ZONING SCHEDULE VILLAGE OF RIDGEWOOD
(§190-104)
R-2 SINGLE FAMILY RESIDENCE DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
DISTRICT	R-2 SINGLE FAMILY RESIDENCE	R-2 SINGLE FAMILY RESIDENCE	R-2 SINGLE FAMILY RESIDENCE	CONFORMS
MIN. LOT SIZE (S.F.)	14,700	15,608	15,608	CONFORMS
MIN. LOT WIDTH (FT.) -@ FRONT SETBACK -@ ANY OTHER POINT	 -105 -90	 -80.00** -80.00**	 -80.00** -80.00**	 PRE-EXIST. PRE-EXIST.
MIN. LOT DEPTH (FT.)	120	196.79	196.79	CONFORMS
MIN. FRONT YARD (FT.) -ORCHARD PLACE -BRIARCLIFF ROAD	 -40 -40	 -48.78 -18.17**	 -40.67(COV.PORCH) -25.29*	 CONFORMS VARIANCE
MIN. SIDE YARD (FT.)	10	11.35	10.06	CONFORMS
MIN. REAR YARD (FT.)	30	115.29	80.78(VERANDA)	CONFORMS
MAX. BUILDING HEIGHT -STORIES -FT.	 -2 -30	 -2 -30.54**	 -2 -29.47	 CONFORMS CONFORMS
COVERAGE ABOVE GRADE STRUC. (%) -ORCHARD PLACE (W/140')*** -BRIARCLIFF ROAD (W/140')***	 -20 -20	 -13.68 -9.69	 -23.35* -16.54	 VARIANCE CONFORMS
MAX. LOT COVERAGE (%) -ORCHARD PLACE (W/140')**** -BRIARCLIFF ROAD (W/140')***	 -45 -40	 -20.50 -14.52	 -42.83 -35.30	 CONFORMS CONFORMS
MAX. G.B.A. -ORCHARD PLACE (W/140')**** -BRIARCLIFF ROAD (W/140')***	 -32 -29	 --- ---	 -38.5* -27.3	 VARIANCE CONFORMS
POOL SETBACK (FT.) (SIDE/REAR)	10/ 10	--/--	16.97/ 31.00	CONFORMS
PATIO SETBACK (FT.) (SIDE/REAR)	10/ 10	--/ --	4.55*/ 31.00	VARIANCE

*VARIANCE REQUESTED.
**PRE-EXISTING CONDITION
*** W/140' OF BRIARCLIFF RD. INCLUDES ENTIRE LOT AREA (15,608 S.F.)
**** W/140' OF ORCHARD PLACE: (11,056 S.F.)

PRINCIPAL BUILDING HEIGHT CALCULATIONS:
EXISTING AVG. GRADE @ 15'+93.93'
EXISTING ROOF PEAK= 124.47'
EXISTING BUILDING HEIGHT = 124.47'-93.93'=30.54 FEET > 30 FEET NON-CONFORMING
PROPOSED AVG. GRADE @ 15'+93.86'
PROPOSED ROOF PEAK:(F.F.+26.83')= 123.33'
PROPOSED BUILDING HEIGHT = 123.33'-93.86'= 29.47 FEET < 30 FEET CONFORMS

LOT AREA= 15,608 S.F.=0.3583 ACRES
(W/140' ORCHARD PLACE)= 11,056 S.F.

EXISTING LOT COVERAGE CALCULATIONS:

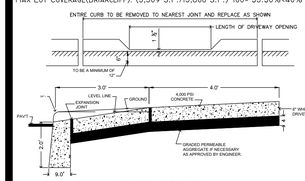
DWELLING=	1,393 S.F.
BIT. DRIVE=	451 S.F.
CONC.=	302 S.F.
OPEN PORCH/PL.=	98 S.F.
BASEMENT ENTRY=	22 S.F.
TOTAL COVERAGE=	2,266 S.F.

ABOVE GRADE STRUCTURE (ORCHARD): (1,513 S.F./11,056 S.F.)*100= 13.68%<20%
ABOVE GRADE STRUCTURE (BRIARCLIFF): (1,513 S.F./15,608 S.F.)*100= 9.69%<20%
MAX LOT COVERAGE(ORCHARD): (2,266 S.F./11,056 S.F.)*100= 20.50%<45%
MAX LOT COVERAGE(BRIARCLIFF): (2,266 S.F./15,608 S.F.)*100= 14.52%<40%

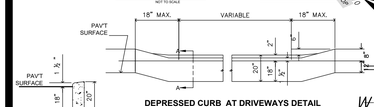
PROPOSED LOT COVERAGE CALCULATIONS:

PROPOSED DWELLING=	2,368 S.F.
PAVER DRIVE=	587 S.F.
REAR PATIO=	1,115 S.F.
POOL=	800 S.F.
COV. VERANDA=	172 S.F.
PAVER WALK=	250 S.F.
WALK-OUT BASEMENT/STEPS=	134 S.F.
COV. PORCH=	42 S.F.
GEN./MECH. UNIT=	25 S.F.
A.C. UNITS=	16 S.F.
TOTAL COVERAGE=	5,509 S.F.

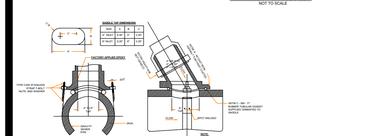
ABOVE GRADE STRUCTURE (ORCHARD): (2,582 S.F./11,056 S.F.)*100= 23.35%>20%
ABOVE GRADE STRUCTURE (BRIARCLIFF): (2,582 S.F./15,608 S.F.)*100= 16.54%<20%
MAX LOT COVERAGE(ORCHARD): (4,735 S.F./11,056 S.F.)*100= 42.83%<45%
MAX LOT COVERAGE(BRIARCLIFF): (5,509 S.F./15,608 S.F.)*100= 35.30%<40%



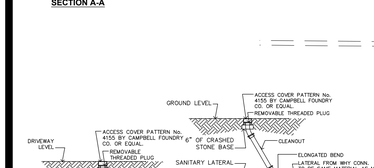
CONCRETE APRON DETAIL
NOT TO SCALE



DEPRESSED CURB AT DRIVEWAYS DETAIL
NOT TO SCALE

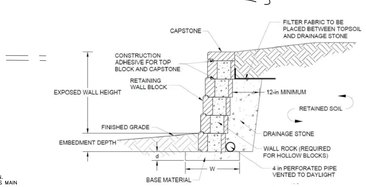


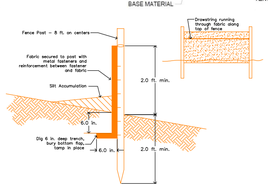
SANITARY SEWER WYE SADDLE CONNECTION
NOT TO SCALE



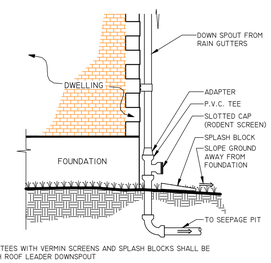
CLEANOUT COVER DETAIL
NTS

SANITARY CLEANOUT DETAIL
NOT TO SCALE



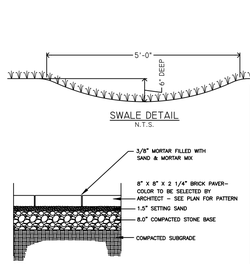


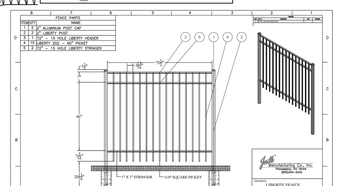
SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL
NOT TO SCALE

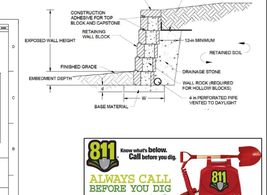


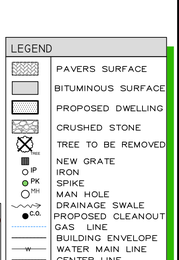
NOTE: OVERFLOW TEES WITH VERMIN SCREENS AND SPLASH BLOCKS SHALL BE LOCATED ON EACH ROOF LEADER DOWNSPOUT

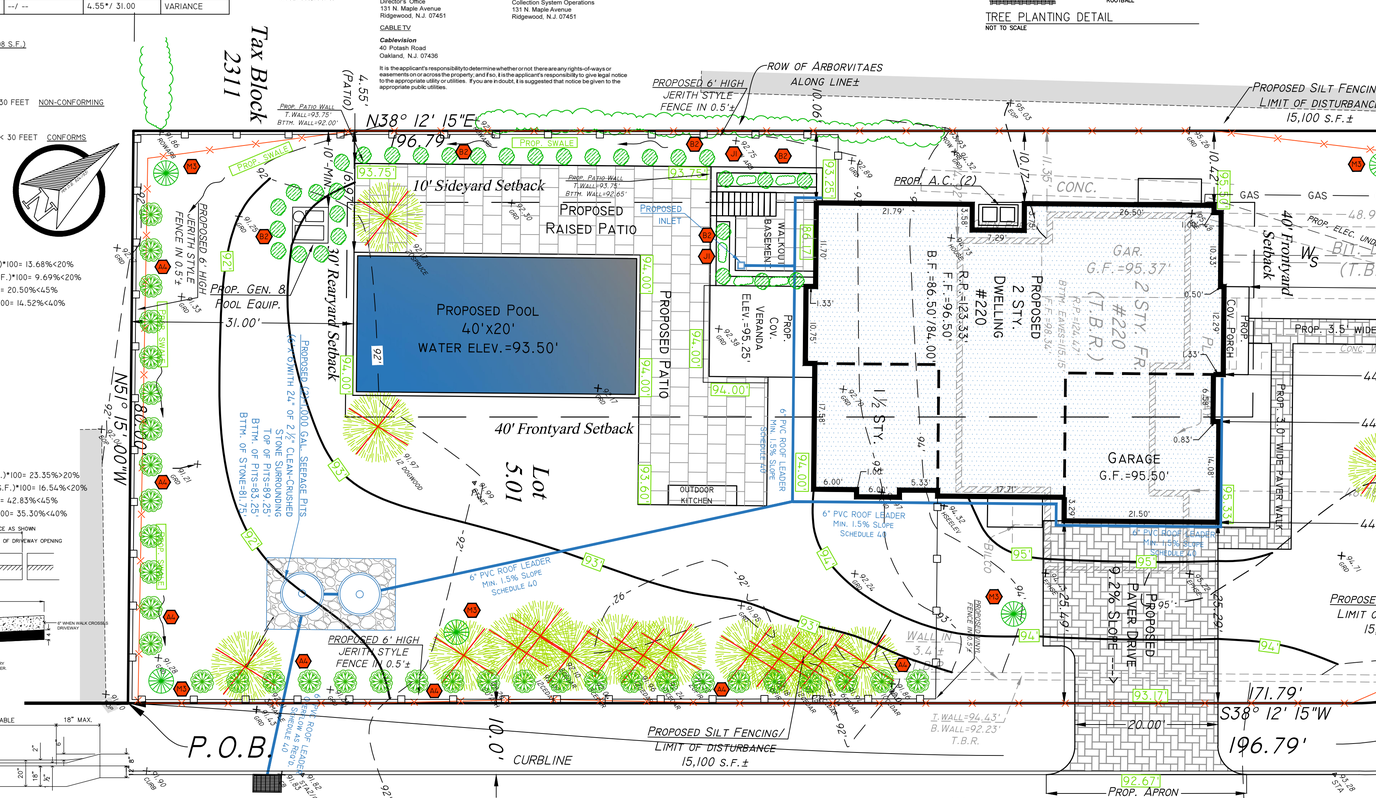
LEADER CONNECTION DETAIL
NOT TO SCALE










Tax Block 2311
PROP. PATIO WALL T.WALL=93.75' B.TM. WALL=92.00'
4.55' (PATIO)
N38° 12' 15"E 96.79'
PROP. SWALE
PROPOSED 6' HIGH JERITH STYLE FENCE IN 0.5'±
ROW OF ARBORVITAES ALONG LINE±
PROPOSED SILT FENCING/ LIMIT OF DISTURBANCE 15,100 S.F.±
10.06'
10' Sideyard Setback
PROPOSED RAISED PATIO
PROP. PATIO WALL T.WALL=93.75' B.TM. WALL=92.65'
PROPOSED INLET
30' Rearyard Setback
PROP. GEN. & POOL EQUIP.
31.00'
PROPOSED POOL 40'x20' WATER ELEV.=93.50'
PROPOSED PATIO
40' Frontyard Setback
Lot 5.01
PROP. A.C. (2)
PROPOSED 2 STY. DWELLING #220
F.F.=96.50'/84.00'
B.F.=86.50'/84.00'
R.P.=123.33'
GAR. F.F.=96.50' G.F.=95.37'
GARAGE G.F.=95.50'
PROP. COV. PORCH
PROP. COV. VERANDA ELEV.=95.25'
WALKOUT BASEMENT
1½ STY. #218
PROP. 3.5' WIDE PAVER WALKS
PROP. 6" PVC ROOF LEADER MIN. 1.5% SLOPE SCHEDULE 40
6" PVC ROOF LEADER MIN. 1.5% SLOPE SCHEDULE 40
PROPOSED 6' HIGH JERITH STYLE FENCE IN 0.5'±
PROPOSED SILT FENCING/ LIMIT OF DISTURBANCE 15,100 S.F.±
PROPOSED 2,000 GAL. SEEPAGE PITS WITH 24' OF 2½' CLEAN-CRUSHED STONE SURROUNDING TOP OF PITS=93.25' BTTM. OF PITS=83.25' BTTM. OF STONE=81.75'
PROPOSED 6' HIGH JERITH STYLE FENCE IN 0.5'±
WALL IN 3.4'±
I.WALL=94.43' B.WALL=92.23' T.B.R.
P.O.B.
10.0' CURBLINE
N51° 15' 00"W 80.00'
S38° 12' 15"W 196.79'
20.00'
PROP. APRON 28.0'-WIDE
92.67
BRIARCLIFF (50' WIDE) RD.
EXISTING 8" VCP SAN. SEWER MAIN FLOW --->
ADJ. DRIVE CL. 1.7'±
PROP. 3.5' WIDE PAVER WALKS
40' Frontyard Setback
48.91'
40.67'
44.17'
44.71'
55.00'
S51° 15' 00"E
L=39.41'
R=26.24'
171.79'
9.7'
ORCHARD PL. (50' WIDE)
30.2'
GAS
W
S
CONC.
BIT. DRIVEWAY (T.B.R.)
EXISTING 8" VCP SAN. SEWER MAIN FLOW
EXISTING 6" CAST IRON WATER MAIN FLOW
CONC. SIDEWALK
CURB INLET
GAS VALVE
GAS RISER
ELECTRIC
CABLE
TELEPHONE
CATCH BASIN
CONC. APRON
CONC. CURB
PROP. 6" PVC ROOF LEADER MIN. 1.5% SLOPE SCHEDULE 40
PROP. 6" PVC ROOF LEADER MIN. 1.5% SLOPE SCHEDULE 40
PROP. 6" PVC ROOF LEADER MIN. 1.5% SLOPE SCHEDULE 40
PROP. 6" PVC ROOF LEADER MIN. 1.5% SLOPE SCHEDULE 40
PROPOSED SILT FENCING/ LIMIT OF DISTURBANCE 15,100 S.F.±
PROP. 4" PVC ROOF LEADER MIN. 1.5% SLOPE SCHEDULE 40
PROP. 6