

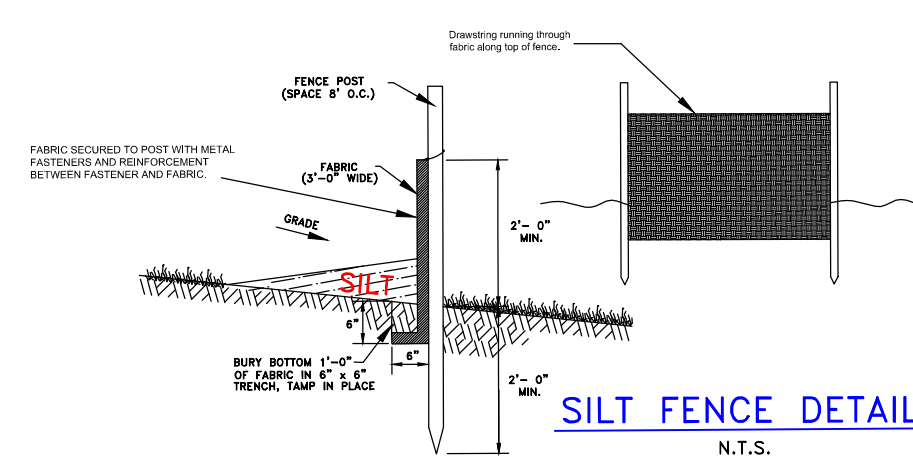
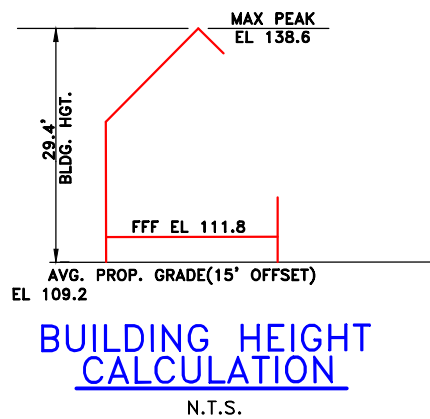
Residence R-2 Zone				
	Required	Existing	Proposed	Variance Required
Lot Area	14,700 sf	9,372 sf	9,372 sf	No*
Lot Area within 140 ft	14,700 sf	9,372 sf	9,372 sf	No*
Lot Width at Front Setback	75 ft	80.42 ft	80.42 ft	No
Lot Depth	120 ft	116.76 ft	116.76 ft	No*
Setbacks				
Front Yard(Upper)	40 ft	38.0 ft	38.0 ft/35.0 ft	Yes*/Yes+
Front Yard(Glen)	40 ft	48.6 ft	48.6 ft	No
Side Yard	10 ft	16.0 ft	16.0 ft	No
Combined Side Yard	33% lot width(26.5 ft)	NA	NA	No
Rear Yard	30 ft	19.8 ft	11.0 ft	Yes*
No. of Stories	2 1/2 Story	1 Story	2 Story	No
Building Height	30 ft	18.1 ft	29.4 ft	No*
Coverage by Above Grade Structures	20%	1368 sf/14.6%	1544 sf/16.5%	No
Gross Building Area**	Lesser of 34%/3360 sf	1134 sf/12.1%	2838 sf/30.3%	No
Coverage by Improvements	Lesser of 45%/5600 sf	2110 sf/22.5%	2598 sf/27.7%	No

* Existing non-conformance.
 ** See Architectural plans.
 + Front yard setback to covered porch
 Additional Variance:
 Retaining Wall Plus Fence Height 11 ft Proposed vs. 4 ft Allowed

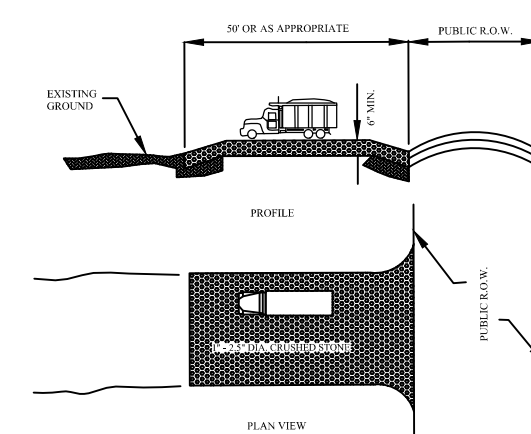
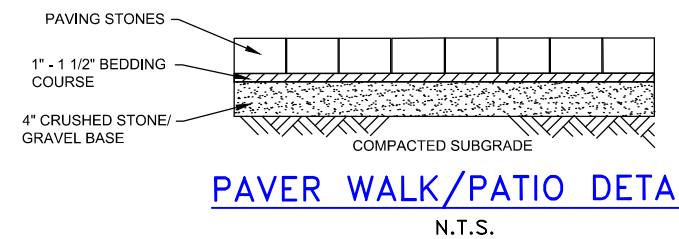
LOT COVERAGE CALCULATIONS

EXISTING	PROPOSED
DWELLING 1166 sf	DWELLING 1478 sf
PORCH 202	COVERED PORCH 66
TOTAL BUILDING 1368 sf = 14.6%	TOTAL BUILDING 1544 sf = 16.5%
WALKS/STEPS 276	WALKS/STEPS 200
MECH. PADS 6	MECH. PADS 16
DRIVEWAY 460	REAR STEPS 18
TOTAL 2,110 sf = 22.5%	DRIVEWAY 820
	TOTAL 2,598 sf = 27.7%

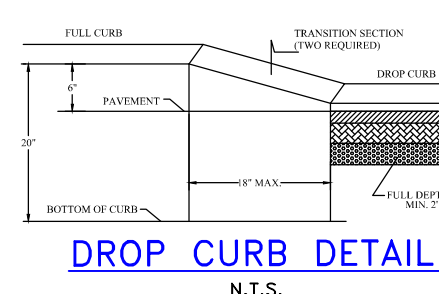
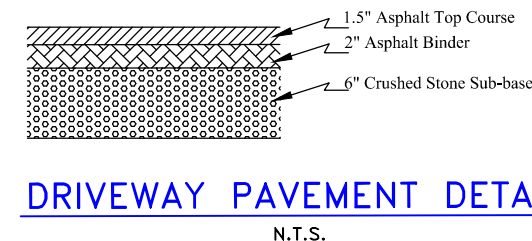
Prop. Ground Elev.
108.0
111.8
109.0
107.8
Avg. Elev. 15' from Fnd. - 109.2



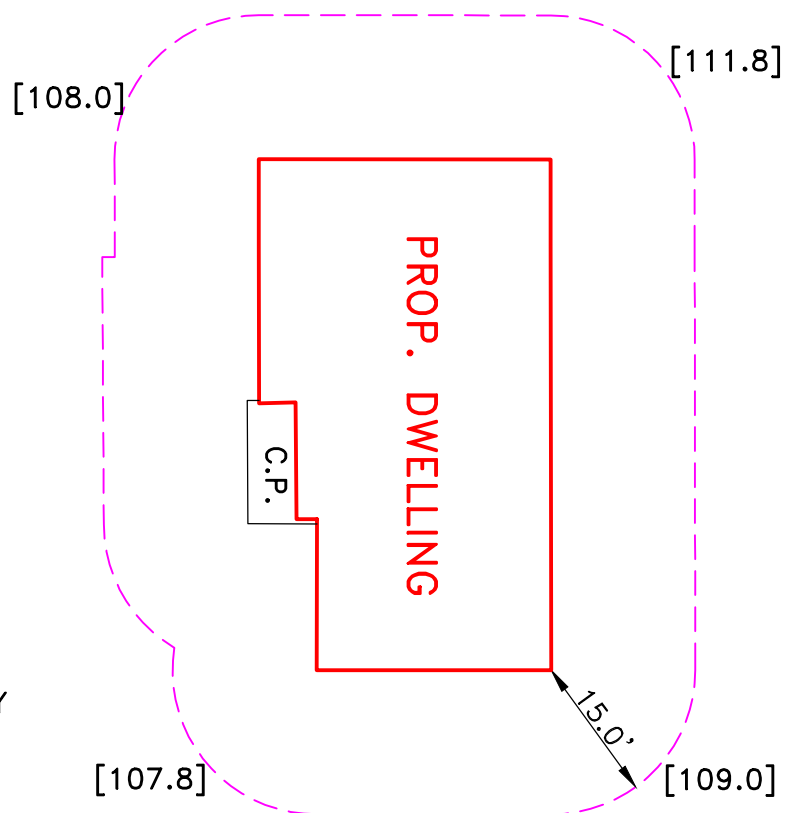
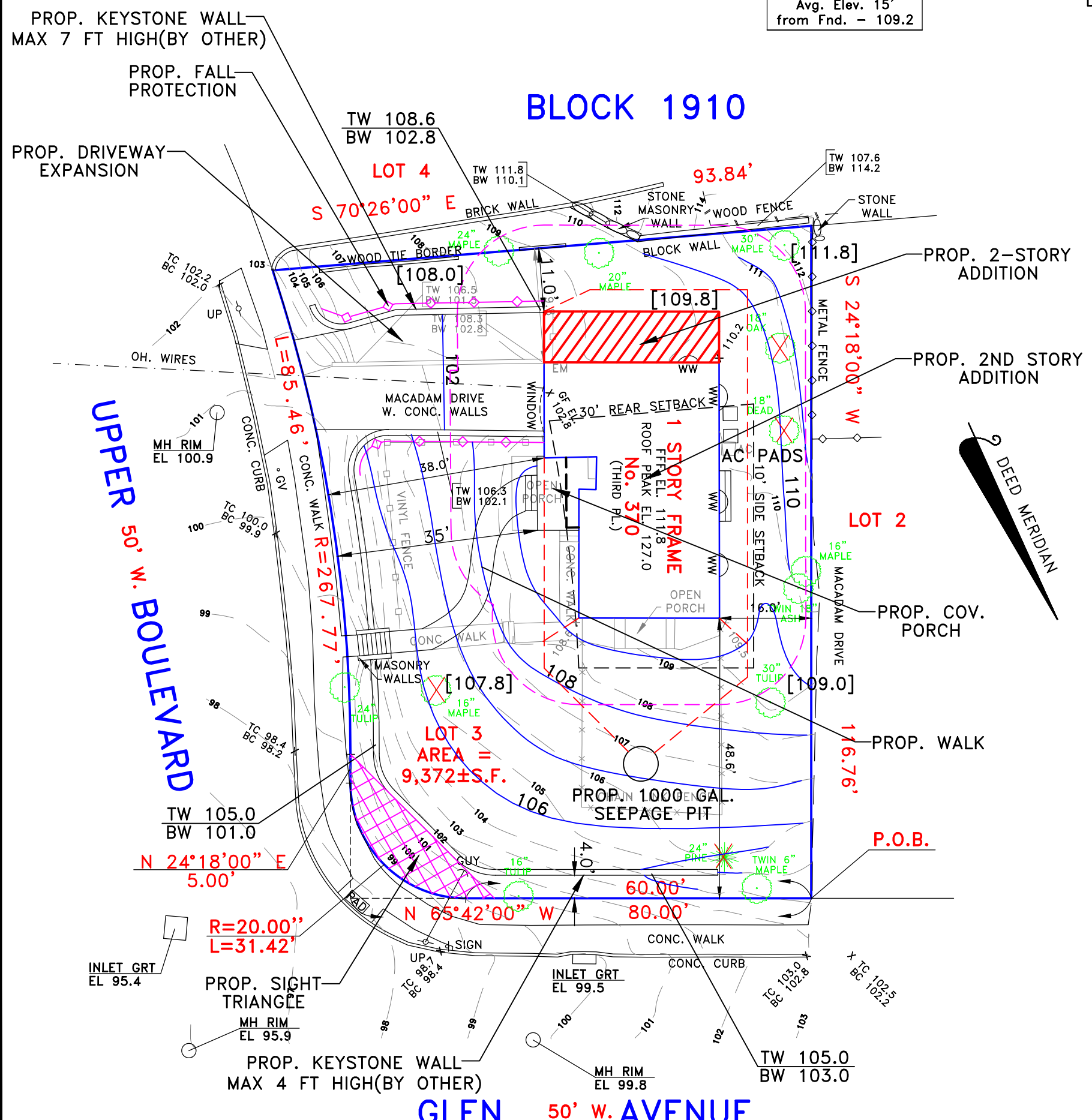
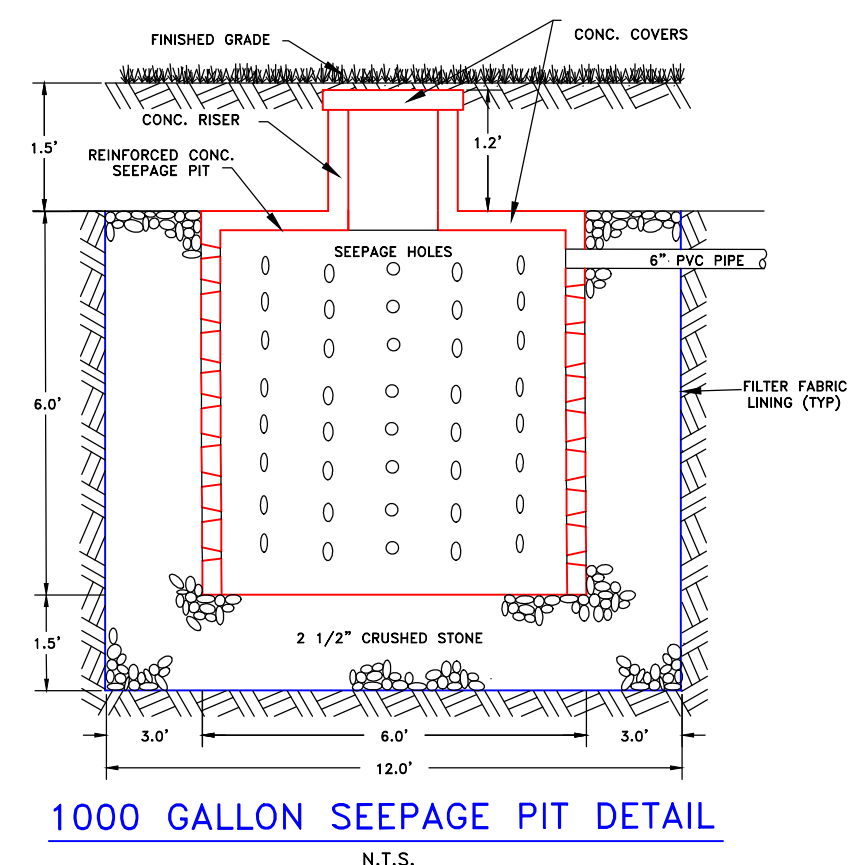
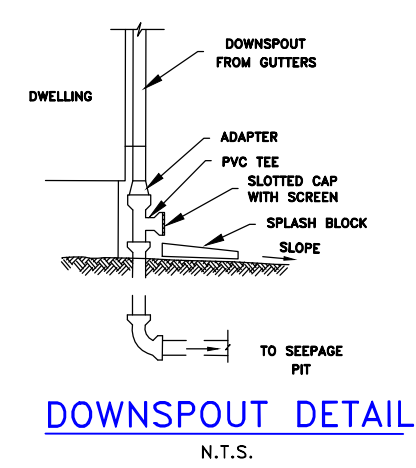
Soil Moving Requirements	
Basement	
Area = 268 sf	Area w/1.5' overdig = 346 sf
Avg. Cut = 7.0 ft	
Cut = (346 sf)(7.0 ft) = 90	
Total Cut = 90	90 yds cut
Backfill = (346-268)(7.0)	20 yds fill
Driveway - 360 sf x 5 ft	
67 yds cut	
Front - 3000 sf x 1.5 ft	
166 yds fill	
Seepage Pits	
48 yds cut	
8 yds fill	
Total Cut	205 yds cut
Total Fill	194 yds fill
Net Soil Exported from Site	11 yds



- NOTES:
1. Applicant: Pavan Rayabarapu
 2. Property address: 370 Upper Boulevard Ridgewood, New Jersey.
 3. Property known as Block 1910, Lot 3 in accordance with the Tax Assessment Map of the Village of Ridgewood.
 4. Property is located in the Residence R-2 zone.
 5. Elevations based on an assumed datum.
 6. Existing spot elevations indicated with an X. Proposed spot elevations in [].
 7. Underground utility locations to be verified and marked-out in the field prior to commencement of construction activities.
 8. Existing utility connections from previous structure are to be inspected. If same are not in acceptable condition, new service connections shall be installed in accordance with Borough specifications.
 9. Roof leaders shall be connected to proposed seepage pits as shown.
 10. The applicant shall be responsible for the replacement of any curbing or pavement damaged or destroyed as a result of construction activities or in disrepair as determined by the Village Engineer. The applicant shall be responsible to immediately remove any soil tracked or washed onto the street.
 11. Survey and Topography performed on September 7, 2024 by Lantelme, Kurens & Associates.



DRAINAGE CALCULATIONS (3 Inch Rainfall Event)	
Roofed Areas	1,544 sf
1,544 sf x 144 in/sf =	222,336 si
Storage Required = 222,336 si x 3 in =	667,008 ei
	= 2,887 gal
Storage Provided 1 x 3,030 gal =	3,030 gal



McClellan Engineering

84 Gettysburg Way Lincoln Park, New Jersey (862) 668-1160

SCALE: 1"=20'
 DATE: MARCH 12, 2025
 PREPARED BY: SPM
 LOT No. 3
 BLOCK No. 1910
 FILE No. SP370UPPER

SITE PLAN FOR PAVAN RAYABARAPU
Lot 3 Block 1910 370 Upper Boulevard
Village of Ridgewood, Bergen County, N.J.
 PROPERTY SITUATED IN THE VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY.

Sean P. McClellan
 P.E. 45194