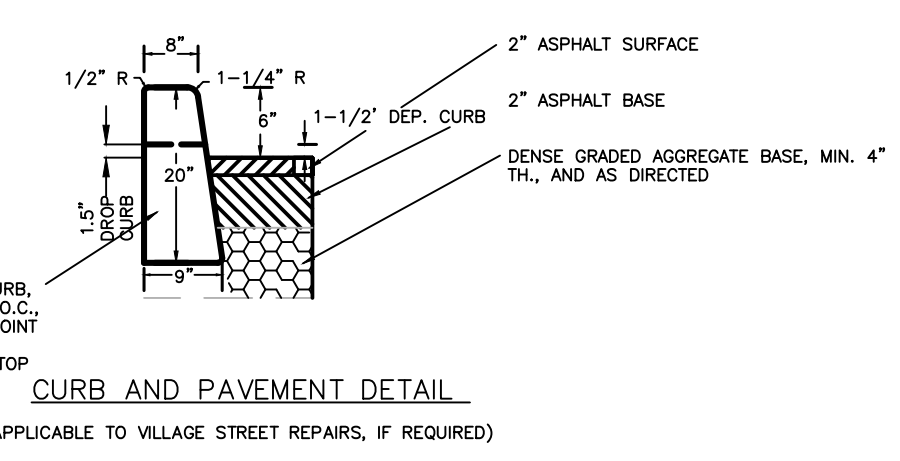
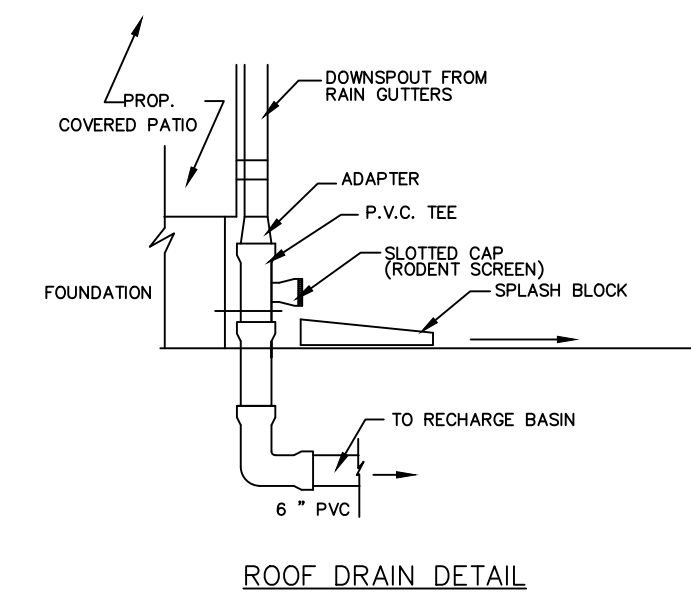
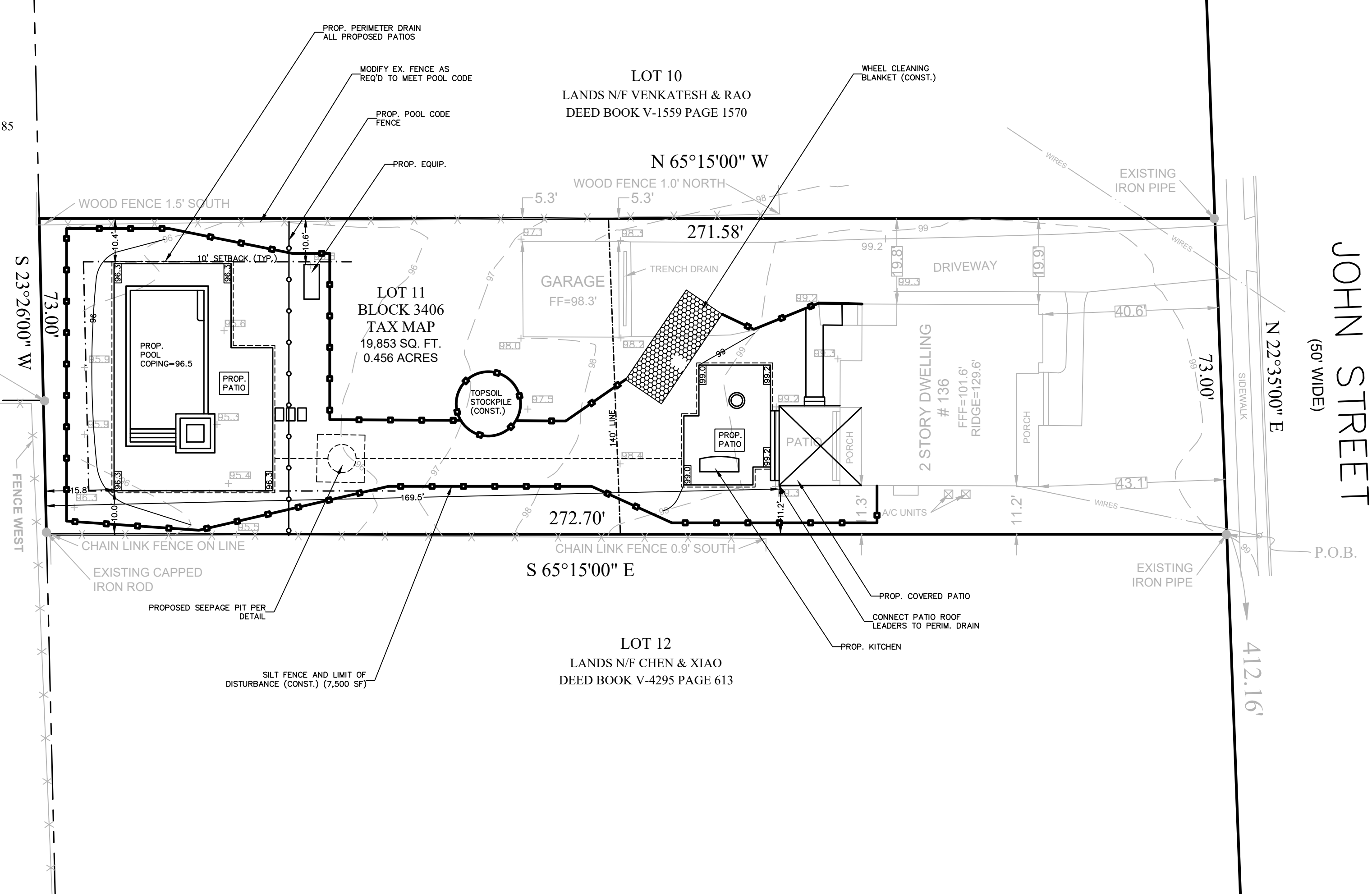
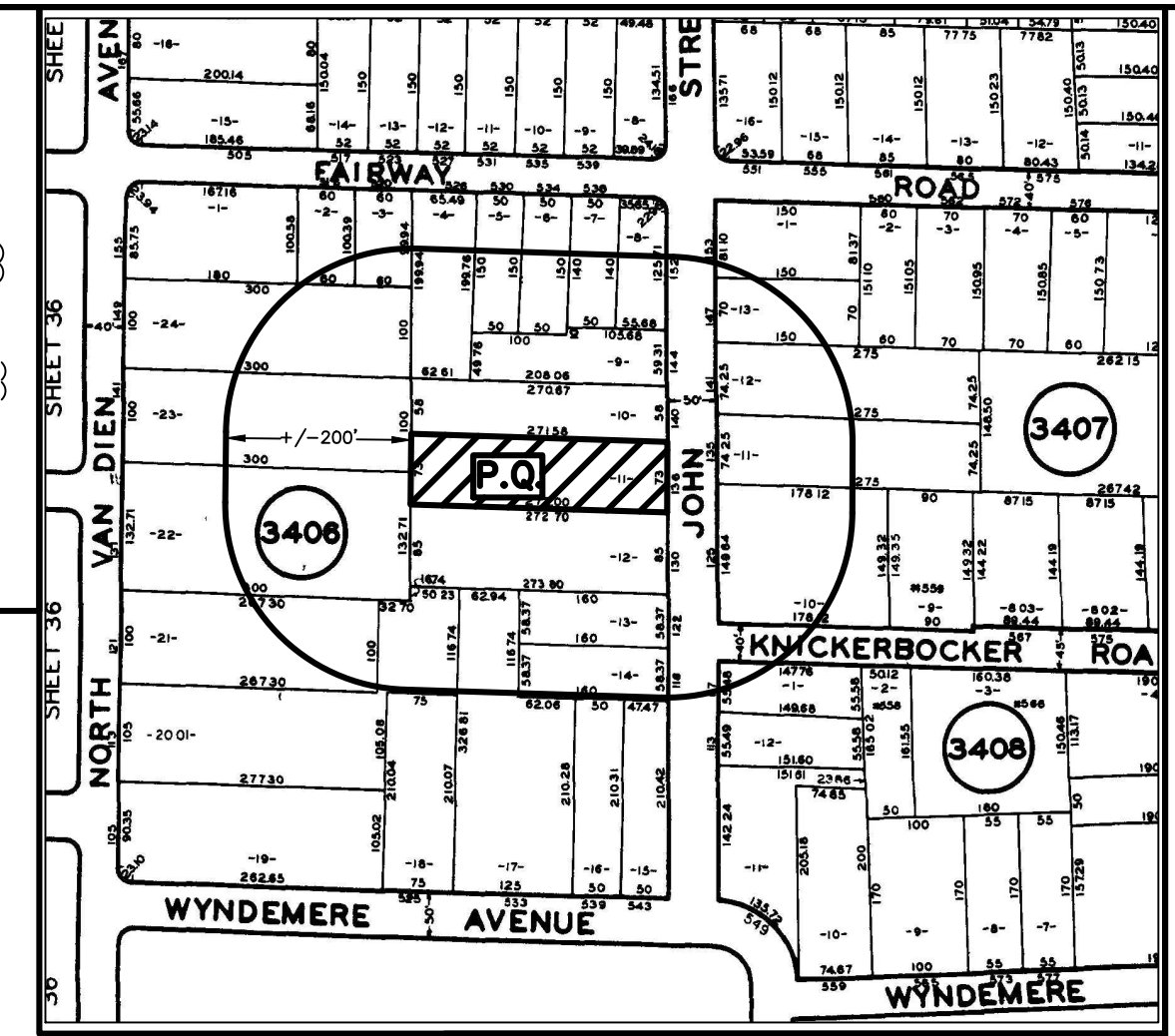


THOMAS W. SKRABLE, P.E., P.P., C.M.E.
CONSULTING ENGINEER
 65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ 07648
 201-529-5010

ZONING LEGEND		
	REQUIRED	PROPOSED
MINIMUM LOT AREA (SQ FT)	14,000	19,853
MINIMUM LOT WIDTH (FT)	100.0 (90.0 W/140')	73.00'
MINIMUM AVERAGE LOT WIDTH (FT)	100.0 (14,000 W/140')	73.00' (10,220 W/140')
MINIMUM LOT DEPTH (FT)	120.0	272.14
MINIMUM BUILDABLE AREA RECTANGLE (T, X FT)	60 X 90	<60 X 90**
MINIMUM USEABLE AREA RECTANGLE (T, X FT)	60 X 120	<60 X 120**
MINIMUM FRONT YARD (FT)	40.0	40.0
MINIMUM SIDE YARD-TOTAL (FT) (33% WIDTH)	20.0 (2/3 OF 30')	11.25** (EX. AND PROP.)
MINIMUM REAR YARD (FT)	40.0 (24.1'-33% OF 73')	31.00** (EX. AND PROP.)
MAXIMUM BUILDING HEIGHT (FT/STORY)	30.0	19.5
MAXIMUM COVERAGE BY ABOVE GRADE STRUCTURES (% LOT AREA)	30.0/2.5	7/-30.0/2.5
WITHIN 140' OF FRONT LOT LINE (% LOT AREA)	20.0	13.27
WITHIN 140' OF FRONT LOT LINE (% LOT AREA)	20.0	21.36**
MAXIMUM GROSS BUILDING AREA (% LOT AREA, SF)	24.0, 5,000	(NO CHANGE, SEE ARCH.)
WITHIN 140' OF FRONT LOT LINE (% LOT AREA, SF)	NO, 3,360	(NO CHANGE, SEE ARCH.)
MAXIMUM IMPERVIOUS COVERAGE (% LOT AREA, SF)	40.0, 8,750	37.40, 7,425
WITHIN 140' OF FRONT LOT LINE (% LOT AREA, SF)	40.0, 5,000	50.80**/5,208
MAXIMUM GSA (DETACHED GARAGE) (% LOT AREA, SF)	5.0, 1,000	2.47, 491
MINIMUM POOL SIZE (SQ FT)	10.0	10.0
MINIMUM POOL REAR YARD (FT)	10.0	15.8

** - EXISTING NON-CONFORMING
 *** - VARIANCE REQUIRED



- NOTES:**
- PROPERTY KNOWN AS LOT 11 BLOCK 3406 AS SHOWN ON THE CURRENT TAX MAPS OF THE VILLAGE OF RIDGEWOOD.
 - APPLICANT/OWNER: DEMIGLASSI/TAVANI 136 JOHN STREET RIDGEWOOD, NJ
 - ZONE: R1
 - TOTAL AREA OF LOT: 19,853 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 TABLE)
 - SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY DANIEL M. DUNN, PLS DATED 1/30/25, AS SUPPORT BY APPLICANT.
 - SOIL LOGS TO BE PERFORMED IN SUPPORT OF PROPOSED RECHARGE BASIN.
 - CONTRACTOR MUST PROVIDE VILLAGE ENGINEER MINIMUM 48 HOURS NOTICE TO SCHEDULE INSPECTION OF RECHARGE BASIN INSTALLATIONS.

COVERAGE BY ABOVE GRADE STRUCTURES

EX. DWELLING (INSIDE 140')	= 1,765 SF
EX. GARAGE (INSIDE 140')	= 40 SF
EX. GARAGE (OUTSIDE 140')	= 451 SF
PROP. COVERED PATIO (INSIDE 140')	= 348 SF
PROP. KITCHEN (INSIDE 140')	= 30 SF
TOTAL LOT	= 2,634 SF = 13.27%
INSIDE 140'	= 2,183 SF = 21.36%

IMPROVED COVERAGE

PROP. ABOVE GRADE STRUCT. (INSIDE 140')	= 2,183 SF
PROP. ABOVE GRADE STRUCT. (OUTSIDE 140')	= 451 SF
EX. A/C PADS (INSIDE 140')	= 10 SF
PROP. REAR WALK (INSIDE 140')	= 113 SF
PROP. REAR PATIO (INSIDE 140')	= 499 SF
PROP. POOL/PATIO (OUTSIDE 140')	= 1,736 SF
PROP. POOL EQUIP. (OUTSIDE 140')	= 30 SF
TOTAL LOT	= 7,425 SF = 37.40%
INSIDE 140'	= 5,208 SF = 50.96%

DRAINAGE CALCULATIONS

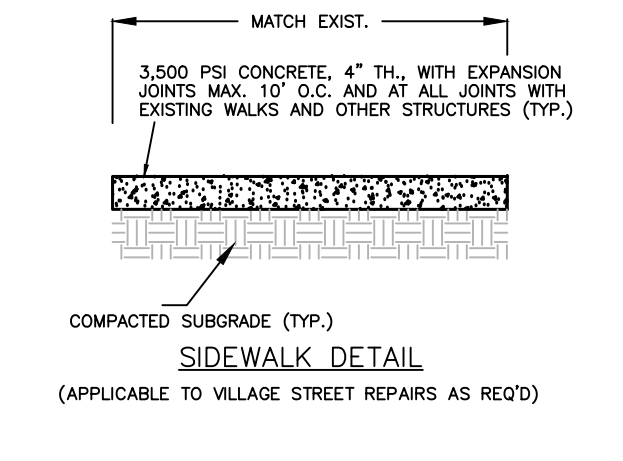
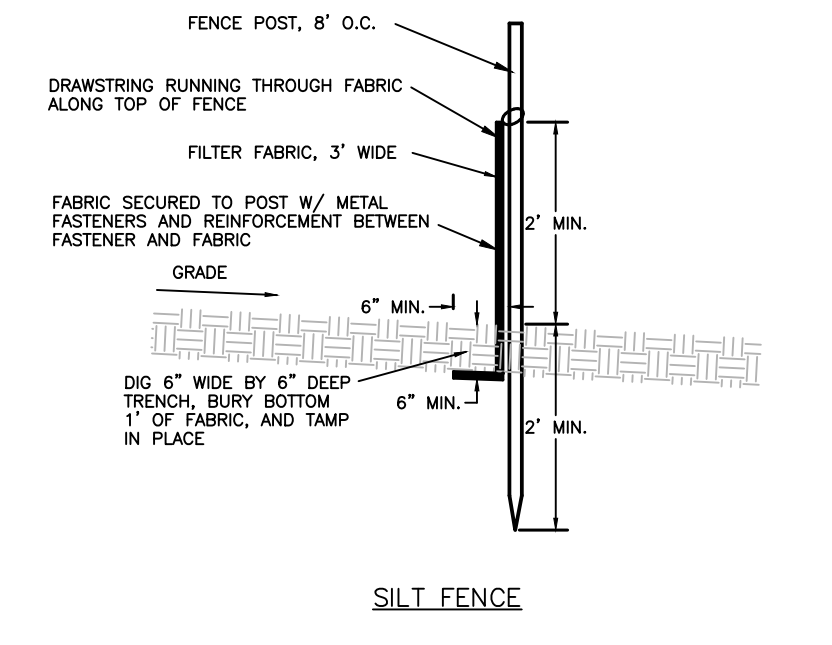
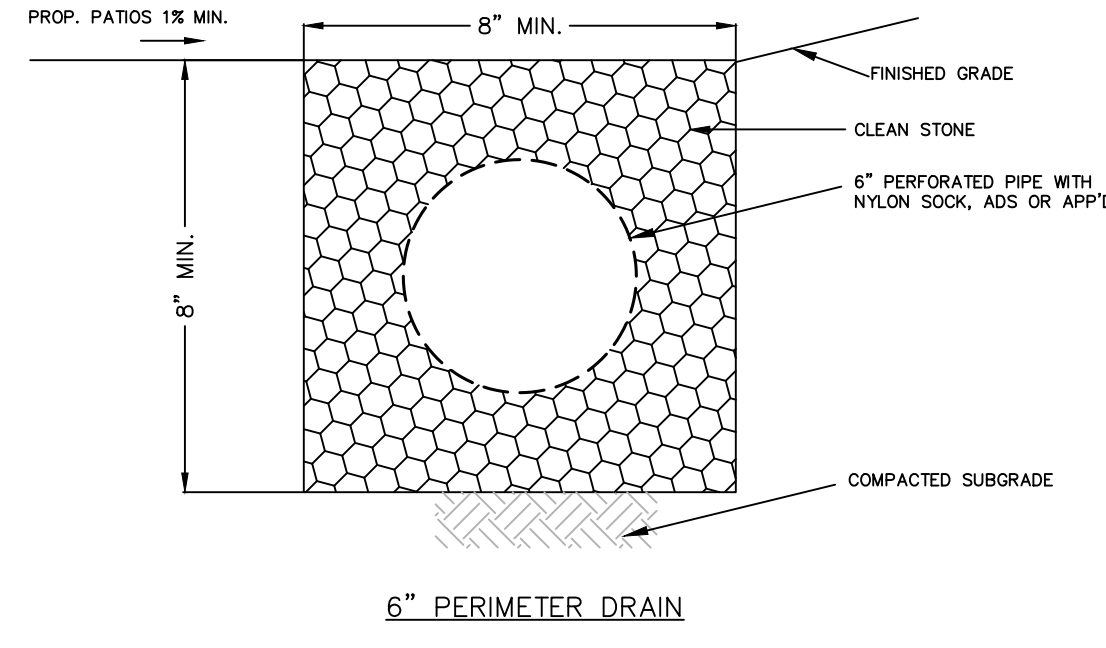
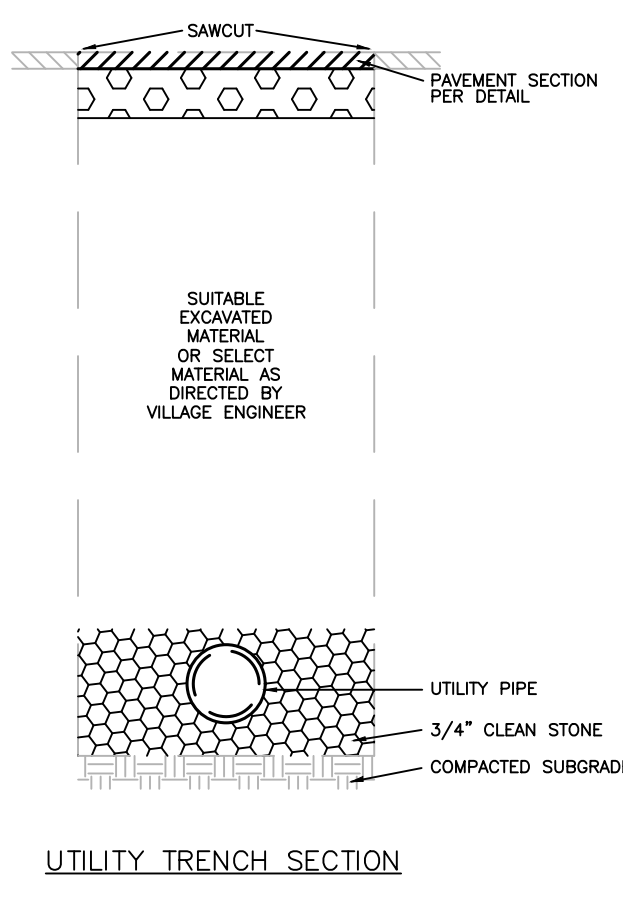
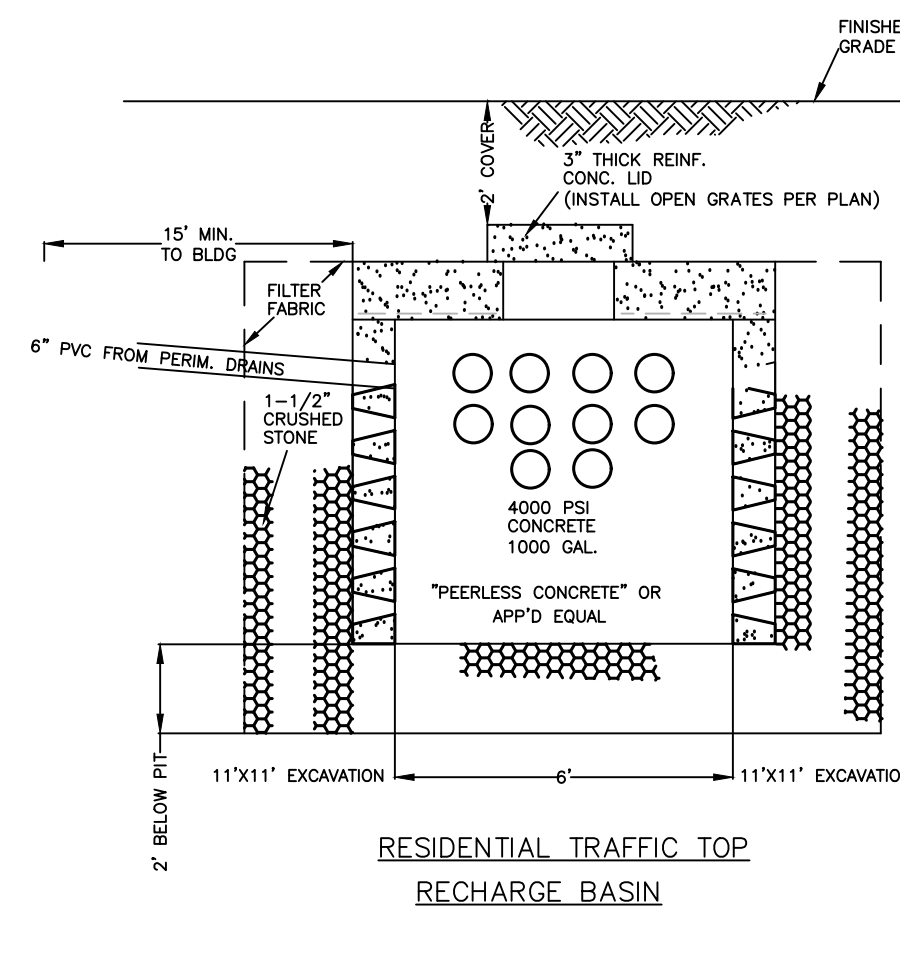
PROPOSED NEW IMPERVIOUS AREA =	2,758 SF
REQUIRED STORAGE =	2,758 GALLONS
PROVIDED STORAGE PER RECHARGE BASIN =	3,015 GALL

GROSS BUILDING AREA

(SEE ARCH. DRAWINGS)

EARTHWORK CALCULATIONS

PROP. POOL/COVERING =	728 SF
AVG. CUT =	4.0'
CUT =	108 CY
PROP. RECHARGE BASINS =	121 SF
AVG. CUT =	9.0'
CUT =	40 CY
NET EXPORT =	148 CY

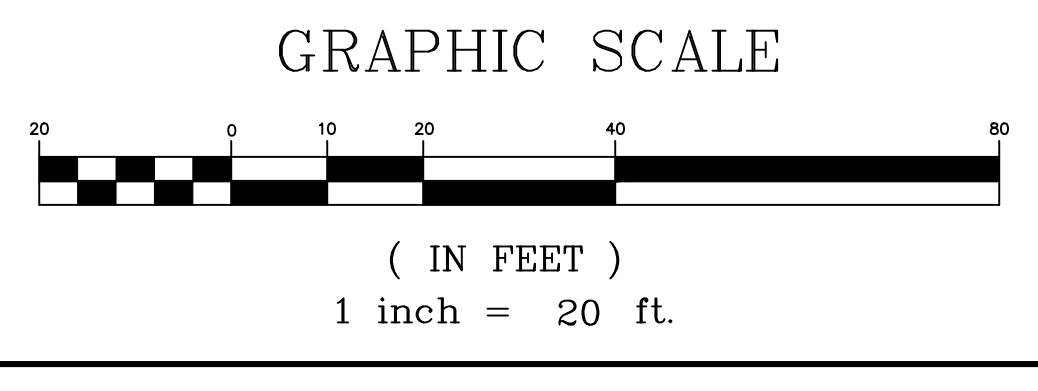


BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- 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 sq ft 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 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 sq ft 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 sq ft 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 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 sq ft 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.
- 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.
- A copy of 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 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'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.
- Revised 12/17

REVISION NO.	DATE	DESCRIPTION
2	7/16/25	ABOVE GRADE STRUCTURES
1	5/26/25	GSA INFO



THOMAS W. SKRABLE, P.E. **PROPOSED GRADING AND SECS PLAN**
BLOCK 3406 LOT 11
 #136 JOHN STREET
 VILLAGE OF RIDGEWOOD
 BERGEN COUNTY NEW JERSEY

DATE: 4/7/25
 PROFESSIONAL ENGINEER, NJ 36679, NY 75377
 PROFESSIONAL PLANNER, NJ 5204

DRAWN BY: T.S.
 SURVEYED BY: D.D.
 DESIGNED BY: T.S.
 CHECKED BY: T.S.
 D'WG NO. 25011PPO
 JOB NO. 25-011
 SHEET 1 OF 1
 1" = 20' H