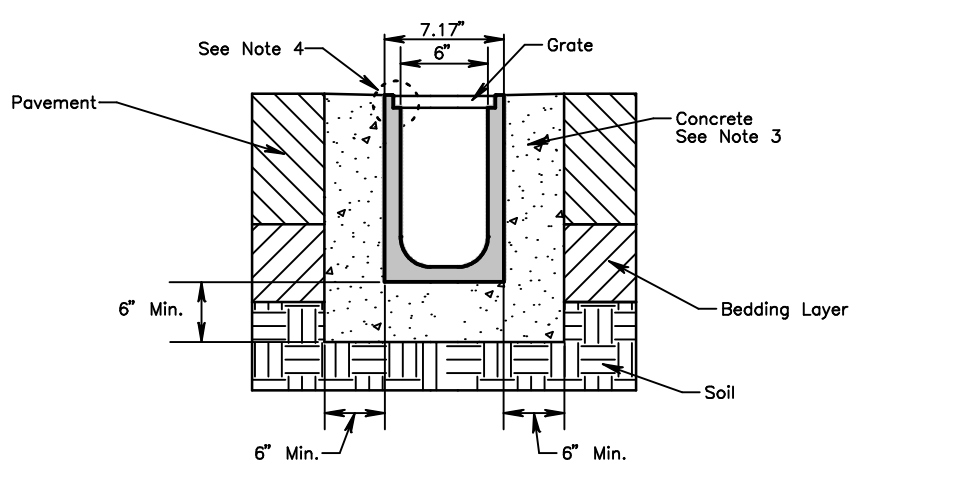
SITE LAYOUT

DRAWN BY: BF CHECKED BY: BDR PROJECT NO. 29786



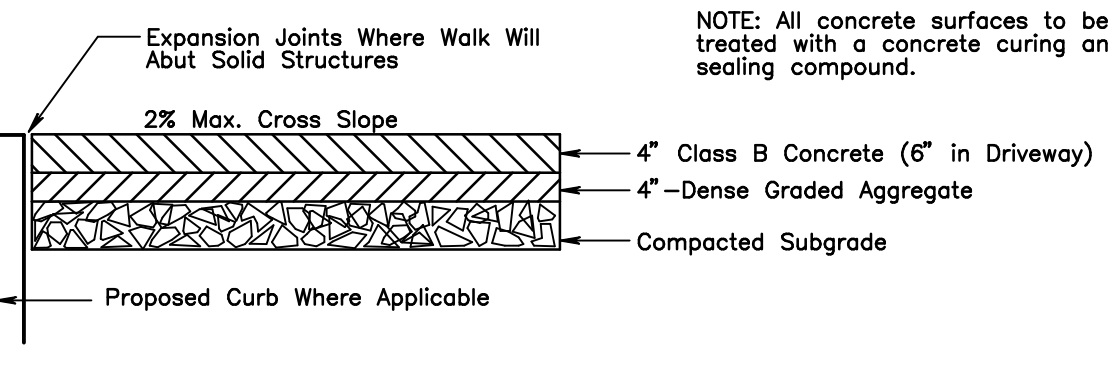
- NOTES:**
- 1) Concrete to be NJDOT class "B" (air entrained).

(Optional) DRIVEWAY BLOCK CURB DETAIL
N.T.S.

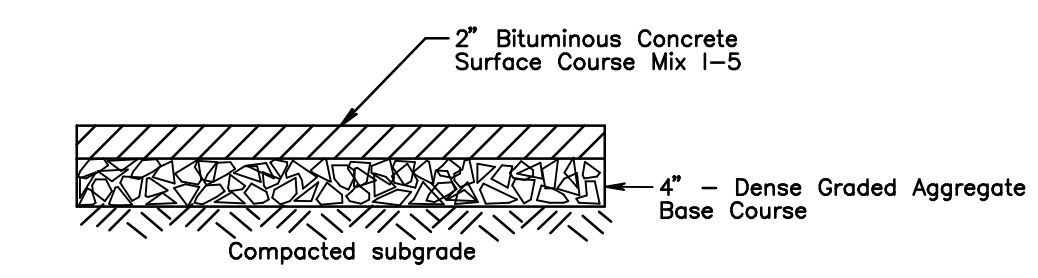


- NOTES:**
- 1) Trench drain & grate to be as manufactured by ACO Polymer Products, Inc. Powertrain S200 K series or approved equal.
 - 2) It is necessary to ensure the minimum dimensions shown are suitable for the existing ground conditions.
 - 3) A minimum concrete strength of 3000 PSI is recommended.
 - 4) The concrete should be vibrated to remove air pockets.
 - 5) The finished level of the concrete surround must be approximately 1/8" above the top of the channel edge.
 - 6) All installations shall conform to ACO's latest installation specifications.

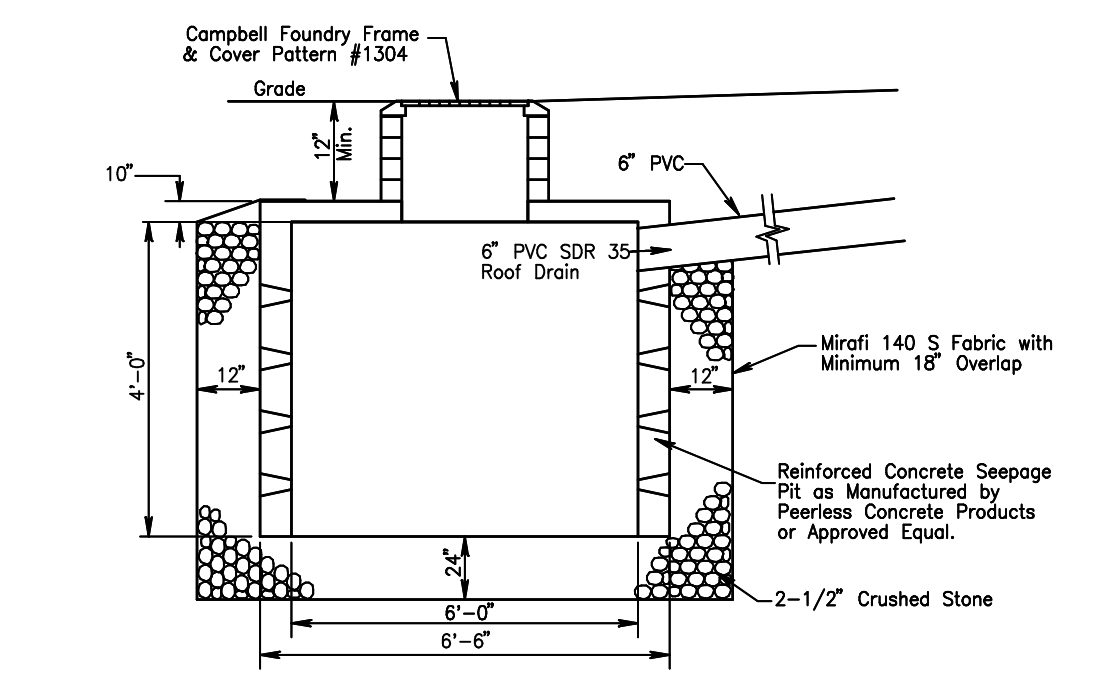
TRENCH DRAIN DETAIL
N.T.S.



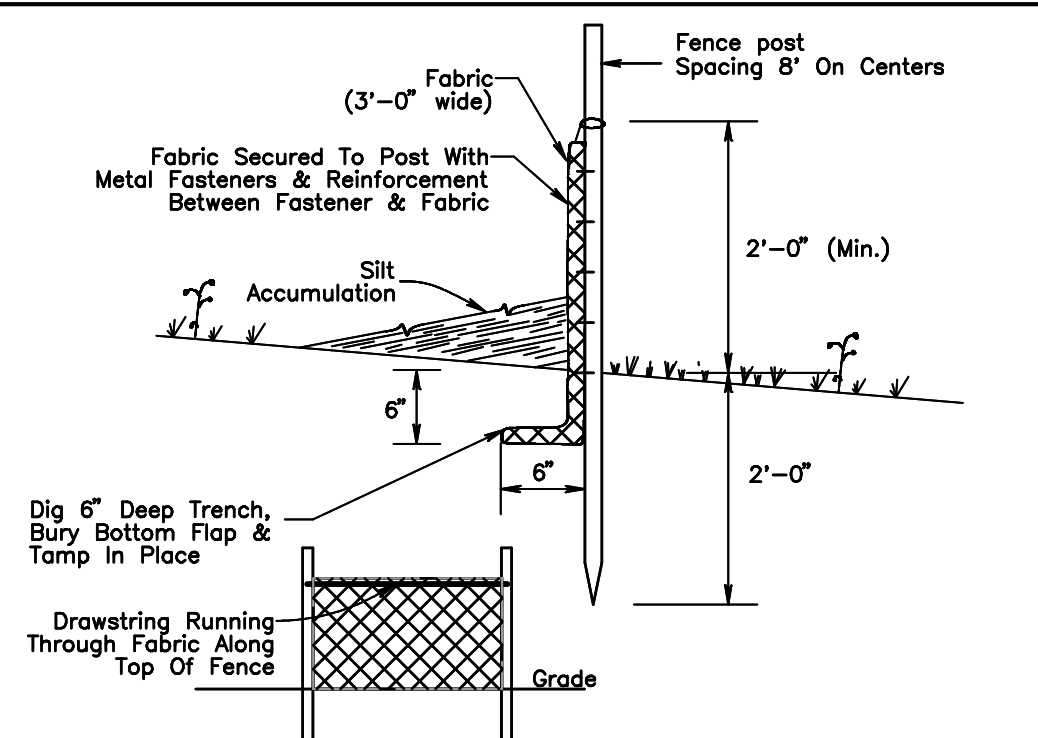
CONCRETE SIDEWALK DETAIL
N.T.S.



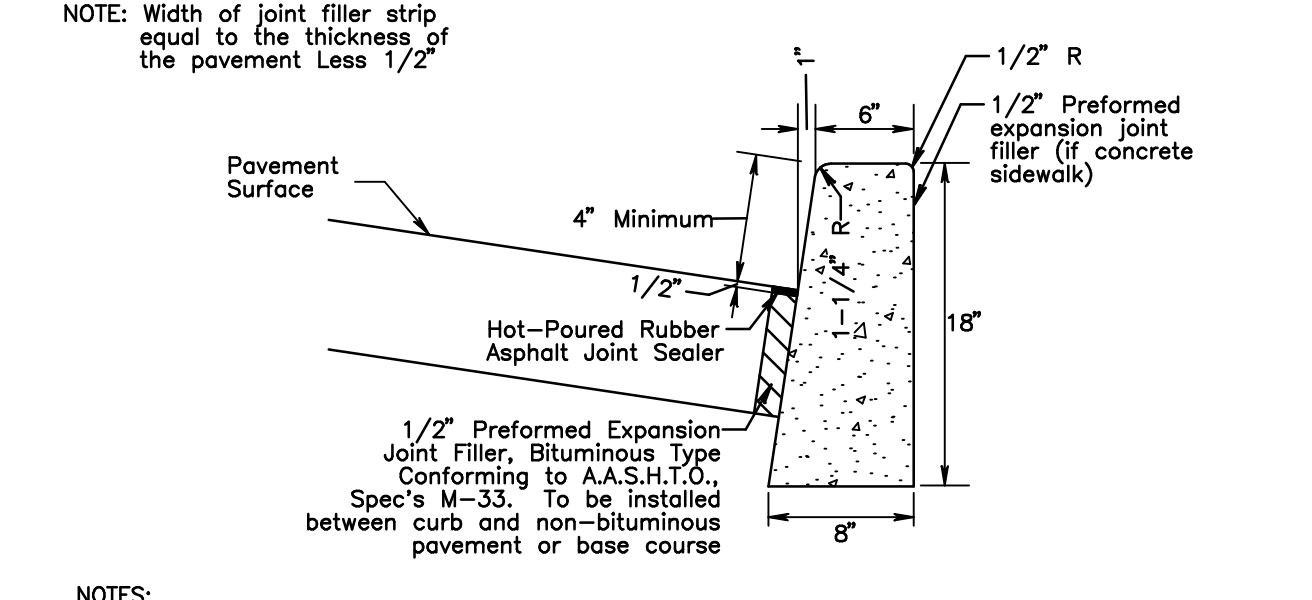
DRIVEWAY PAVEMENT DETAIL
N.T.S.



RETENTION SYSTEM DETAIL
N.T.S.



SILT FENCE DETAIL



- NOTES:**
- 1) Curb Material shall be N.J.D.O.T. Class "B" Concrete (air entrained).
 - 2) Transverse joints 1/2" wide shall be installed in the curb 20'-0" apart and shall be filled with preformed, bituminous-impregnated fiber joint filler, complying with the requirements of AASHTO Spec. M-213, recessed 1/4" in from front face and top of curb.
 - 3) Dummy joints (formed) shall be installed midway between expansion joints.

CURB DETAIL
N.T.S.

L:\J:\(Plan, Plot)

29786-2024-08-06.dwg