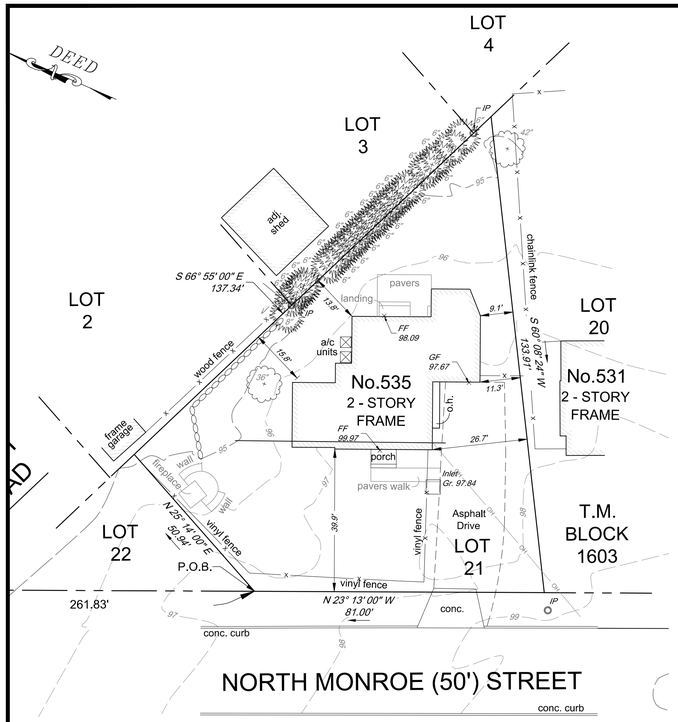
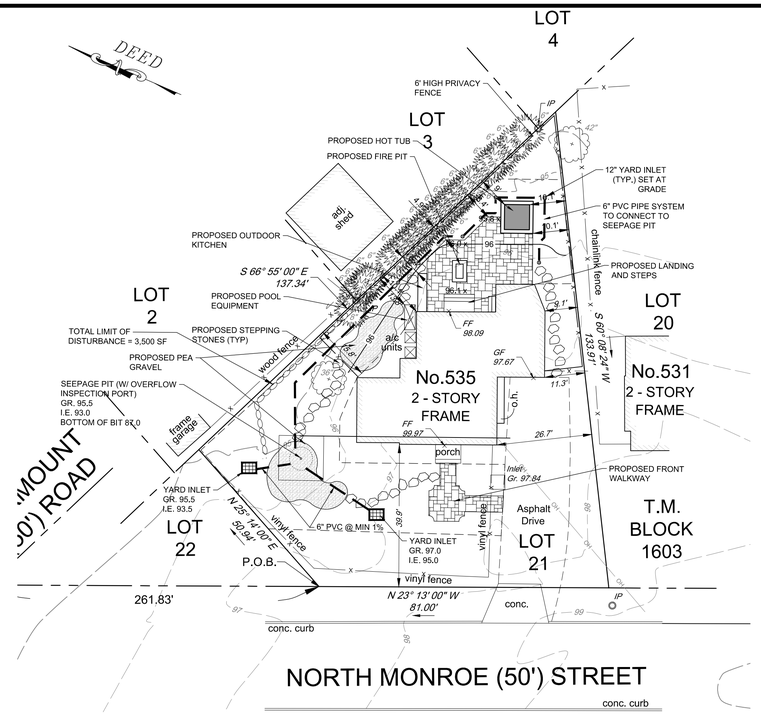


SITE PREPARATION PLAN

SCALE: 1"=20'

0 20 40 80 ft.



PROPOSED CONDITIONS

ZONING COMPLIANCE TABLE - VILLAGE OF RIDGEWOOD
SINGLE-FAMILY OR TWO FAMILY DWELLING - NO SUBDIVISION

The following table is to be completed for applications seeking a zoning permit or variance for a single-family or two-family dwelling. Note that this table is NOT intended for use with subdivision applications, which require additional information. If the proposal is not regulated by any or all of the conditions in the table, then the Zoning Officer may waive the requirement to complete some or all of the table.

BLOCK 1603 **LOT** 21 **ZONE** R-2 **CORNER LOT?** Yes ☐ No ☒

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) [1]	10,500	8,882	NO CHANGE	YES
Min. lot width at min. front yard setback (feet) [2]	75	81	NO CHANGE	YES
Min. front yard setback, principal building (feet) [3]	40	39.9	NO CHANGE	NO
Min. each side yard setback, principal building (feet) [3, 4]	10	9.1 / 13.8	NO CHANGE	NO
Min. total both side yard setbacks, principal building (feet) [3, 4, 5]	35.7	22.9	NO CHANGE	NO
Min. rear yard setback, principal building (feet) [3]	30	NA	NO CHANGE	YES
Max. building height, principal building (feet) [6]	30	< 30	NO CHANGE	YES
Max. building height, principal building (stories) [7]	2.5	2	NO CHANGE	YES

Coverage by Above-Grade Structures					
Max. coverage [8]	(percent)	20	16.9	18.8	YES
	(sq. ft.)	1,776	1,504	1,672	YES
Max. coverage within [140] feet of front lot line [8, 9]	(percent)	20	16.9	18.8	YES
	(sq. ft.)	1,776	1,504	1,672	YES

Coverage by All Improvements					
Max. coverage [10]	(percent)	45	33	44.9	YES
	(sq. ft.)	3,997	2,935	3,992	YES
Max. coverage within [140] feet of front lot line [9, 10]	(percent)	45	33	44.9	YES
	(sq. ft.)	4,981	2,935	3,992	YES

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM SURVEY PREPARED BY OMLAND & OSTERKORN, INC, AS SHOWN ON LEFT SIDE OF THIS SHEET.
2. THE INTENTION OF THIS PLAN IS TO SHOW THE CONSTRUCTION OF A HOT TUB, PATIO AND OUTDOOR LIVING SPACE IN REAR YARD.
3. THE ENGINEER SIGNING THIS PLAN IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE PRESENCE OR ABSENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF WETLANDS OR WETLAND TRANSITION AREAS (BUFFERS) ARE SHOWN ON THIS PLAN.
4. LOCATIONS OF UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE LOCAL SOIL CONSERVATION DISTRICT'S REQUIREMENTS. AS NOTED ON THE PLAN, THE LIMIT OF DISTURBANCE IS UNDER 5,000 SQUARE FEET THEREFORE SESC CERTIFICATION IS NOT REQUIRED.
6. ALL AREAS BEING GRADED AND WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
7. POOL COMPLIANT FENCE AND GATES TO BE INSTALLED PER STATE AND BUILDING CODES.

COVERAGE TABLE - ZONE R-2 SINGLE FAMILY RESIDENTIAL
BLOCK 1603, LOT 21

ACCESSORY STRUCTURE SETBACKS	REQUIRED	PROPOSED
MIN. REAR YARD SETBACK - HOT TUB	10 Ft.	9 Ft. (V)
MIN. SIDE YARD SETBACK - HOT TUB	10 Ft.	10.1 Ft.
MIN. REAR YARD SETBACK - PATIO	10 Ft.	4.9 Ft.(V)
MIN. SIDE YARD SETBACK - PATIO	10 Ft.	10.1 Ft.
MIN. REAR YARD SETBACK - OUTDOOR KITCHEN	10 Ft.	6.4 Ft.(V)
MIN. SIDE SETBACK - OUTDOOR KITCHEN	10 Ft.	40.8 Ft.
MIN. REAR YARD SETBACK - BUFFET	10 Ft.	21.8 Ft.
MIN. SIDE YARD SETBACK - BUFFET	10 Ft.	10.9 Ft.
MIN. REAR YARD SETBACK - FIRE PIT	10 Ft.	10.3 Ft.
MIN. SIDE YARD SETBACK - FIRE PIT	10 Ft.	29.3 Ft.
MIN. REAR YARD SETBACK - POOL EQUIPMENT	10 Ft.	10.1 Ft.
MIN. SIDE YARD SETBACK - POOL EQUIPMENT	10 Ft.	45 Ft.

(V) = VARIANCE REQUESTED

COVERAGE TABLE - ZONE R-2 SINGLE FAMILY RESIDENTIAL
BLOCK 1603, LOT 21

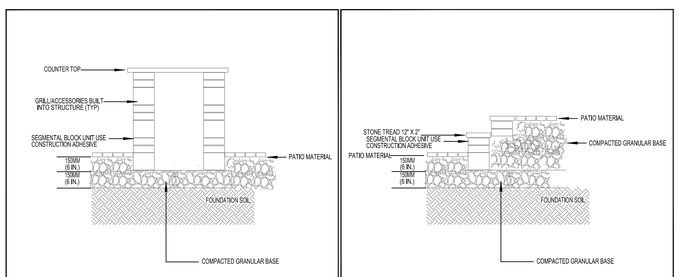
TOTAL LOT AREA	8,882 SF
FIRST 140 FT. OF LOT	8,882 SF
ALLOWABLE ABOVE-GRADE STRUCTURES COVERAGE (20%)	1,776 SF
ALLOWABLE IMPROVEMENT COVERAGE (45%)	3,997 SF

Existing Coverages

Description	Area (SF)	Percentage
Dwelling	1,504	
Total Above Grade Structure Coverage	1,504	16.9%
First 140 Ft. of Lot	1,504	16.9%
Driveway	1,045	
Front Step & Walk	109	
Rear pavers	176	
Fireplace & Walls	101	
Total Impervious Coverage	2,935	33.0%
First 140 Ft. of Lot	2,935	33.0%

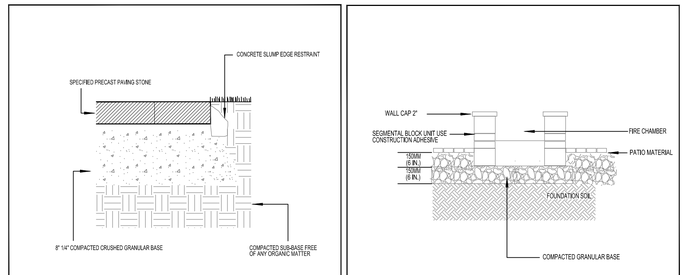
Proposed Coverages

Description	Area (SF)	Percentage
Dwelling	1,504	
Hot Tub	81	
Outdoor kitchen	27	
Fire pit	24	
Landing and steps	36	
Total Above Grade Structure Coverage	1,672	18.8%
First 140 Ft. of Lot	1,672	18.8%
Driveway	1,045	
Front Step & Walk	206	
Patio	470	
Gravel	434	
Stepping Stones	165	
Total Impervious Coverage	3,992	44.9%
Increase in Impervious Coverage	1,057	
First 140 Ft. of Lot	3,992	44.9%



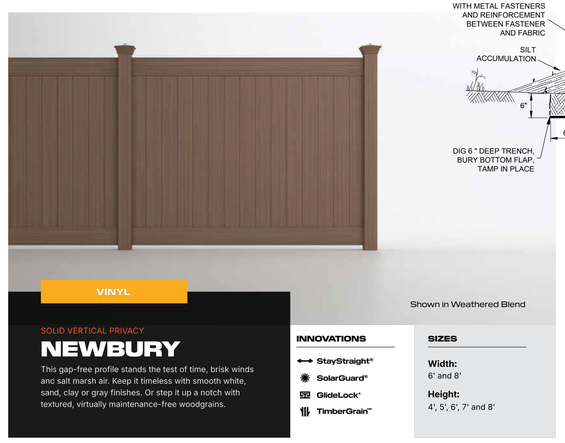
SEGMENTAL BBQ STRUCTURE
TYPICAL CROSS SECTION INSTALLATION-RESIDENTIAL N.T.S.

SEGMENTAL STEP (TYP)
TYPICAL CROSS SECTION INSTALLATION-RESIDENTIAL N.T.S.

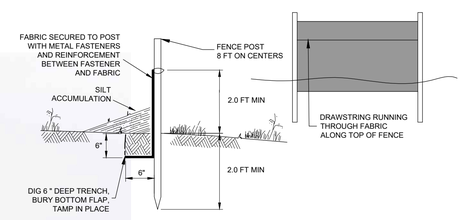


PAVING STONE DETAIL
TYPICAL INSTALLATION

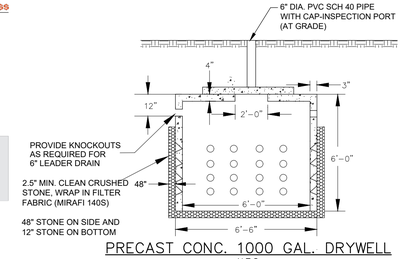
SEGMENTAL FIRE PIT STRUCTURE
TYPICAL CROSS SECTION INSTALLATION-RESIDENTIAL N.T.S.



6' HIGH FENCE DETAIL
N.T.S



SILT FENCE DETAIL
N.T.S.



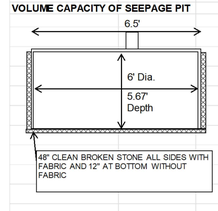
PRECAST CONC. 1000 GAL. DRYWELL
N.T.S.

SEEPAGE PIT DESIGN CALCULATOR
3 inches over impervious

AREA CONTRIBUTING TO SEEPAGE PIT (PATIO AND HOT TUB AREA)
1235 S.F.

VOLUME REQUIRED
309 C.F.

VOLUME CAPACITY OF SEEPAGE PIT



TANK VOLUME FOR A STANDARD 1000 GALL. TANK

V Tank = (pi) (6^2 / 4) (Depth)

V Tank = 160 C.F.

STONE VOLUME

Volume of excavation: 14.5' x 14.5' x 6' =1261.5 C.F

Less Volume of Tank = 160 C.F.

Net Volume of Stone = 1101.5 C.F.

STONE VOLUME TOTAL ASSUMING 40% VOIDS
V Stone = 0.40 (1101.5) = 441 C.F.

TOTAL SEEPAGE PIT VOLUME
V Pit = V Tank + V Stone = 601

1 SEEPAGE PIT PROPOSED

VOLUME PROPOSED (C.F.)		VOLUME REQUIRED (C.F.)
601	>	309

SYSTEM IS O.K

6			
5			
4			
3			
2		06/26/25	
1	REV PER BOARD COMMENTS		CHKD
	REVISION	DATE	

PROJ.: 250119
DATE: 03/14/25
CHKD: KO

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KIERSTEN OSTERKORN, N.J. Professional Engineer & Professional Land Surveyor, Lic. #24GE02293

POOL GRADING PLAN FOR 535 N MONROE STREET

TAX MAP BLOCK 1603, LOT 21

VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY

SHEET No. 1 OF 1