

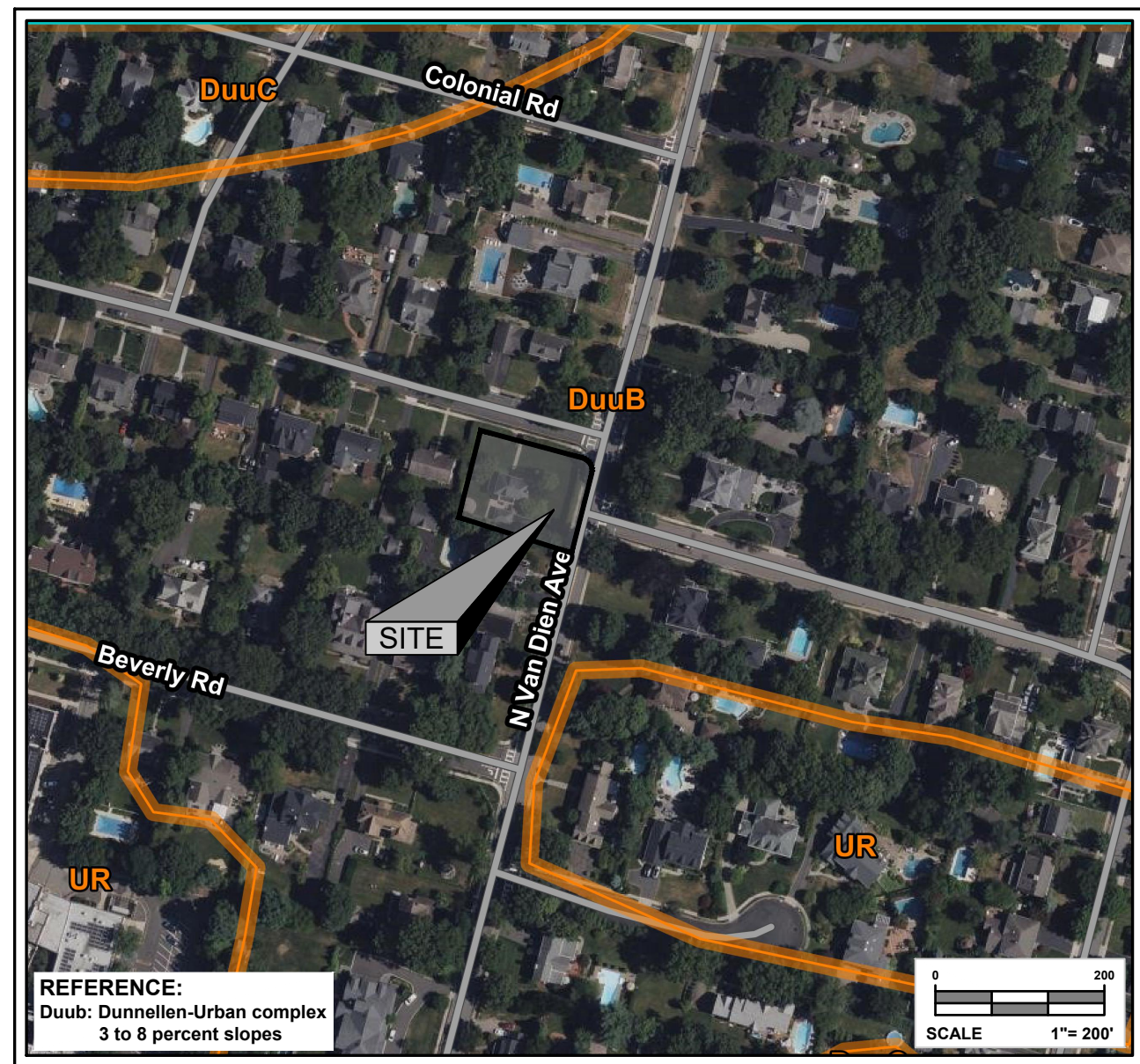
PROPOSED SINGLE FAMILY RESIDENCE

PREPARED FOR

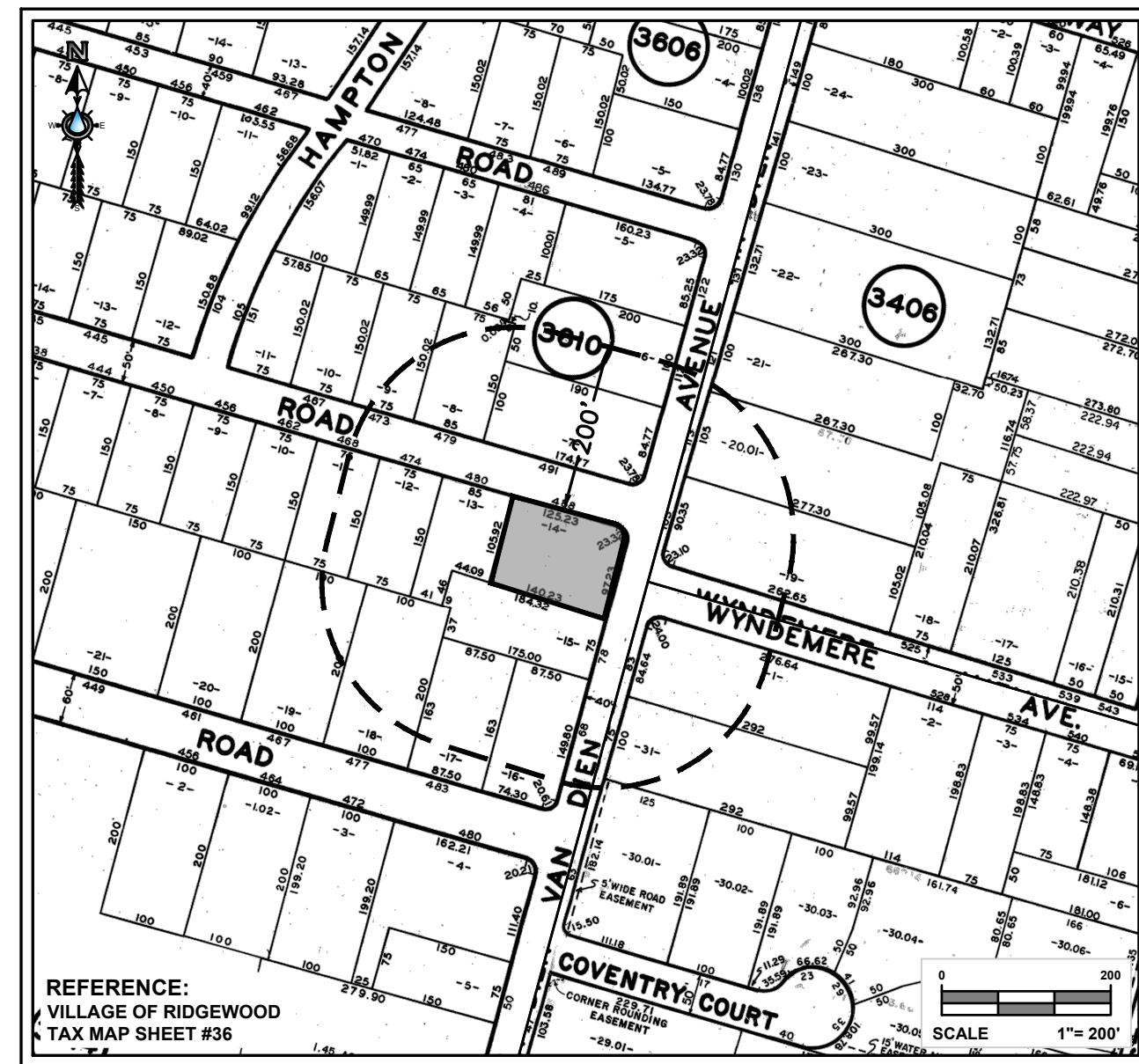
BETH & JAMES GUSFA
488 OVERBROOK ROAD
BLOCK 3612, LOT 14
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200'		
PROPERTY OWNER & ADDRESS	BLOCK	LOT
THURSTON, THOMAS A & SARAH T 477 BEVERLY RD, RIDGEWOOD NJ, 07450	3612	18
VALDICH, LUIS A & CAROLINA M 483 BEVERLY RD, RIDGEWOOD NJ, 07450	3612	17
BLAIR, J KENT & ELIZABETH B 78 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3612	15
DALY, MICHAEL & DIERDRE 469 OVERBROOK RD, RIDGEWOOD NJ, 07450	3612	11
GLASSMAN, ADAM & TANYA 112 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3610	6
D'ALESSANDRO, KURT & LISA 113 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3406	20.01
COLLINS, EDWARD E(V) & JUDITH H 75 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3501	31
GILSEMAN, WILLIAM F JR. & SHARON F. 65 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3501	30.01
VALTERI, HYOMET 480 OVERBROOK RD, RIDGEWOOD NJ, 07450	3612	13
TRENT, NICHOLAS M & LISA M 491 OVERBROOK RD, RIDGEWOOD NJ, 07450	3610	7
DEVOE, DAVID & SYDNEY 473 OVERBROOK RD, RIDGEWOOD NJ, 07450	3610	9
LEE, SANG HAK & HAN, TAEYOUN SANDY 8100 RIVER RD, APT 1017, NORTH BERGEN, NJ, 07047	3612	19
SALTIEL, SCHUYLER & LEIGH GILSEMAN 121 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3406	21
HOLLENDER, DEBORAH E 479 OVERBROOK RD, RIDGEWOOD NJ, 07450	3610	8
BENDER, ELIZABETH L 68 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3612	16
HIGGINS, MICHAEL & PATRICIA GONZALEZ 105 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3406	19
MILLER, RICHARD A JR & DONMEZ, NILAY 474 OVERBROOK RD, RIDGEWOOD NJ, 07450	3612	12
LANDSDE, TREVOR & LORI 83 N VAN DIEN AVE, RIDGEWOOD NJ, 07450	3501	1
PSECS 80 PARK PLAZA, T6B, NEWARK NJ, 07102		
VERIZON NJ INC 25 MAIN STREET, HACKENSACK NJ, 07601		
RIDGEWOOD WATER DEPARTMENT 131 N MAPLE AVE, RIDGEWOOD NJ, 07451		
ENGINEERING DIVISION 131 N MAPLE AVE, RIDGEWOOD NJ, 07451		
CABLEVISION 40 POTASH RD, OAKLAND NJ, 07436		

VILLAGE OF RIDGEWOOD 200' LIST DATED MAY 01, 2023



SOIL MAP
SCALE: 1" = 200'



TAX MAP
SCALE: 1" = 200'

SHEET INDEX	
COVER SHEET	1 of 5
EXISTING CONDITIONS PLAN	2 of 5
LAYOUT AND GRADING PLAN	3 of 5
SOIL EROSION AND SEDIMENT CONTROL PLAN	4 of 5
CONSTRUCTION DETAILS	5 of 5

VARIANCES REQUIRED:

- \$190-102.E.2: MINIMUM FRONT YARD (NORTH VAN DIEN) PERMITTED⁽¹⁾: 45'
- PROPOSED: 40.0'
- (1) PER §190-119A.1.A: ON R.O.W.S LESS THAN 50', THE FRONT YARD SHALL BE INCREASE BY 1/2 THE DIFFERENCE BETWEEN THE WIDTH AND 50'.

X _____
 VILLAGE OF RIDGEWOOD DATE
 CHAIRMAN OF THE BOARD

X _____
 VILLAGE OF RIDGEWOOD DATE
 SECRETARY OF THE BOARD

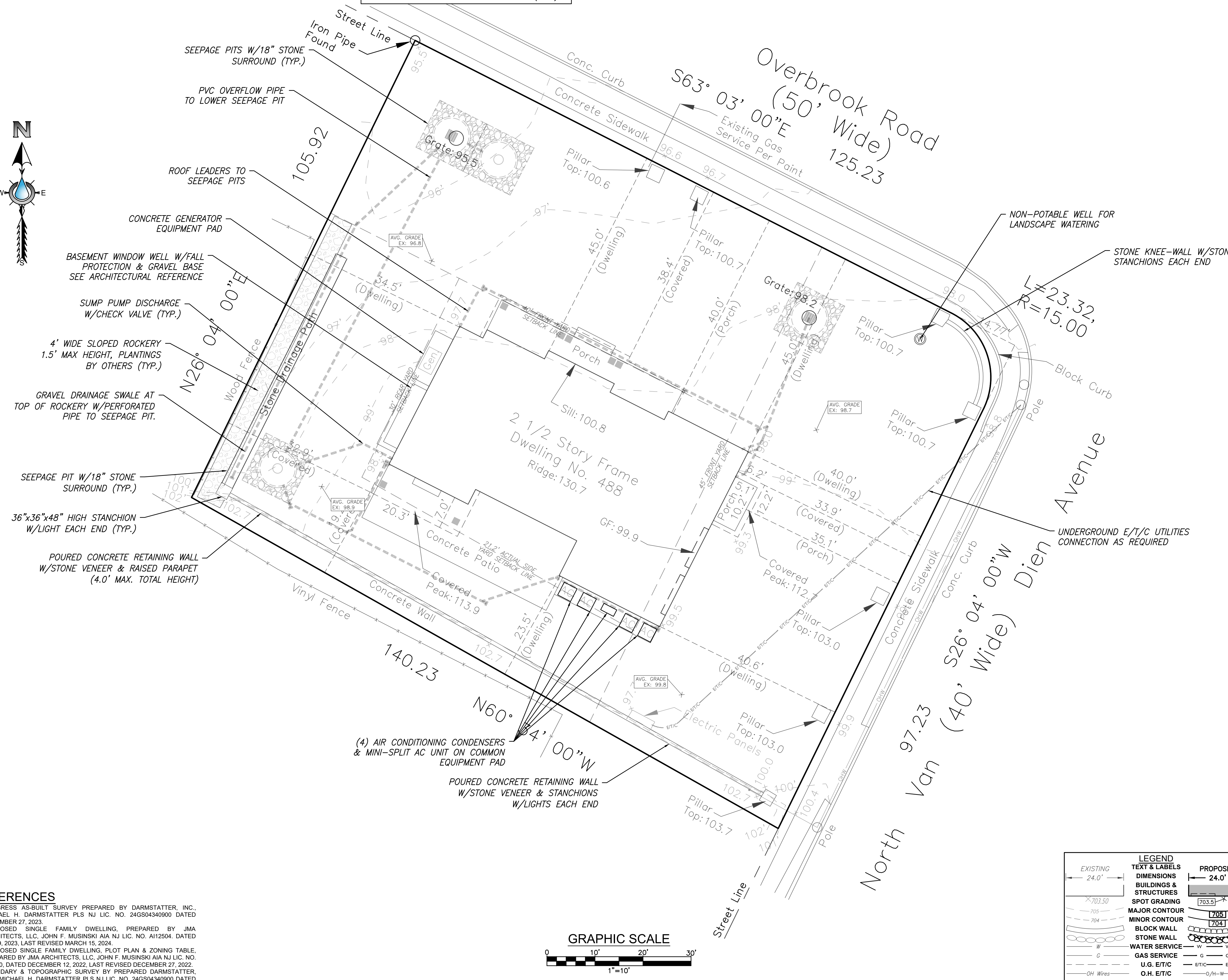
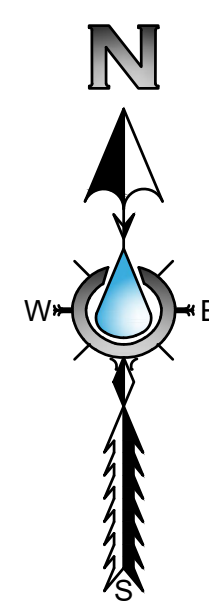
- REFERENCES**
- PROGRESS AS-BUILT SURVEY PREPARED BY DARMSTATTER, INC., MICHAEL H. DARMSTATTER PLS NJ LIC. NO. 24GS04340900 DATED DECEMBER 27, 2023.
 - PROPOSED SINGLE FAMILY DWELLING, PREPARED BY JMA ARCHITECTS, LLC, JOHN F. MUSINSKI AIA NJ LIC. NO. A112504. DATED MAY 9, 2023. LAST REVISED MARCH 15, 2024.
 - PROPOSED SINGLE FAMILY DWELLING, PLOT PLAN & ZONING TABLE, PREPARED BY JMA ARCHITECTS, LLC, JOHN F. MUSINSKI AIA NJ LIC. NO. A112504. DATED DECEMBER 12, 2022. LAST REVISED DECEMBER 27, 2022.
 - BOUNDARY & TOPOGRAPHIC SURVEY BY PREPARED DARMSTATTER, INC., MICHAEL H. DARMSTATTER PLS NJ LIC. NO. 24GS04340900 DATED OCTOBER 26, 2022.



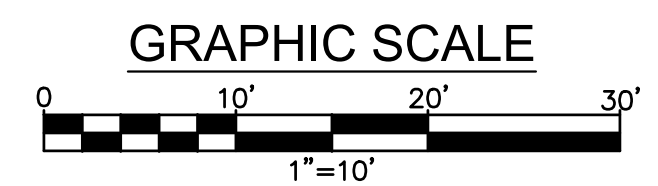
1141 GREENWOOD LAKE TPKE
 RINGWOOD, NEW JERSEY 07456

<p>HOUSER Engineering, LLC</p> <p>1141 GREENWOOD LAKE TURNPIKE, RINGWOOD, NJ 07456 TEL: 973-728-2945 FAX: 973-506-1524 www.housereng.com</p> <p>LAND DEVELOPMENT WASTEWATER SERVICES RESIDENTIAL SEPTIC RETURNING WALL DESIGN STORMWATER MANAGEMENT</p> <p>NJ CERTIFICATE OF AUTHORIZATION NO.: 24GA28163600</p> <p>J.R. HOUSER</p> <p><i>Jeffrey R. Houser</i> PROFESSIONAL ENGINEER MARYLAND LICENSE NO. 46919 NEW JERSEY LICENSE NO. 24GE04747700 NEW YORK LICENSE NO. 090129 PENNSYLVANIA LICENSE NO. PE079324</p>	<p>COVER SHEET</p> <p>OWNER: BETH & JAMES GUSFA 121 DOREMUS AVENUE APARTMENT #2 RIDGEWOOD, NJ 07450 (860) 707-9874</p> <p>APPLICANT: BETH & JAMES GUSFA 121 DOREMUS AVENUE APARTMENT #2 RIDGEWOOD, NJ 07450 (860) 707-9874</p> <p>PROJECT: PROPOSED SINGLE FAMILY RESIDENCE 488 OVERBROOK ROAD VILLAGE OF RIDGEWOOD BLOCK 3612, LOT 14</p> <p>BERGEN COUNTY NEW JERSEY</p> <p>DRAWN BY: BEB</p> <p>SCALE: AS SHOWN</p> <p>DATE: 02/08/2023</p> <p>PROJECT No.: 4278.22</p> <p>SHEET: 1 of 5</p>
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EXISTING GAS, WATER & SEWER CONNECTIONS TO REMAIN & BE UTILIZED BY THE PROPOSED DWELLING. ALL UTILITIES TO LOCATED PRIOR TO CONSTRUCTION & REQUIRED SHUT-OFF VALVES/CLEAN-OUTS INSTALLED IF REQUIRED (TYP.)



- REFERENCES**
1. PROGRESS AS-BUILT SURVEY PREPARED BY DARMSTATTER, INC., MICHAEL H. DARMSTATTER PLS NJ LIC. NO. 24GS04340900 DATED DECEMBER 27, 2023.
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LEGEND

EXISTING	TEXT & LABELS	PROPOSED
24.0'	DIMENSIONS	24.0'
703.50	BUILDINGS & STRUCTURES	703.5
704	SPOT GRADING	704
705	MAJOR CONTOUR	705
706	MINOR CONTOUR	706
W	BLOCK WALL	W
G	STONE WALL	G
W	WATER SERVICE	W
G	GAS SERVICE	G
U.G. ET/C	U.G. ET/C	U.G. ET/C
O.H. ET/C	O.H. ET/C	O.H. ET/C
OH Wires	STORM DRAIN	OH Wires
EXISTING TREE TO BE REMOVED	TEST HOLE	EXISTING TREE TO BE REMOVED
	WELL LOCATION	

NOTE: NOT ALL LINES & SYMBOLS REPRESENTED WITHIN THE LEGEND ARE PRESENT ON THE SITE

HOUSER Engineering, LLC
 1141 GREENWOOD LAKE TURNPIKE, RIDGEWOOD, NJ 07456
 TEL: 973-728-2945 | FAX: 973-506-1524 | www.housereng.com
 LAND DEVELOPMENT | WASTEWATER SERVICES | RESIDENTIAL SEPTIC RETURNING WALL DESIGN | STORMWATER MANAGEMENT
 NJ CERTIFICATE OF AUTHORIZATION NO.: 24GA28163600

J.R. HOUSER
 PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 46919
 NEW JERSEY LICENSE NO. 245E04747700
 NEW YORK LICENSE NO. 090129
 PENNSYLVANIA LICENSE NO. PE079324

EXISTING CONDITIONS PLAN	
OWNER: BETH & JAMES GUSFA 121 DOREMUS AVENUE APARTMENT #2 RIDGEWOOD, NJ 07450 (860) 707-9874	PROJECT: PROPOSED SINGLE FAMILY RESIDENCE 488 OVERBROOK ROAD VILLAGE OF RIDGEWOOD BLOCK 3612, LOT 14
APPLICANT: BETH & JAMES GUSFA 121 DOREMUS AVENUE APARTMENT #2 RIDGEWOOD, NJ 07450 (860) 707-9874	BERGEN COUNTY NEW JERSEY
DRAWN BY: BEB	SHEET: 2
SCALE: AS SHOWN	
DATE: 02/08/2023	
PROJECT No.: 4278.22	of 5

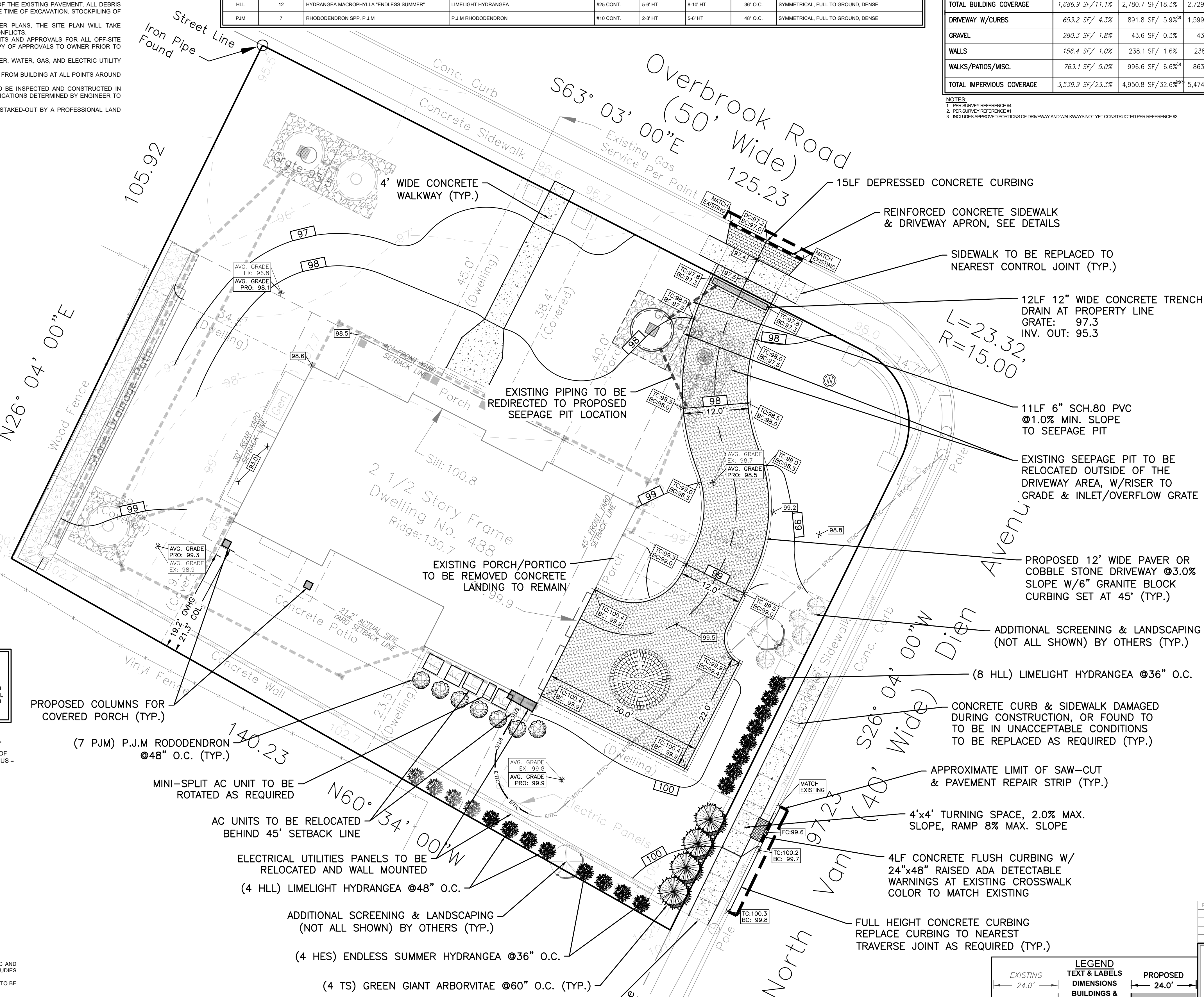
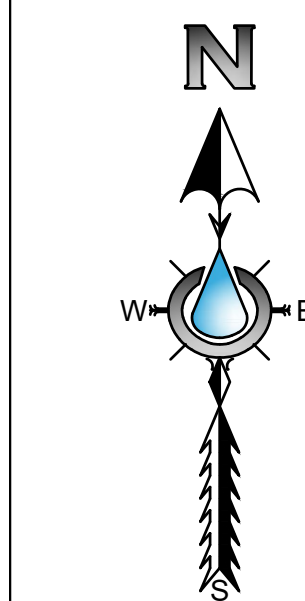
GENERAL GRADING & UTILITY NOTES:

1. DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE WITHIN PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS, IF APPLICABLE TO THE PROJECT.
3. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR RETAINING WALLS, FOUNDATIONS SLABS AND UTILITY INSTALLATION SHALL BE COORDINATED WITH THE APPLICABLE COMPANY SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
4. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
5. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
6. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO OWNER PRIOR TO INITIATING WORK.
7. PROPOSED BUILDING IS TO BE SERVICED BY THE EXISTING PUBLIC SEWER, WATER, GAS, AND ELECTRIC UTILITY CONNECTIONS.
8. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IS TO BE PROVIDED AWAY FROM BUILDING AT ALL POINTS AROUND ITS PERIMETER.
9. ALL PROPOSED RETAINING WALLS AND BUILDING FOUNDATIONS ARE TO BE INSPECTED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPROPRIATE BUILDING CODES AND THE SPECIFICATIONS DETERMINED BY ENGINEER TO BE APPROPRIATE.
10. HOUSER ENGINEERING RECOMMENDS ALL PROPOSED STRUCTURES BE STAKED-OUT BY A PROFESSIONAL LAND SURVEYOR PRIOR TO THE START OF CONSTRUCTION.

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	PLANTING SIZE	MATURE SIZE	SPACING	COMMENTS
TREES								
TS	4	THUJA STANDISHII X PLICATA "GREEN GIANT"	GREEN GIANT ARBORVITAE	88B	8-10' HT	+30' HT	60' O.C.	SYMMETRICAL, FULL TO GROUND, DENSE
SHRUBS								
HES	4	HYDRANGEA MACROPHYLLA "ENDLESS SUMMER"	ENDLESS SUMMER HYDRANGEA	#10 CONT.	3-4' HT	5-6' HT	48" O.C.	SYMMETRICAL, FULL TO GROUND, DENSE
HLL	12	HYDRANGEA MACROPHYLLA "ENDLESS SUMMER"	LIMELIGHT HYDRANGEA	#25 CONT.	5-6' HT	8-10' HT	36" O.C.	SYMMETRICAL, FULL TO GROUND, DENSE
PJM	7	RHOODENDRON SPP. P.J.M	P.J.M RHOODENDRON	#10 CONT.	2-3' HT	5-6' HT	48" O.C.	SYMMETRICAL, FULL TO GROUND, DENSE

ITEM	BUILDING & IMPERVIOUS COVER		
	PRE-EXISTING ⁽¹⁾	AS-BUILT ⁽²⁾	PROPOSED
BUILDING	1,049.3 SF / 6.9%	2,328.9 SF / 15.3%	2,328.9 SF / 15.3%
PORCH & DECK	389.0 SF / 2.6%	451.8 SF / 3.0%	400.7 SF / 2.6%
ACCESSORY BUILDINGS	248.6 SF / 1.6%	0.0 SF / 0.0%	0.0 SF / 0.0%
TOTAL BUILDING COVERAGE	1,686.9 SF / 11.1%	2,780.7 SF / 18.3%	2,729.6 SF / 18.0%
DRIVEWAY W/CURBS	653.2 SF / 4.3%	891.8 SF / 5.9%	1,599.8 SF / 10.5%
GRAVEL	280.3 SF / 1.8%	43.6 SF / 0.3%	43.6 SF / 0.3%
WALLS	156.4 SF / 1.0%	238.1 SF / 1.6%	238.1 SF / 1.6%
WALKS/PATIOS/MISC.	763.1 SF / 5.0%	996.6 SF / 6.6%	863.8 SF / 5.7%
TOTAL IMPERVIOUS COVERAGE	3,539.9 SF / 23.3%	4,950.8 SF / 32.6%	5,474.9 SF / 36.0%

ZONING TABLE				
ZONE: R1 SINGLE-FAMILY RESIDENCE DISTRICT				
USE: SINGLE-FAMILY RESIDENCE				
APPLICANT / OWNER INFORMATION				
APPLICANT/OWNER:		BETH & JAMES GUSFA 121 DOREMUS AVENUE APT.2 RIDGECROFT, NJ 07450		
BULK REQUIREMENTS				
CODE REFERENCE: §190-102.E R-1 DISTRICT BULK & LOT REGULATIONS				
ITEM	ALLOWED	PRE-EXISTING ⁽¹⁾	AS-BUILT ⁽²⁾	PROPOSED
LOT AREA ⁽¹⁾	16,800 S.F. 0.386 ACRES	15,206.0 S.F.(X) 0.349 ACRES	15,206.0 S.F.(X) 0.349 ACRES	15,206.0 S.F.(X) 0.349 ACRES
MINIMUM LOT WIDTH	120'	110.3'(X)	110.3'(X)	110.3'(X)
FRONT YARD SETBACK ⁽¹⁾	120'	105.9'	105.9'	105.9'
WITHIN FIRST 140' ⁽¹⁾				
AVERAGE LOT WIDTH	120'	109.0'(X)	109.0'(X)	109.0'(X)
WITHIN FIRST 140' ⁽¹⁾				
LOT DEPTH	120'	140'	140'	140'



SOIL MOVEMENT:
SOIL MOVEMENT CALCULATIONS ARE BASED ON VOLUMETRIC SURFACE MODELING.

	FILL	CUT	NET TOTAL	GROSS TOTAL
SITE GRADING*	208 C.Y.	260 C.Y.	51 C.Y. FILL	529 C.Y. CUT/FILL
STORMWATER SYSTEM	38 C.Y.	53 C.Y.	15 C.Y. CUT	91 C.Y. CUT/FILL
TOTAL SOIL MOVED:	306 C.Y.	313 C.Y.	7 C.Y. CUT	619 C.Y. CUT/FILL

*INCLUDES BUILDING FOUNDATION EXCAVATION VOLUMES

STORMWATER MANAGEMENT CALCULATIONS
STORAGE REQUIRED:
A 10 YEAR STORM EVENT OF ONE HOUR DURATION RESULTS IN A RAINFALL OF 1.95 INCHES. 1.95 INCHES OF RUNOFF APPLIED TO THE PROPOSED IMPERVIOUS = 1.95 IN x 5474.90 S.F. / 12" = 889.67 C.F. = 6655.20 GALLONS

STORAGE PROVIDED UTILIZING PEELERS 8" DIA. x 4'-6" SEEPAGE PIT

SEEPAGE PIT INFO	SEEPAGE RATE
OUTSIDE DIA.: 96.00" or 8.00'	18" or 1.50'
INSIDE DIA.: 88.00" or 7.34'	SURROUND: 18" or 1.50' (ALL SIDES)
SIDE WALL: 4.00" or 0.33'	VOID RATIO: 40%
TOTAL HEIGHT: 54.00" or 4.50'	
STORAGE HEIGHT: 38.00" or 3.17'	ARRANGEMENT CONFIG: 4 SEEPAGE PITS W/ STONE SURROUND
STORAGE VOLUME: 11.18 CF/INCH	
EXTERIOR VOLUME: 134.13 CF/UNIT	
* STORAGE HEIGHT IS MEASURED UNDER THE PIPE INVERT	

PIT STORAGE VOLUME (Vp):
4 UNITS x 134.13 CF/UNIT = 536.52 CF

PIT EXCAVATION VOLUME (Vv):

LENGTH: 8.00' (2 x 1.50' STONE)	= 11.00'
WIDTH: 8.00' (2 x 1.50' STONE)	= 11.00'
HEIGHT: 3.17' (1.50' BELOW)	= 4.67'
VOLUME: (11.00' x 11.00' x 4.67') x (4 PITS)	= 2260.28 CF

STONE STORAGE VOLUME (Vs):
VOLUME: (Vs: 2260.28 CF) - (Vp: 536.52 CF) x (VOID RATIO: 40%) = 689.50 CF

TOTAL STORAGE VOLUME (Vt):
VOLUME: (Vp: 536.52 CF) + (Vs: 689.50 CF) = 1226.02 CF or 9,711 GALLONS

- NOTES:**
1. 10 YEAR, ONE HOUR DURATION STORM EVENT DATA FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) HYDROMETEOROLOGICAL DESIGN STUDIES CENTER, PRECIPITATION FREQUENCY DATA SERVER (PFDS).
 2. THIS CALCULATION DOES NOT ACCOUNT FOR INFILTRATION. SOIL PERMEABILITY TO BE CONFIRMED DURING INSTALLATION OF STORMWATER STRUCTURES.

- REFERENCES**
1. PROGRESS AS-BUILT SURVEY PREPARED BY DARMSSTATTER, INC., MICHAEL H. DARMSSTATTER PLS NJ LIC. NO. 24GS04340900 DATED DECEMBER 27, 2022.
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NOTES:

1. PER SURVEY REFERENCE #1
2. PER SURVEY REFERENCE #1
3. INCLUDES APPROVED PORTIONS OF DRIVEWAY AND WALKWAYS NOT YET CONSTRUCTED PER REFERENCE #3

PRINCIPAL BUILDING

PRINCIPAL BUILDING HEIGHT	AS EXISTING	AS-BUILT ⁽¹⁾	PROPOSED
31.95' ⁽¹⁾ 2.5 STORIES	AS EXISTING 2.0 STORIES	32.2' ⁽¹⁾ 2.0 STORIES	31.8' ⁽¹⁾ 2.0 STORIES
FRONT YARD (OVERBROOK)	DWING: 49.8' PORCH: 43.9'	DWING: 45.0' PORCH: 38.4'	DWING: 45.0' PORCH: 40.0'
FRONT YARD (N.VAN DIEN)	DWING: 49.8' PORCH: 43.9'(X)	DWING: 40.0' ⁽¹⁾ PORCH: 35.1' ⁽¹⁾	DWING: 40.0' ⁽¹⁾ NO PORCH
SIDE YARD ⁽¹⁾	PRE-EX: 15.0' AS-BLT: 21.5' PRO.: 21.2'	DWING: 29.1' CVRD: 19.2' ⁽¹⁾	DWING: 23.5' CVRD: 19.2' ⁽¹⁾
SIDE YARD (BOTH)	40'	N/A	N/A
REAR YARD	30'	BLDG: 37.9' PATIO: 32.9'	BLDG: 34.5' PATIO: 32.8'

COVERAGES

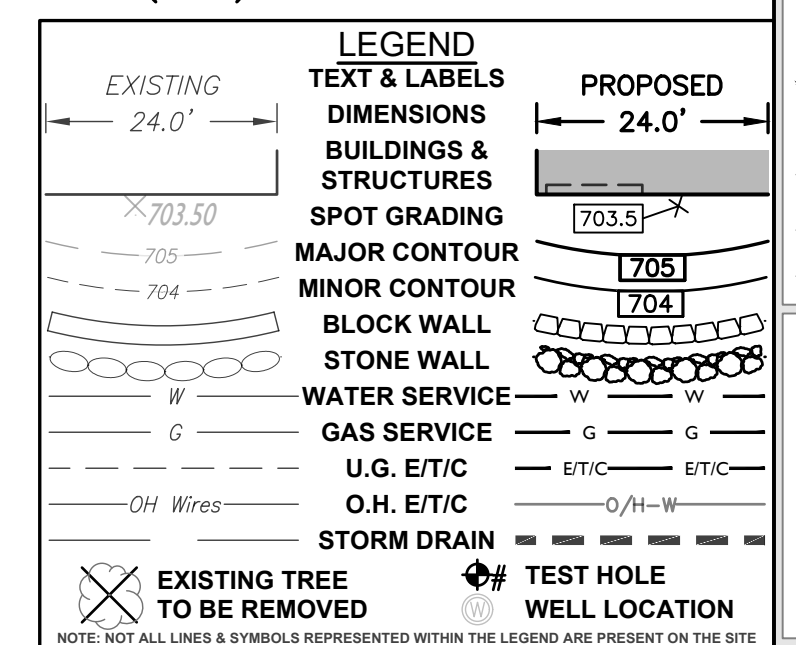
MAXIMUM ABOVE GRADE STRUCTURES	20%	6.7%	18.4%	18.0 S.F.
3,041.2 S.F.	1,014.6 S.F.	2,804.6 S.F.	2,729.5 S.F.	
MAXIMUM GROSS BUILDING AREA	4,409.7 S.F.	2,347 S.F.	4,409 S.F. ⁽¹⁾	29.0%
MAXIMUM COVERAGE BY IMPROVEMENTS	40%	23.3%	32.6% ⁽¹⁾	36.0%
6,082.4 S.F.	3,539.9 S.F.	4,950.8 S.F. ⁽¹⁾	5,474.9 S.F.	

- NOTES:**
1. PER §190-102.E.6 MINIMUM LOT AREA OF A CORNER LOT SHALL BE 16,800 S.F.
 2. PER §190-102.E.7 MINIMUM LOT WIDTH OF A CORNER LOT AT FRONT YARD SETBACK SHALL BE 120'.
 3. PER §190-102.E.7 MINIMUM LOT WIDTH OF A CORNER LOT WITHIN 140' SHALL BE 107'.
 4. PER §190-102.E.8 A CORNER LOT WITHIN 140' SHALL BE 107'.
 5. PER §190-102.E.8.A CORNICES AND EAVES MAY PROJECT NOT TO EXCEED 2' OVER ANY YARD.
 6. PER §190-102.E.8.G UNENCLOSED STAIRS MAY BE UP TO 60" INTO ANY FRONT YARD.
 7. PER §190-102.E.8.H SIDE YARD = 1/2 OR 3/4 BUILDING HEIGHT WHICHEVER IS GREATER, 31.8'⁽¹⁾ - 1/2 = 21.2' SIDE YARD SETBACK.
 8. BUILDING HEIGHT = HIGHEST POINT OF BUILDING - AVERAGE FINISHED GRADE WITHIN 15' HIGHEST POINT OF BUILDING = 130.7' EX. AVERAGE FINISHED GRADE WITHIN 15' = (96.8 + 98.7 + 99.8 + 98.0) / 4 = 98.5' PRO. AVERAGE FINISHED GRADE WITHIN 15' = (98.1 + 98.5 + 99.9 + 98.3) / 4 = 98.9' EXISTING BUILDING HEIGHT = 130.7 - 98.5 = 31.8'
 9. PER §190-119.A.1.A. ON ROOFS LESS THAN 50'. THE FRONT YARD SHALL BE INCREASE BY 1/2 THE DIFFERENCE BETWEEN THE WIDTH AND 50'. CALCULATED AS: 50' - 40' = 10', 10' / 2 = 5', 40' + 5' = 45' FRONT YARD SETBACK.
 10. PERMITTED PER REFERENCE #3, COVERAGES ARE INCLUDED UNCONSTRUCTED DRIVEWAYS & WALKWAYS.
 11. PER SURVEY REFERENCE #1
 12. PER SURVEY REFERENCE #4

- GENERAL NOTES:**
1. THIS DESIGN WAS PREPARED IN ACCORDANCE WITH EXISTING STATE AND LOCAL REGULATIONS.
 2. THIS DESIGN IS BASED ON CONDITIONS WHICH WERE PRESENT AT THE TIME OF SITE EVALUATION. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIFFERING OR UNFORESEEN SITE CONDITIONS. THESE CONDITIONS MAY NECESSITATE REVISIONS TO THE DESIGN ANY SUCH CHANGES REQUIRED BY THE ENGINEER OR REGULATORS MAY BE SUBJECT TO ADDITIONAL COSTS AT THE OWNERS EXPENSE.
 3. NO CHANGES SHALL BE MADE TO THIS DESIGN WITHOUT THE WRITTEN PERMISSION FROM A LICENSED PROFESSIONAL ENGINEER AND THE REGULATORY AUTHORITIES.
 4. ALL TREES WITHIN 10 FEET OF EXCAVATIONS ARE RECOMMENDED FOR REMOVAL. EXCAVATION MAY DISTURB THE ROOT STRUCTURE OF THE TREES OR EFFECT THE GROUND WATER CONDITIONS OF SURROUNDING TREES CAUSING THEM TO DIE. IF ANY TREES DIE, IT IS CONSIDERED AN ACT OF NATURE AND NEITHER THE ENGINEER NOR THE CONTRACTOR CAN BE HELD RESPONSIBLE.

- SITE PREPARATION NOTES:**
1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND CODES AND OBTAIN ALL REQUIRED PERMITS FOR ANY CONSTRUCTION ACTIVITY.
 2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
 3. THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL AT 1-800-272-1000 BEFORE PERFORMING ANY EXCAVATION WORK.
 4. THE CONTRACTOR SHALL INSTALL ALL ORANGE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
 5. ALL STRUCTURES, UTILITIES, SITE IMPROVEMENTS AND TREES DESIGNATED ON THE DRAWINGS OR DIRECTED BY THE ENGINEER TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION OPERATIONS BY ERECTING BARRIERS, GUARDS AND ENCLOSURES AS SHOWN ON THE DRAWINGS OR OTHER APPROVED MEANS. PROTECTION SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY OF THE WORK BEING PROTECTED HAS BEEN COMPLETED.
 6. THE CONTRACTOR SHALL COMPLY WITH ALL DEMOLITION AND NEW CONSTRUCTION INSPECTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND BUILDING CODES.

- ENGINEERING DIVISION NOTES:**
1. TREE REMOVAL, PERMIT, ISSUED, ONE REPLACEMENT TREE REQUIRED FOR EACH "QUALIFIED TREE" THAT WAS REMOVED. 4" MIN. DIA. PER REPLACEMENT TREE. LANDSCAPE PLAN REQUIRED.
 2. FINAL AS-BUILT SURVEY WITH ELEVATIONS, DRAINAGE & UTILITY LOCATIONS REQUIRED.
 3. CONCRETE CURB & SIDEWALK DAMAGED DURING CONSTRUCTION TO BE REPLACED.



LANDSCAPING NOTES:

- THE SCREENING LANDSCAPING SHOWN WITHIN THESE PLANS ONLY REPRESENTS THE CRITICAL SCREENING ELEMENTS, AND NOT THE FULL PROJECT LANDSCAPING THAT IS TO BE DONE THROUGHOUT THE SITE. ADDITIONAL LANDSCAPING AND PLANTINGS TO BE SPECIFIED BY OTHER.
- ALL LANDSCAPING SPECIES AND QUANTITIES TO BE EQUIVALENT OR OTHERWISE APPROVED BY THE ENGINEER AND THE LOCAL MUNICIPAL AUTHORITY.

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PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 46919
NEW JERSEY LICENSE NO. 24GS04747700
NEW YORK LICENSE NO. 050129
PENNSYLVANIA LICENSE NO. PE079324

LAYOUT AND GRADING PLAN

OWNER: BETH & JAMES GUSFA
121 DOREMUS AVENUE
APARTMENT #2
RIDGECROFT, NJ 07450
(908) 707-9874

PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
488 OVERBROOK ROAD
VILLAGE OF RIDGECROFT
BLOCK 3612, LOT 14
BERGEN COUNTY NEW JERSEY

DRAWN BY: SHEET: **3**

SCALE: AS SHOWN

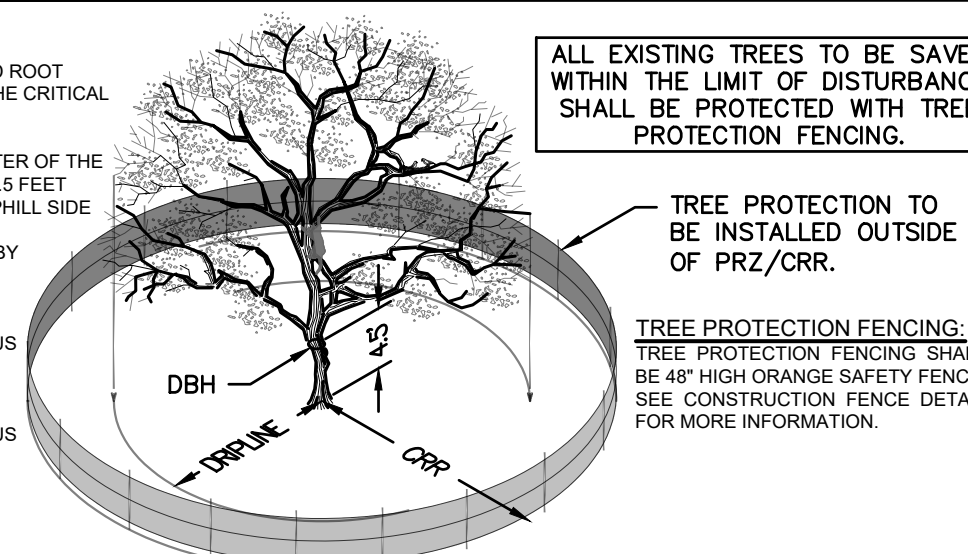
DATE: 02/08/2023

PROJECT No.: 4278.22

- BERGEN COUNTY SOIL CONSERVATION DISTRICT 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 SHALL 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 LIME/STONE - APPLY UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
 - FERTILIZER - APPLY 11 LBS./1,000 SF. OR 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE), WORKED INTO THE SOIL A MINIMUM OF 4" DEEP.
 - SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LB./1,000 SF) OR OTHER APPROVED SEEDS, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - MULCH - UNROTTED STRAW OR HAY AT A RATE OF 10 TO 15 LBS./1,000 SF TO BE APPLIED TO ACHIEVE 95% SOIL COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - PERMANENT SEEDING AND MULCHING:
 - UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE IS REQUIRED.
 - GROUND LIME/STONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
 - FERTILIZER - 11 LBS./1,000 SF. OR 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE), WORKED INTO THE SOIL A MINIMUM OF 4" DEEP.
 - SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8.0 LBS./1,000 SF) OR OTHER APPROVED SEEDS, PLANT BETWEEN MARCH 1 AND NOVEMBER 15. (SUMMER SEEDING REQUIRES IRRIGATION)
 - MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE).
- 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 RE-EVALUATION BY THE DISTRICT.
 - 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 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.
 - ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
 - CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 284-1 OF THE NJ STANDARDS.
 - STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
 - 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.
 - ANY REVISION TO THE CERTIFIED SOIL CONSERVATION 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 CONSERVATION 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: 201-281-4407; FAX 201-281-7573.
 - 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 12/17/17

PROJECT CONSTRUCTION SEQUENCE	
INSTALL TEMPORARY SEDIMENT CONTROL MEASURE: CONSTRUCTION ENTRANCE, SILT FENCE, TREE PROTECTION, ETC..	1 DAY
CONSTRUCT PROPOSED STORMWATER FACILITIES	5 DAYS
CONSTRUCT PROPOSED BUILDING	75 DAYS
CONSTRUCT SITE IMPROVEMENTS: DRIVEWAY, WALK WAYS, RETAINING WALLS PATIO, ETC..	15 DAYS
PERMANENT STABILIZATION OF SITE	3 DAYS
REMOVE TEMPORARY STABILIZATION	1 DAY
TOAL	100 DAYS

SOIL COMPACTION MITIGATION EXCEPTION:
PER THE NJ STATE PLAN POLICY MAP, LAST REVISED 01/16/18, THE SITE IS LOCATED WITH THE METROPOLITAN PLANNING AREA 1 (PA1) AND CONSIDERED AN URBAN REDEVELOPMENT AREA AS DEFINED BY THE STANDARDS, AND IS THEREFORE EXCEPT FROM SOIL COMPACTION MITIGATION.

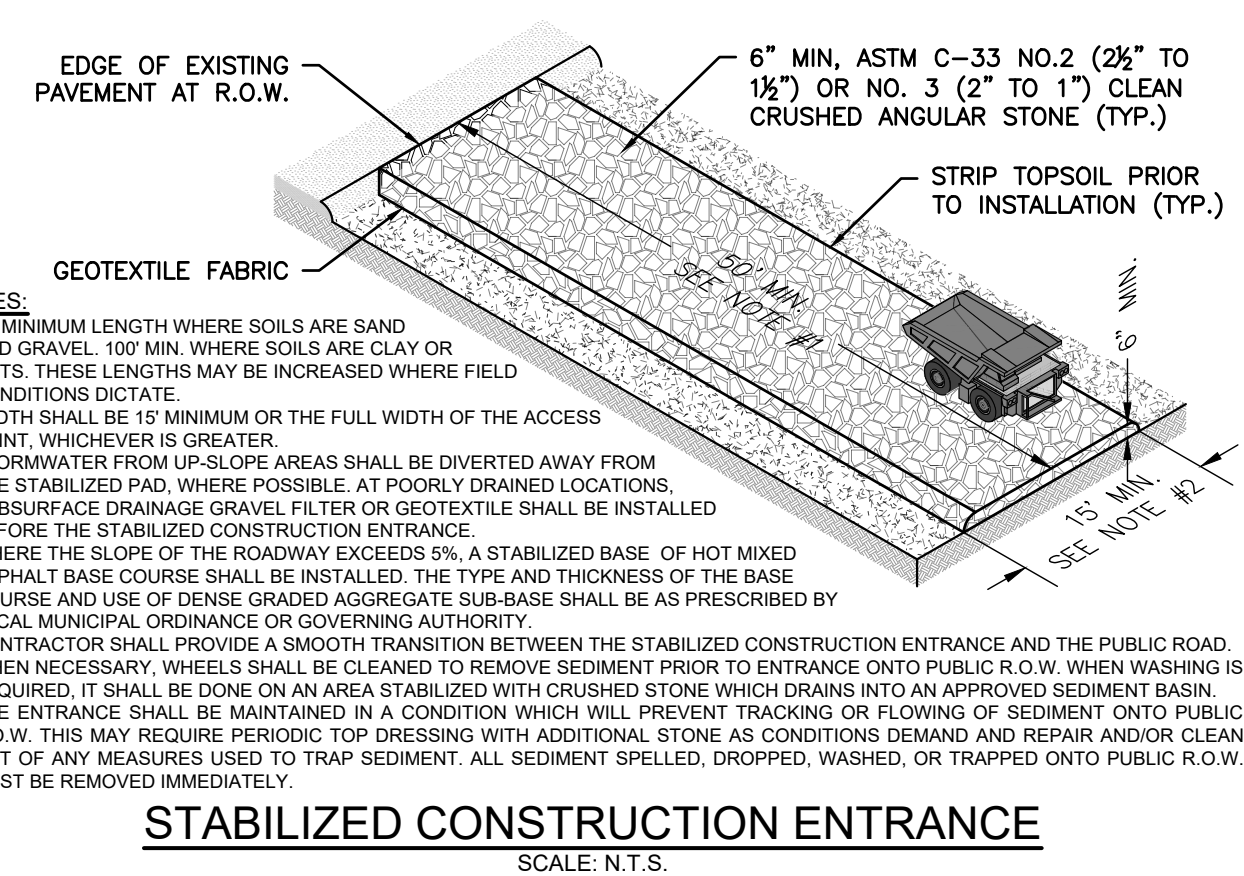
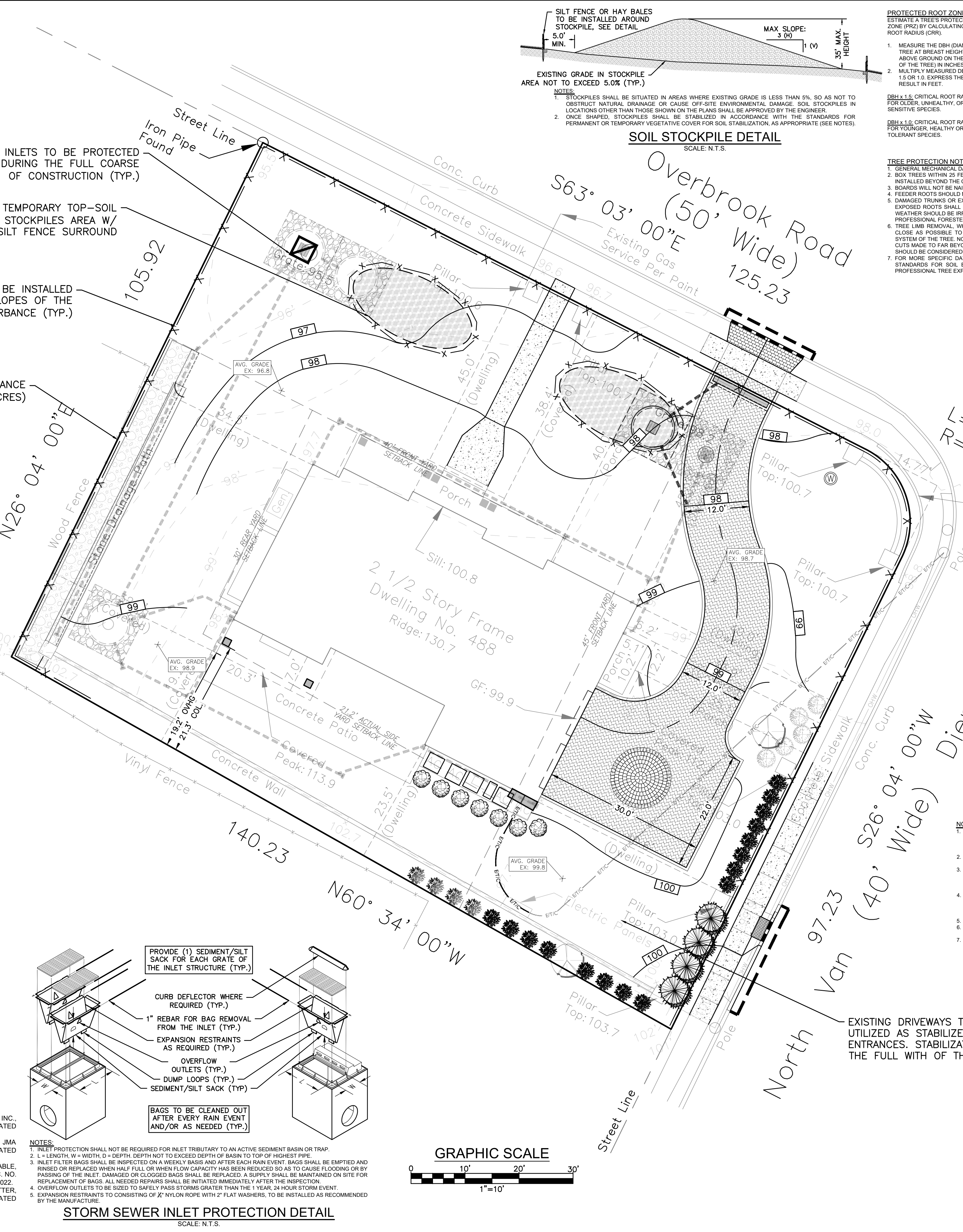


- TREE PROTECTION NOTES:**
- GENERAL MECHANICAL DAMAGE - SEE ABOVE FOR CORRECT ROOT ZONE CALCULATION AND PLACEMENT OF TREE PROTECTION.
 - BOX TREES WITHIN 25 FEET (25') OF A BUILDING SITE TO PREVENT MECHANICAL INJURY, FENCING OR OTHER BARRIER SHOULD BE INSTALLED BEYOND THE CRITICAL ROOT RADIUS (CRP). THREE ROOT SYSTEMS COMMONLY EXTEND WELL BEYOND THE DRIP LINE.
 - BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
 - FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE PROTECTED ROOT ZONE (PRZ).
 - DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE CLEAN, SHARP SURFACE AMENDABLE TO HEALING, ROOTS EXPOSED DURING HOT WEATHER SHOULD BE IRRIGATED TO PREVENT PERMANENT TREE INJURY. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR LICENSED TREE EXPERT.
 - TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE AS NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH AS CLOSE AS POSSIBLE TO THE BRANCH COLLAR. THERE SHOULD BE NO FLUSH CUTS. FLUSH CUTS DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHALL BE MADE AT THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TO FAR BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS SPROUTING, CRACKS, AND ROT. REMOVAL OF A "V" CROTCH SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO AVOID FUTURE SPLITTING DAMAGE.
 - FOR MORE SPECIFIC DATA ON CERTAIN TREE CHARACTERISTICS BY SPECIES, SEE TABLE 9.1, TREE CHARACTERISTICS OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, IN NEW JERSEY, JANUARY 2014, OR CONSULT WITH A LICENSED PROFESSIONAL TREE EXPERT, SOIL CONSERVATION DISTRICT OR RUTGERS COOPERATIVE EXTENSION.

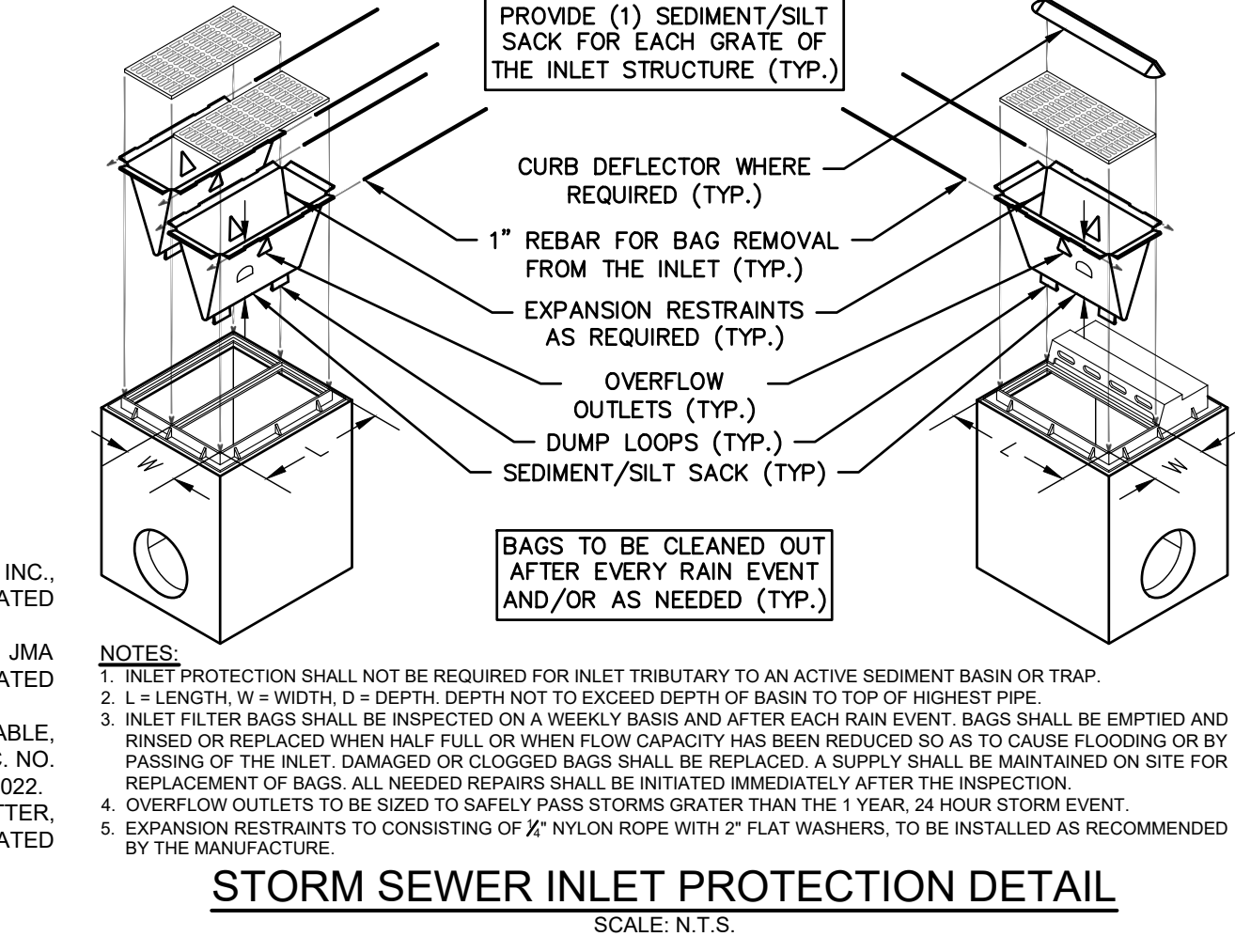


SOIL STOCKPILE DETAIL
SCALE: N.T.S.

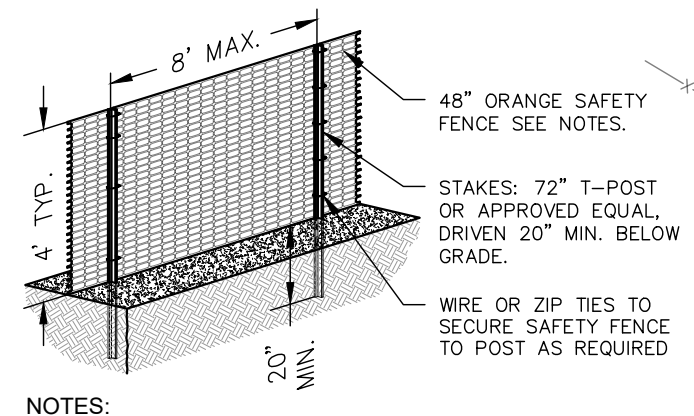
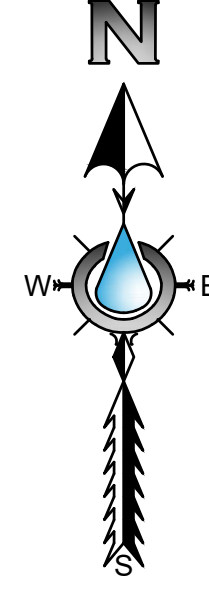
TREE PROTECTION DETAIL
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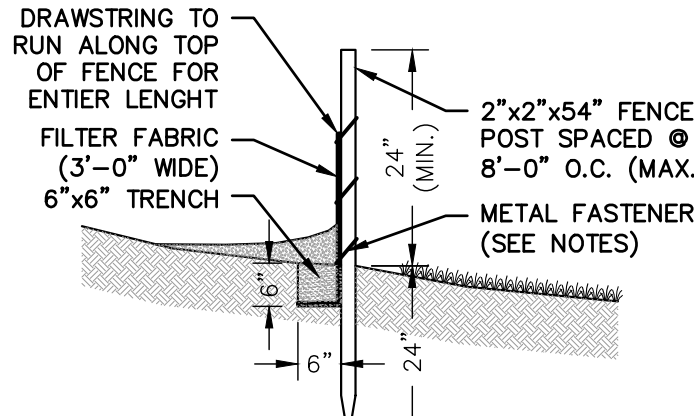
STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.



STORM SEWER INLET PROTECTION DETAIL
SCALE: N.T.S.

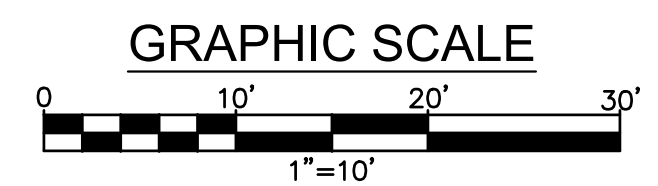


CONSTRUCTION FENCE
SCALE: N.T.S.



SILT FENCE DETAIL
SCALE: N.T.S.

- REFERENCES**
- PROGRESS AS-BUILT SURVEY PREPARED BY DARMSSTATTER, INC., MICHAEL H. DARMSSTATTER PLS NJ LIC. NO. 24GS04340900 DATED DECEMBER 27, 2023.
 - PROPOSED SINGLE FAMILY DWELLING, PREPARED BY JMA ARCHITECTS, LLC, JOHN F. MUSINSKI AIA NJ LIC. NO. A112504. DATED MAY 9, 2023. LAST REVISED MARCH 15, 2024.
 - PROPOSED SINGLE FAMILY DWELLING, PLOT PLAN & ZONING TABLE, PREPARED BY JMA ARCHITECTS, LLC, JOHN F. MUSINSKI AIA NJ LIC. NO. A11250. DATED DECEMBER 12, 2022. LAST REVISED DECEMBER 27, 2022.
 - BOUNDARY & TOPOGRAPHIC SURVEY BY PREPARED DARMSSTATTER, INC., MICHAEL H. DARMSSTATTER PLS NJ LIC. NO. 24GS04340900 DATED OCTOBER 26, 2022.



- SESC LEGEND**
- L.O.D.
 - SILT FENCE
 - HAY BALES
 - STABILIZED CONSTRUCTION ENTRANCE
 - TEMP SOIL STOCKPILE
 - DRAIN INLET PROTECTION
- SOIL COMPACTION MITIGATION TESTING**
- COMPACTION TEST AREA
 - RECOMMENDED TEST LOCATION
- NOTE: NOT ALL LINES & SYMBOLS REPRESENTED WITHIN THE LEGEND ARE PRESENT ON THE SITE

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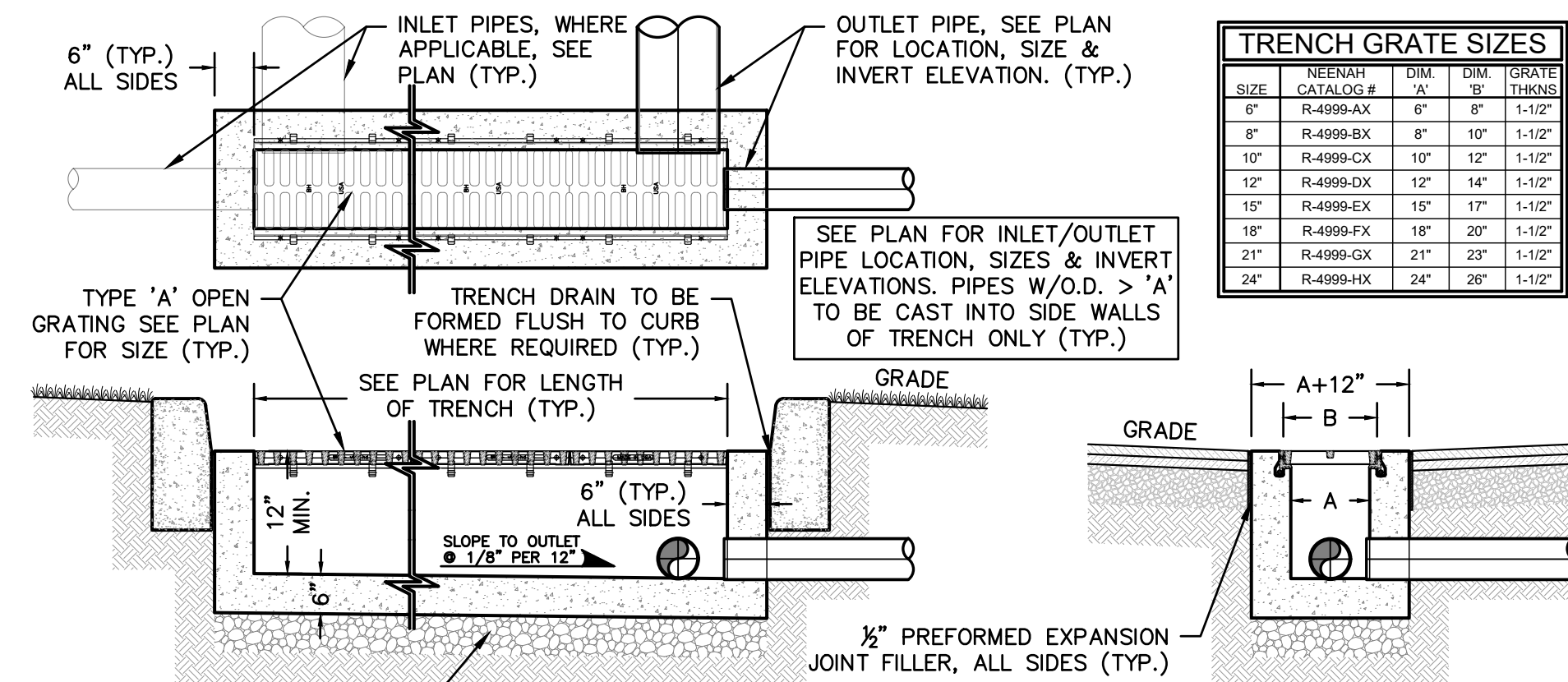
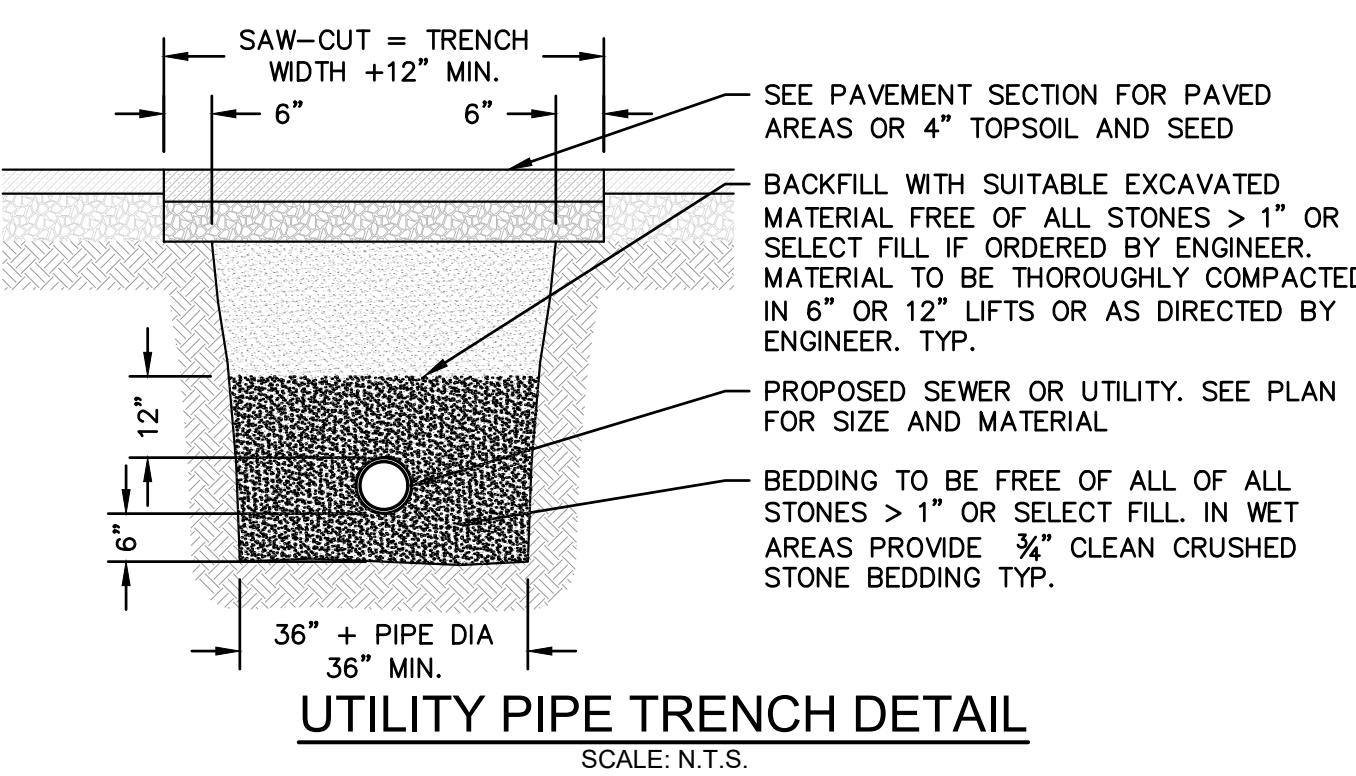
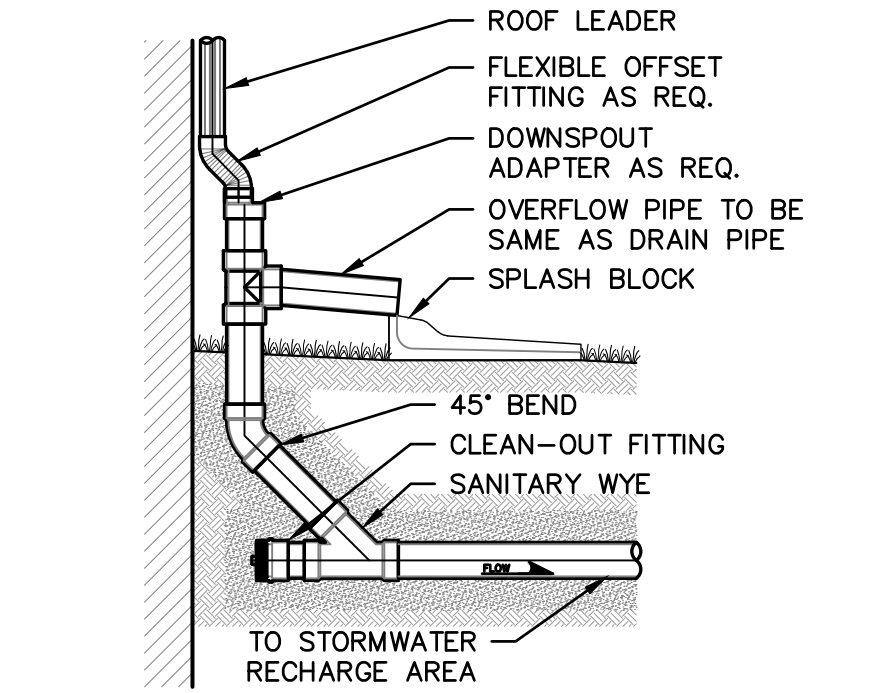
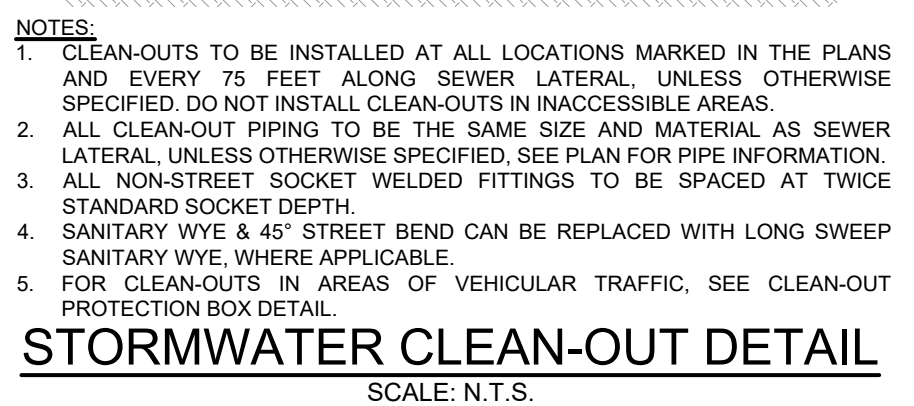
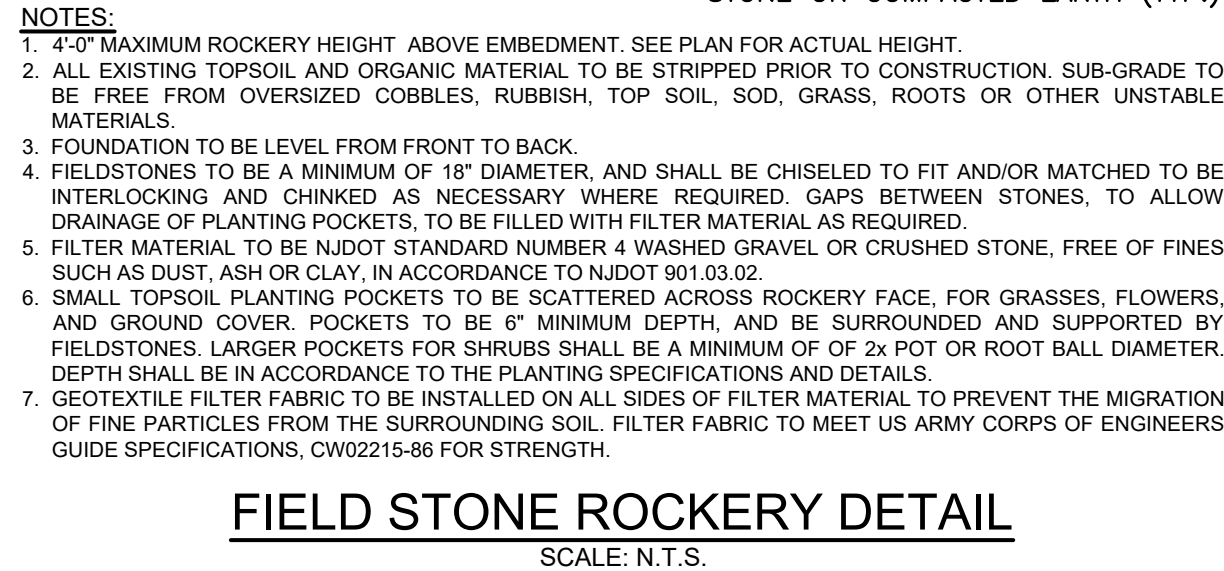
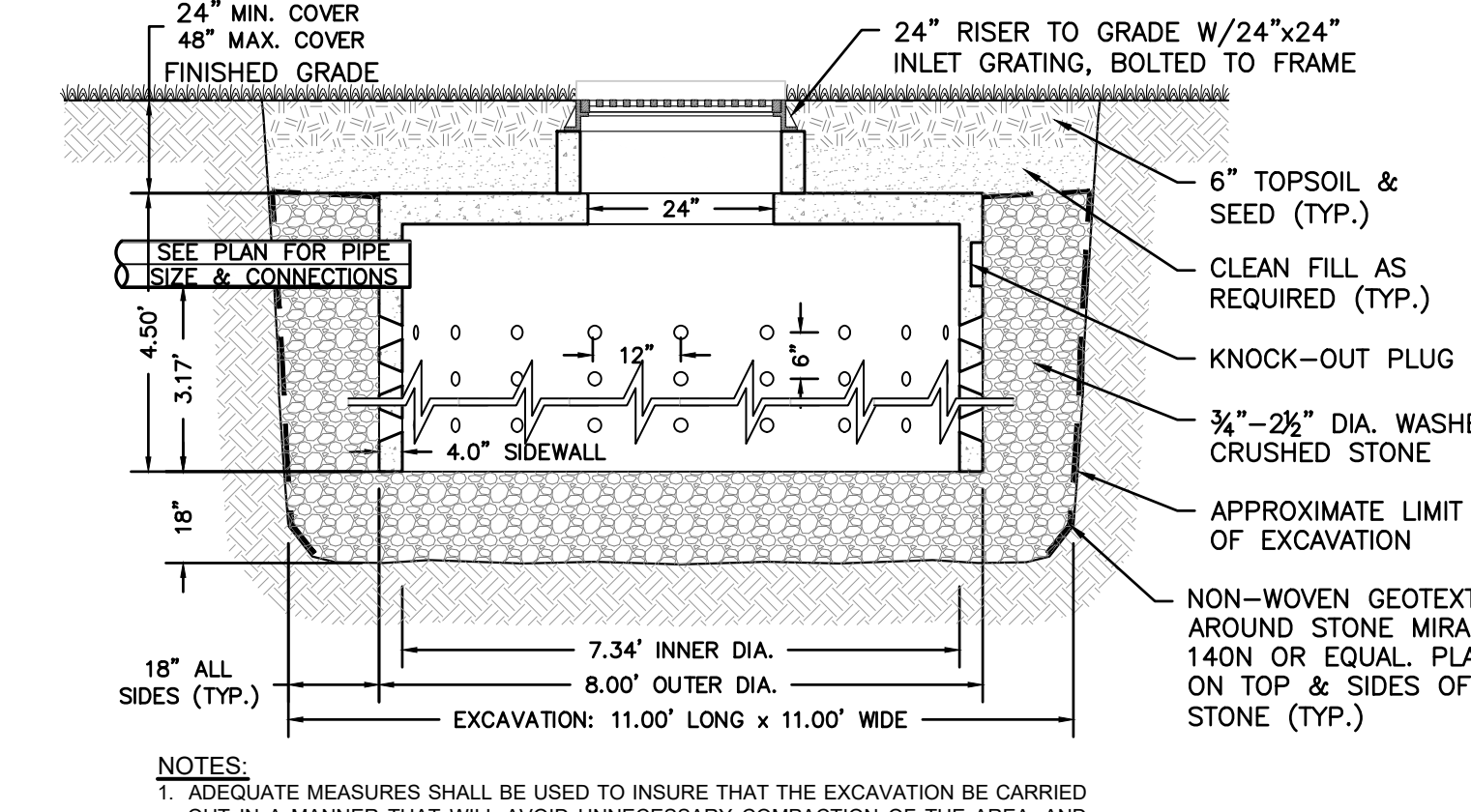
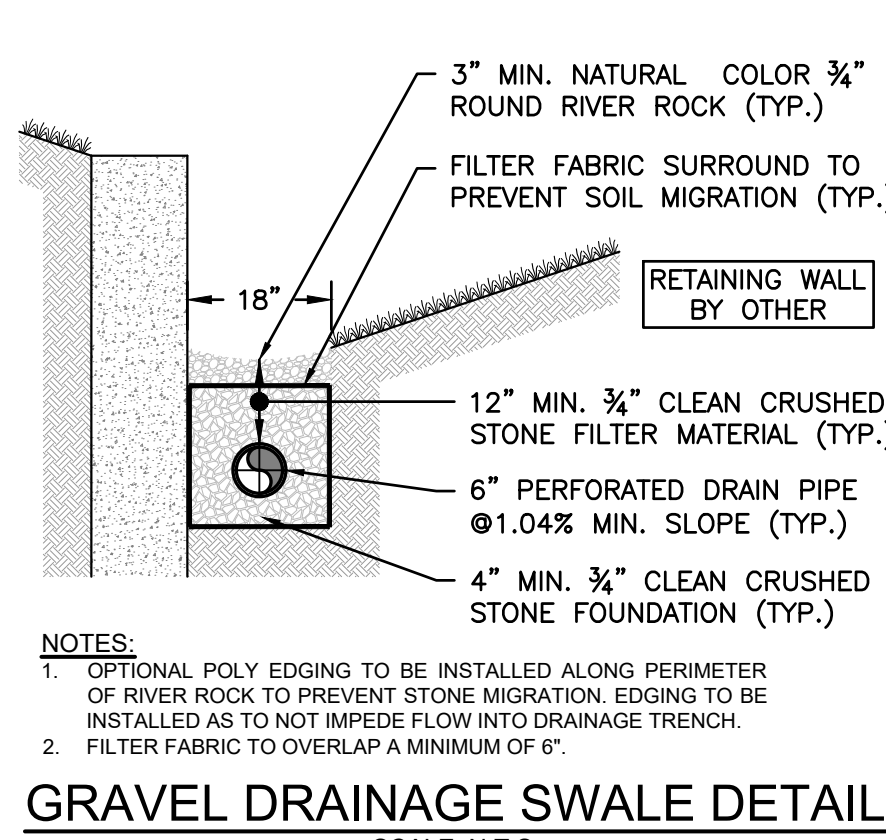
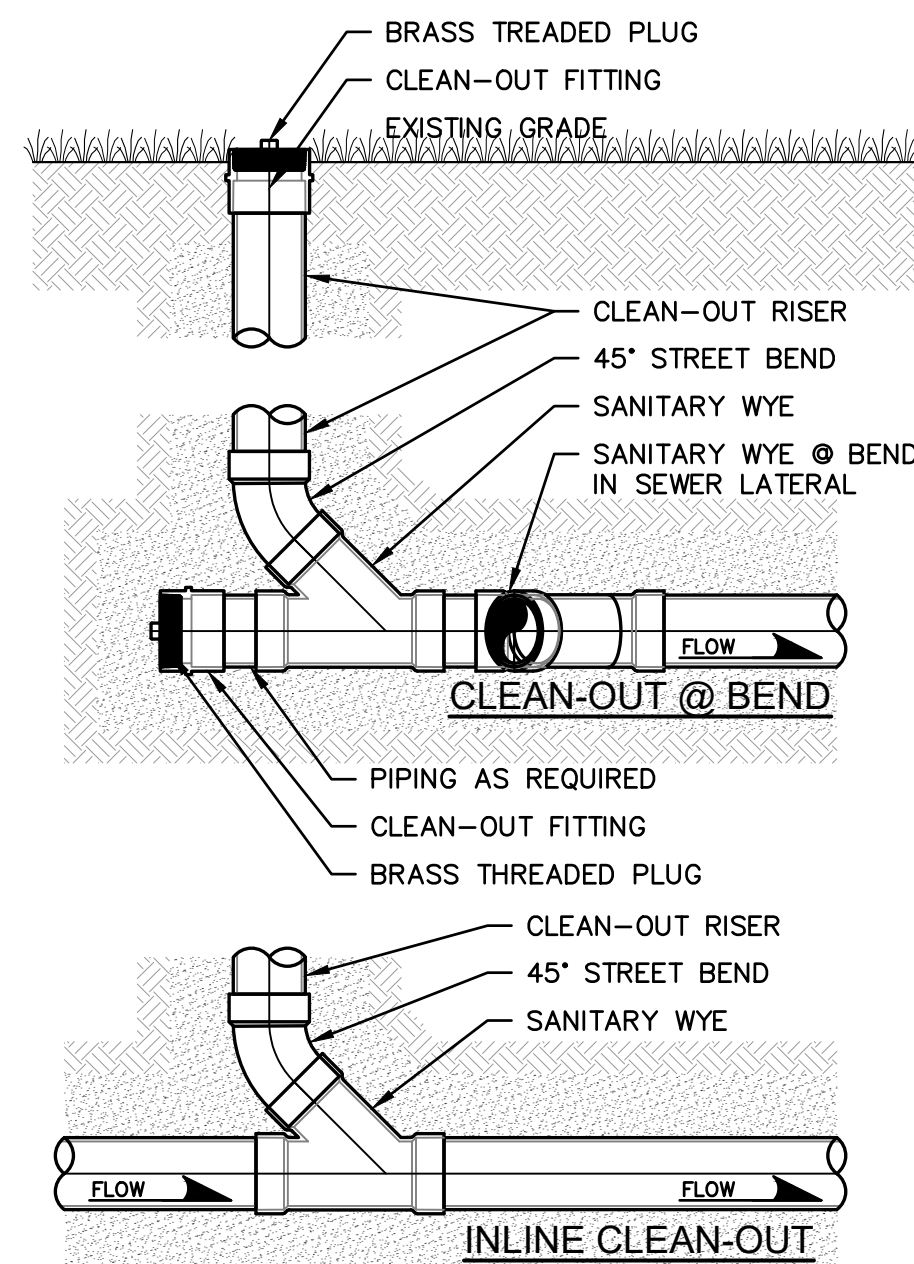
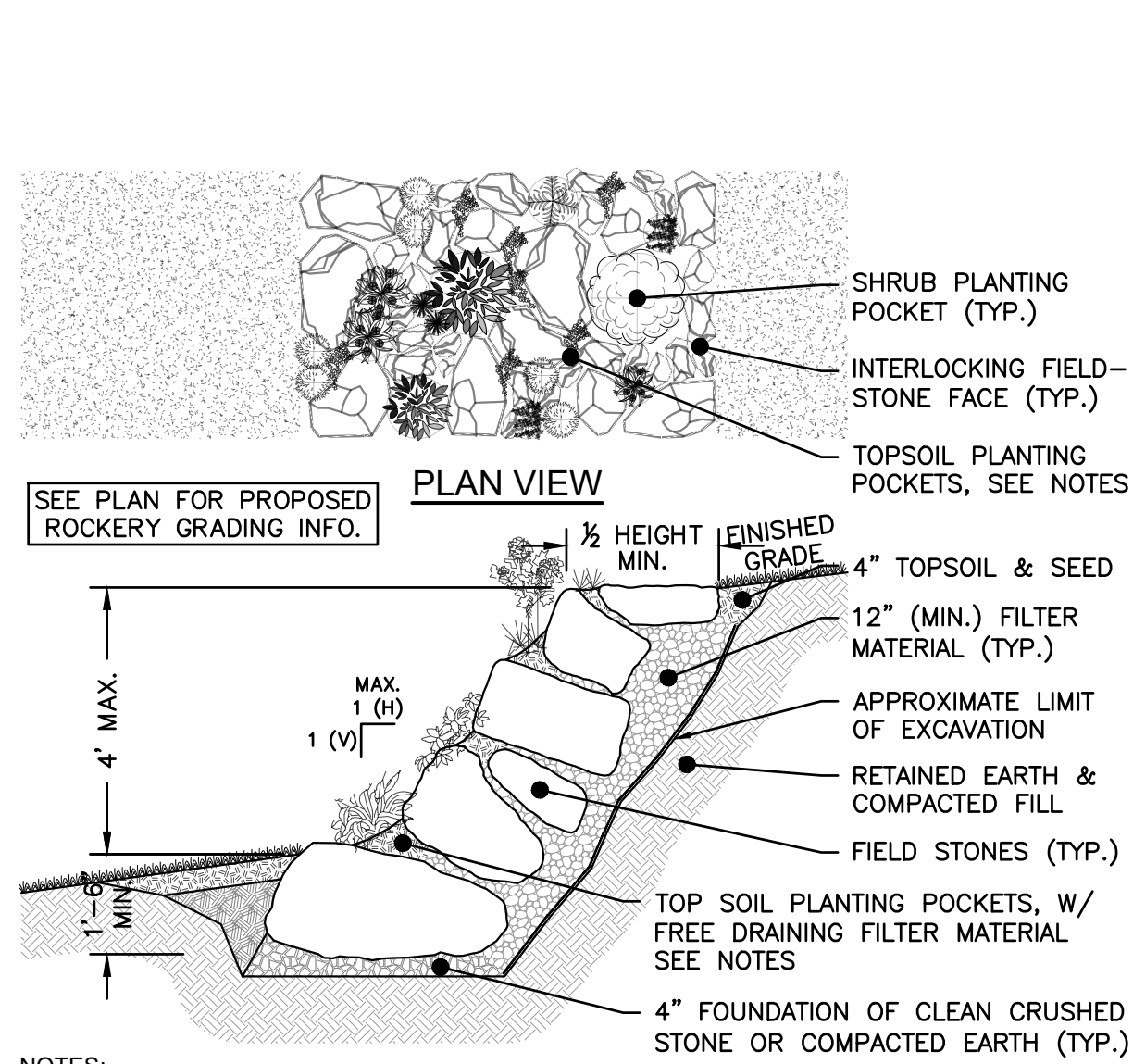
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PENNSYLVANIA LICENSE NO. PE079324

SOIL EROSION & SEDIMENT CONTROL PLAN

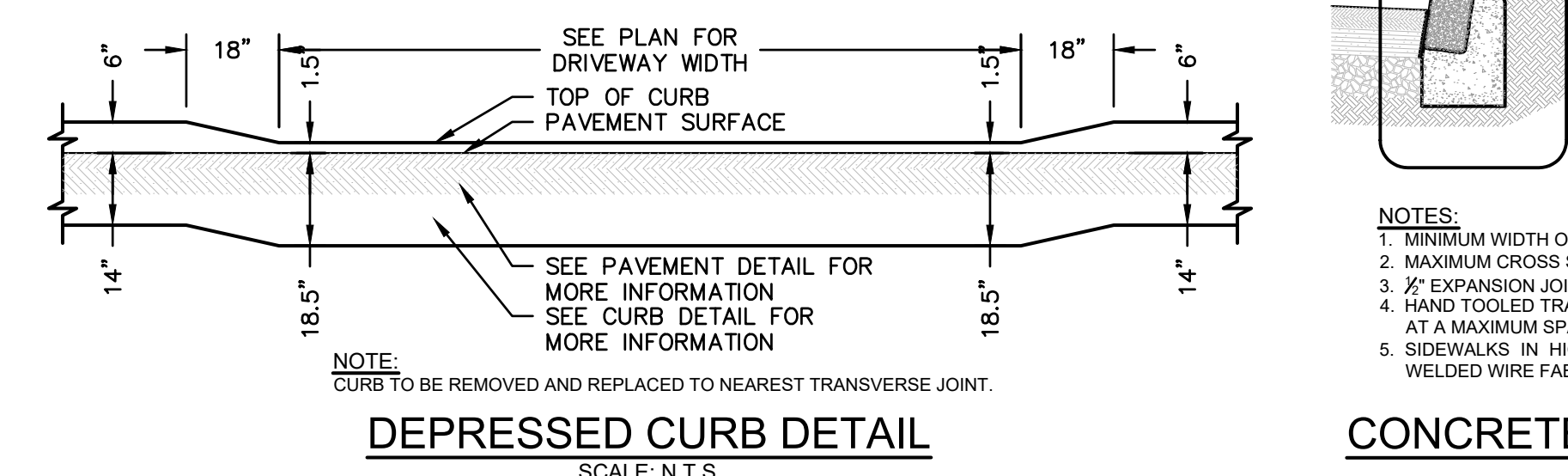
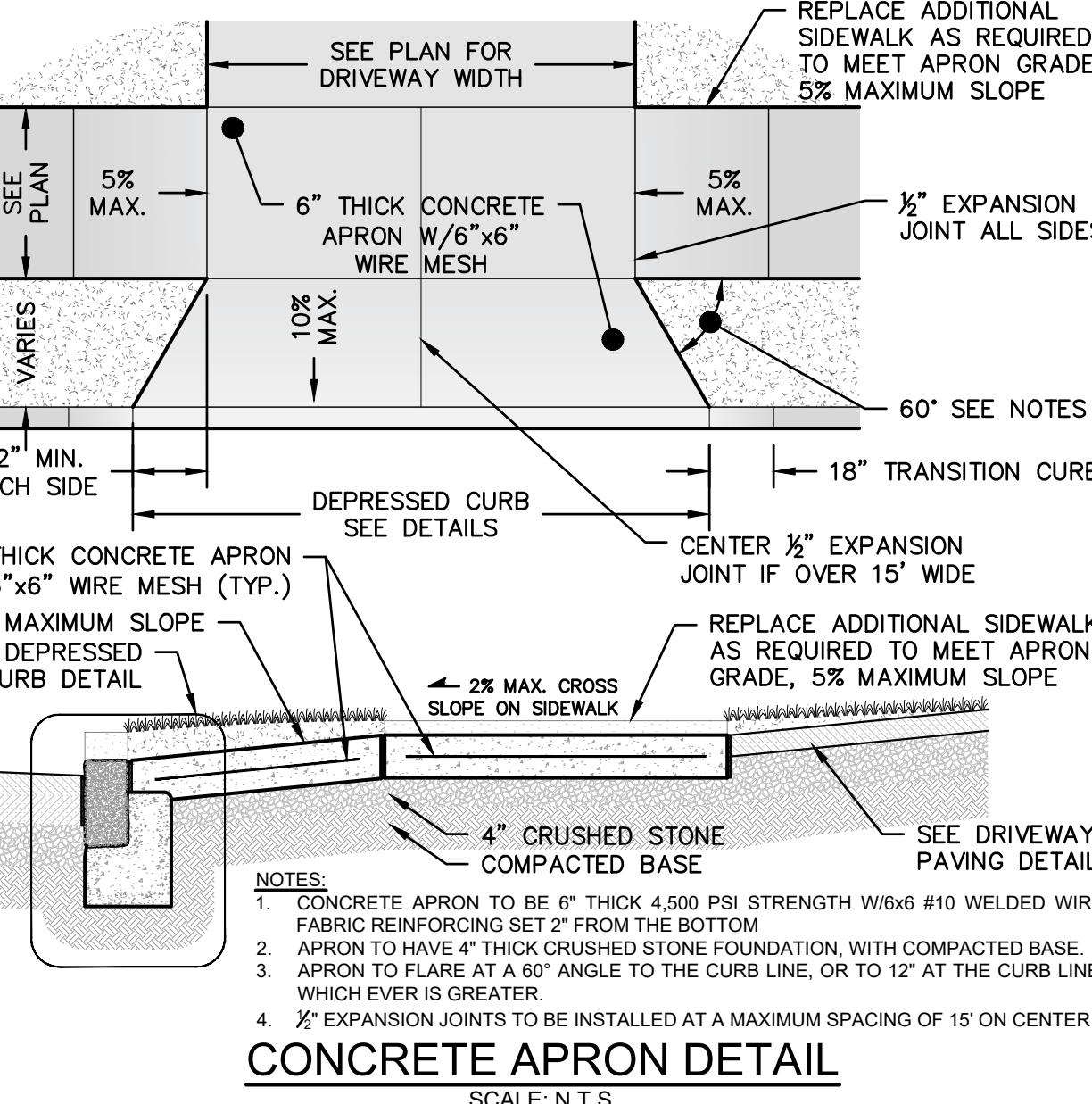
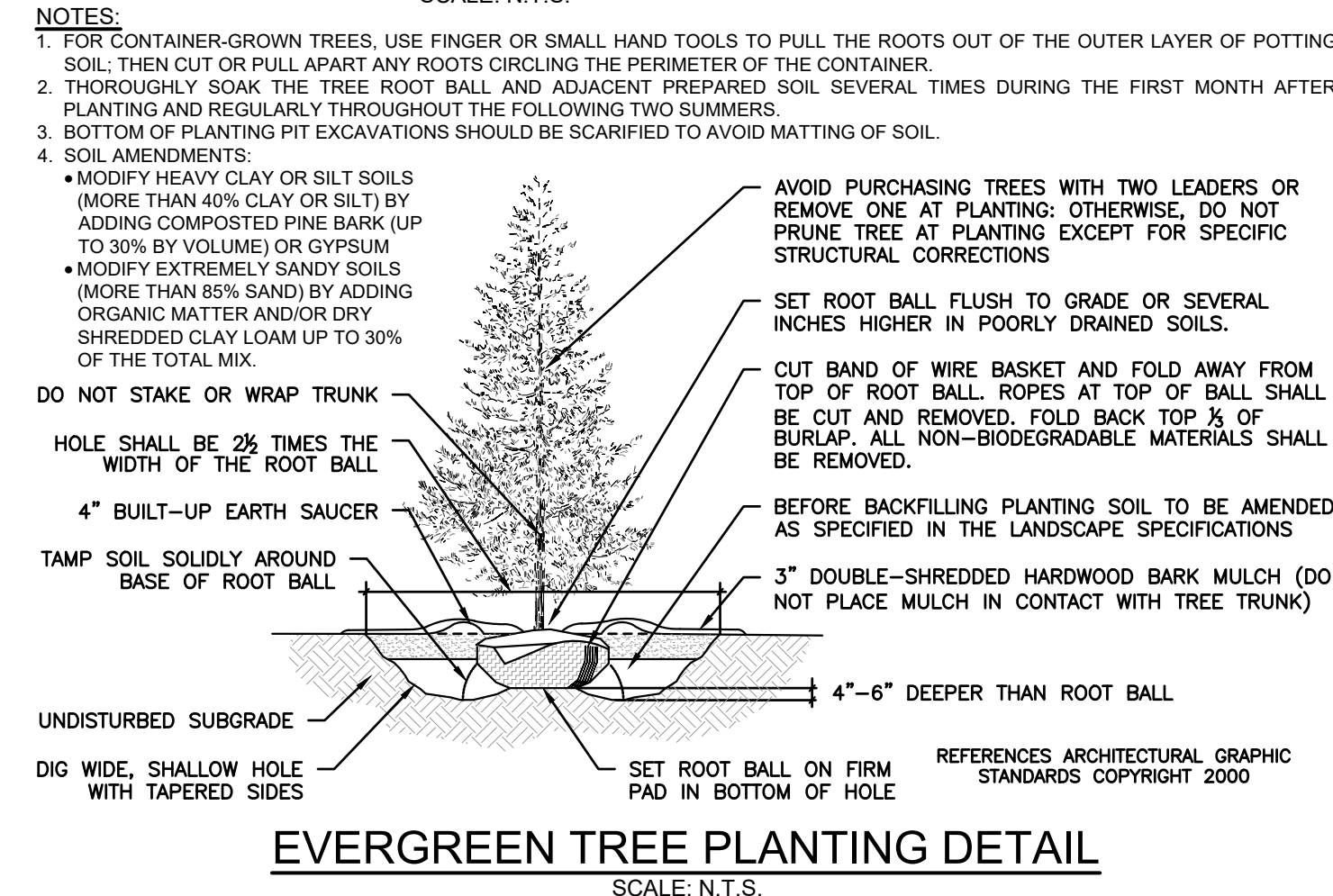
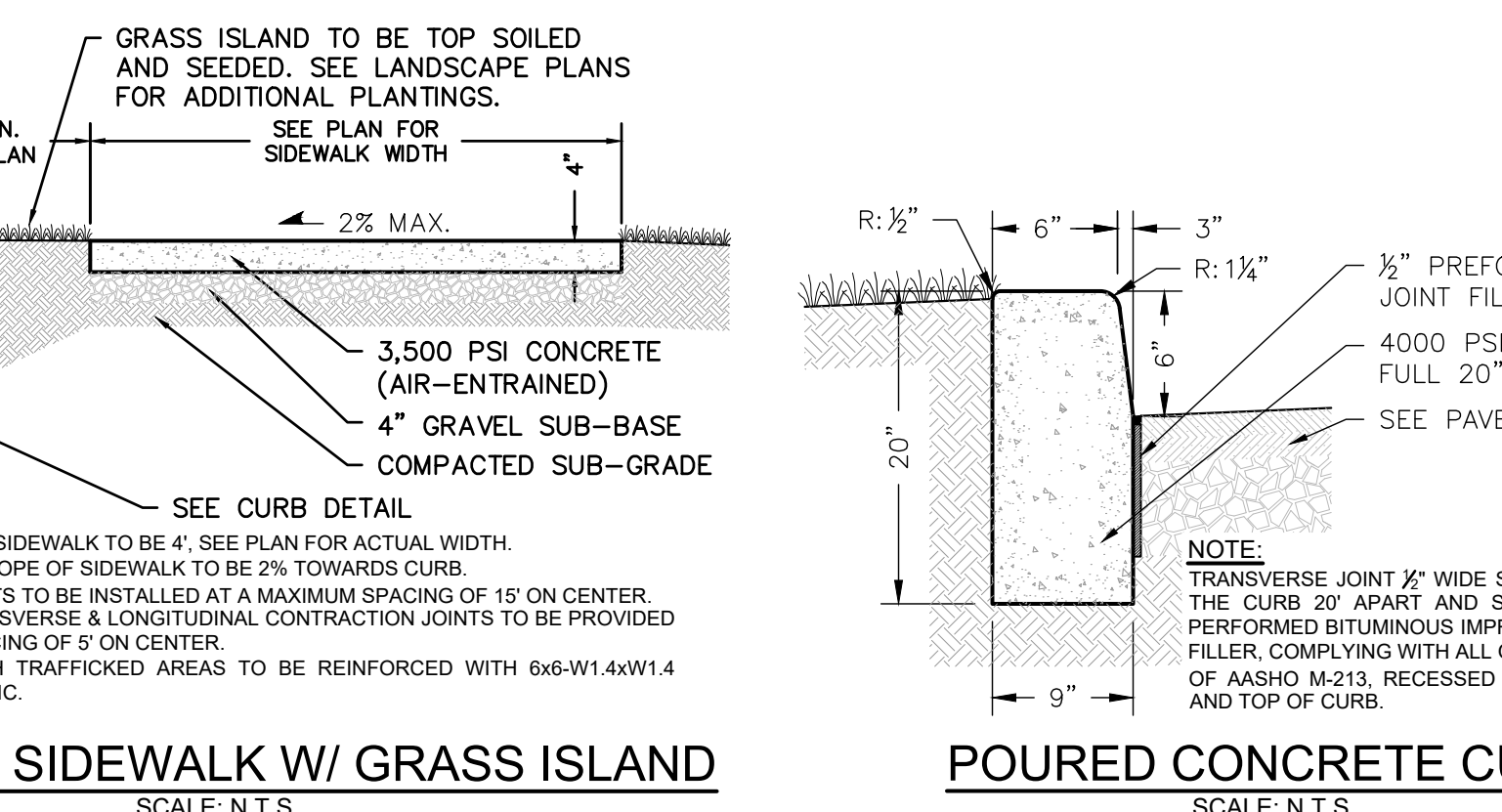
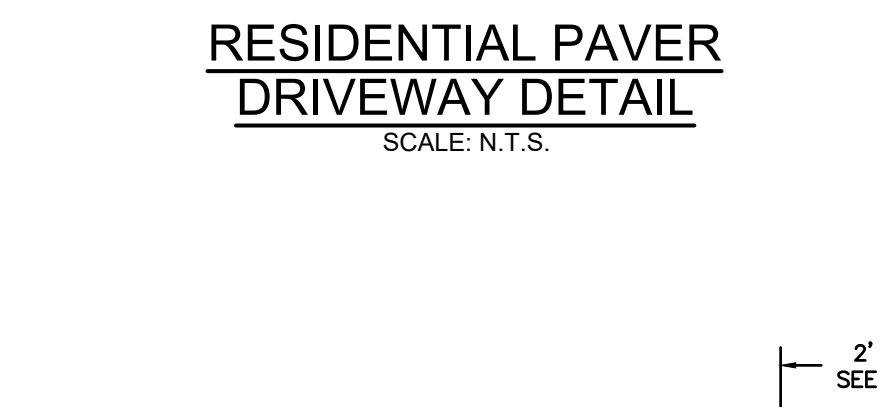
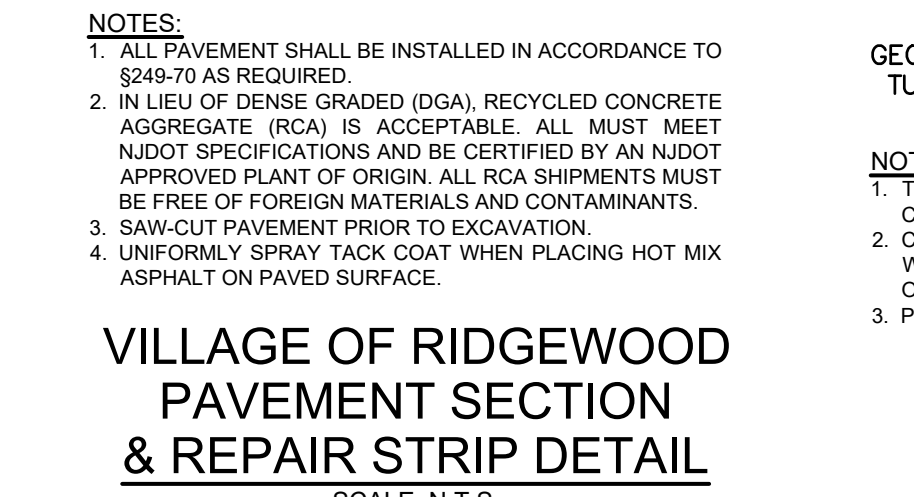
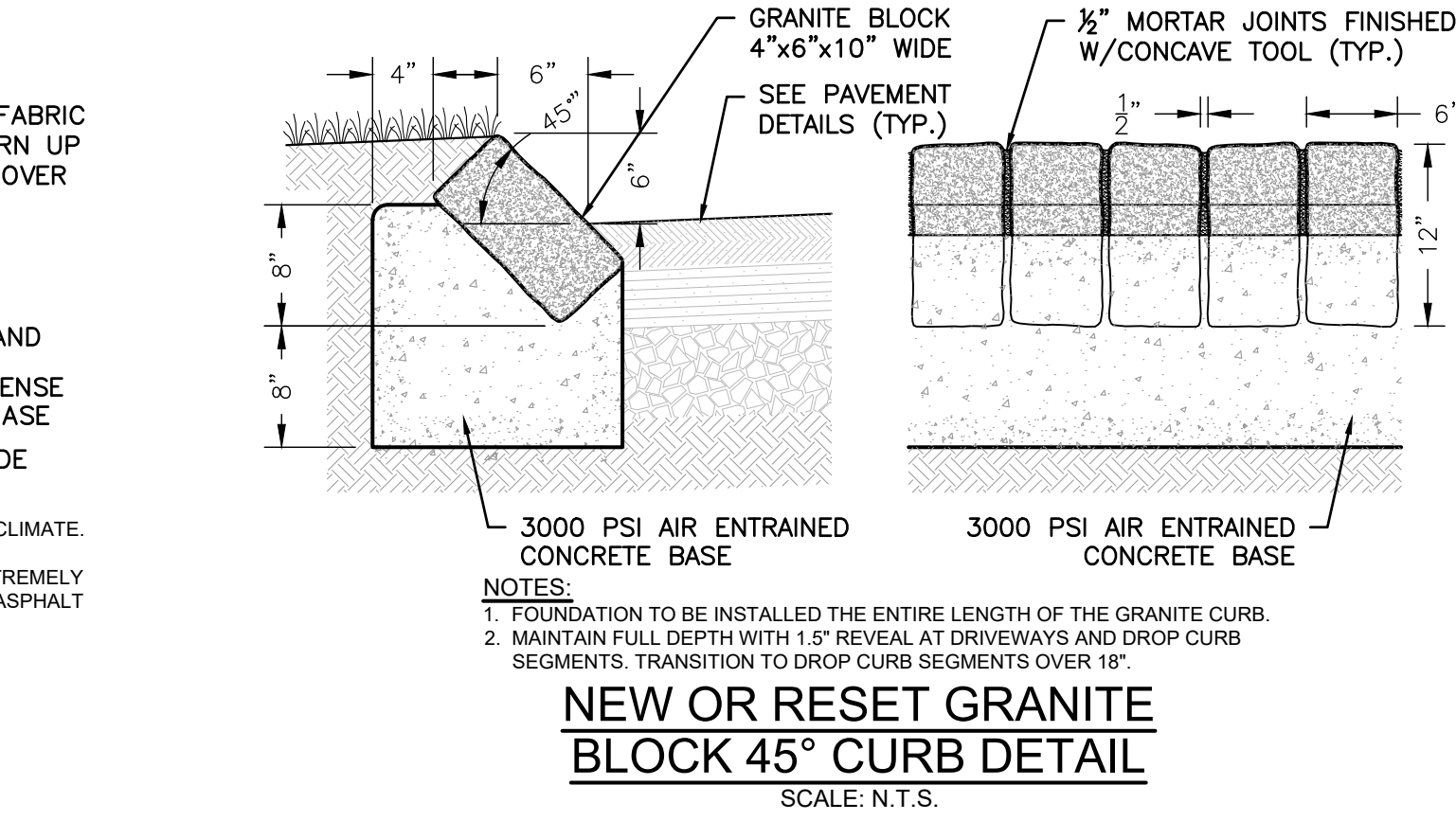
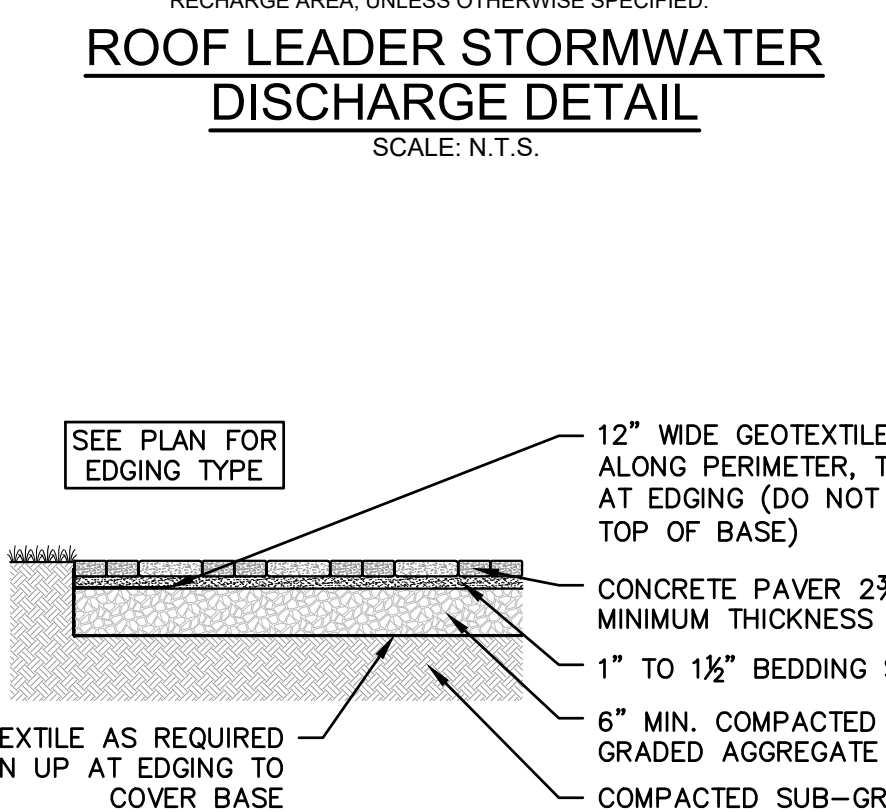
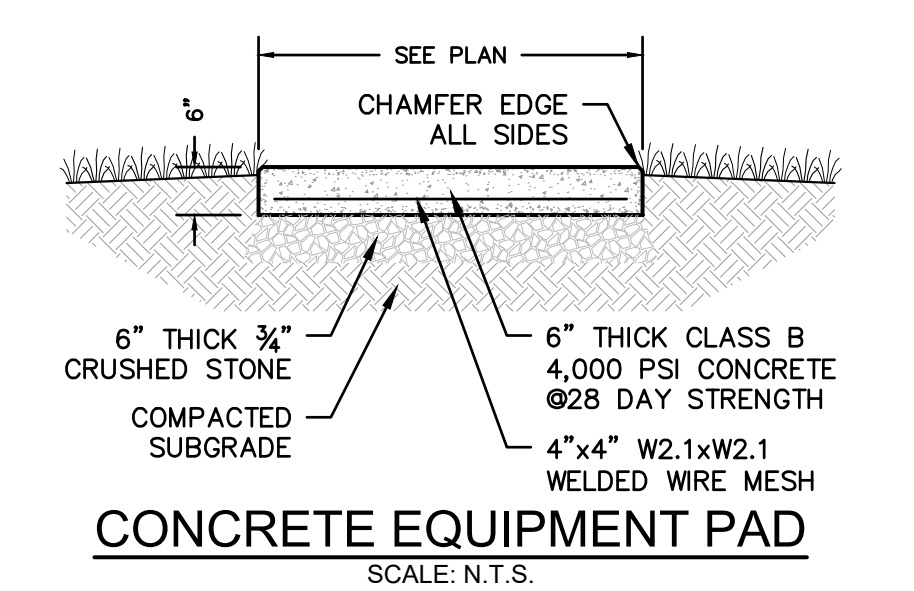
PROJECT: **PROPOSED SINGLE FAMILY RESIDENCE**
488 OVERBROOK ROAD VILLAGE OF RIDGEWOOD BLOCK 3612, LOT 14
BERGEN COUNTY NEW JERSEY

DRAWN BY: **BEB**
SCALE: **AS SHOWN**
DATE: **02/08/2023**
PROJECT No.: **4278.22**

SHEET: **4** of **5**



SIZE	NEENAH CATALOG #	MIN. DIA.	MAX. DIA.	THICKNESS
6"	R-4999-AX	6"	8"	1-1/2"
8"	R-4999-BX	8"	10"	1-1/2"
10"	R-4999-CX	10"	12"	1-1/2"
12"	R-4999-DX	12"	14"	1-1/2"
15"	R-4999-EX	15"	17"	1-1/2"
18"	R-4999-FX	18"	20"	1-1/2"
21"	R-4999-GX	21"	23"	1-1/2"
24"	R-4999-HX	24"	26"	1-1/2"



REV	COMMENT	DATE
12	REVISED SHEET LAYOUT FOR CLARITY. ADDED LANDSCAPE SCREENING	04/17/2024
11	REVISED DRIVEWAY PER CLIENT. REMOVED PORTICO/PORCH	03/16/2024
10	REVISED PER CLIENT	02/28/2024
9	REVISED PER BASE REFERENCES. ADDED AS-BUILT CONDITIONS TO COVERAGE & BULK TABLES	12/28/2023

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J.R. HOUSER
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 46919
NEW JERSEY LICENSE NO. 2469747700
NEW YORK LICENSE NO. 050129
PENNSYLVANIA LICENSE NO. PE079324

CONSTRUCTION DETAILS
OWNER: BETH & JAMES GUSFA
121 DOREMUS AVENUE
APARTMENT #1
RIDGEWOOD, NJ 07456
(860) 707-8874
APPLICANT: BETH & JAMES GUSFA
121 DOREMUS AVENUE
APARTMENT #1
RIDGEWOOD, NJ 07456
(860) 707-8874
PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
488 OVERBROOK ROAD
VILLAGE OF RIDGEWOOD
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