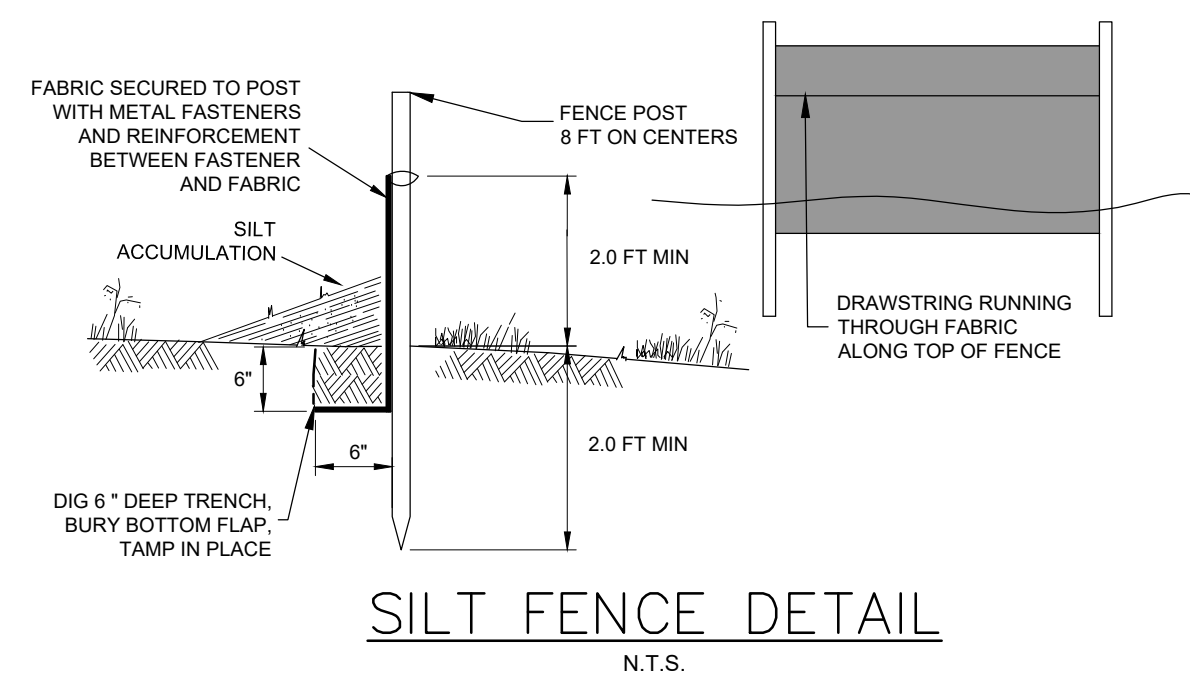
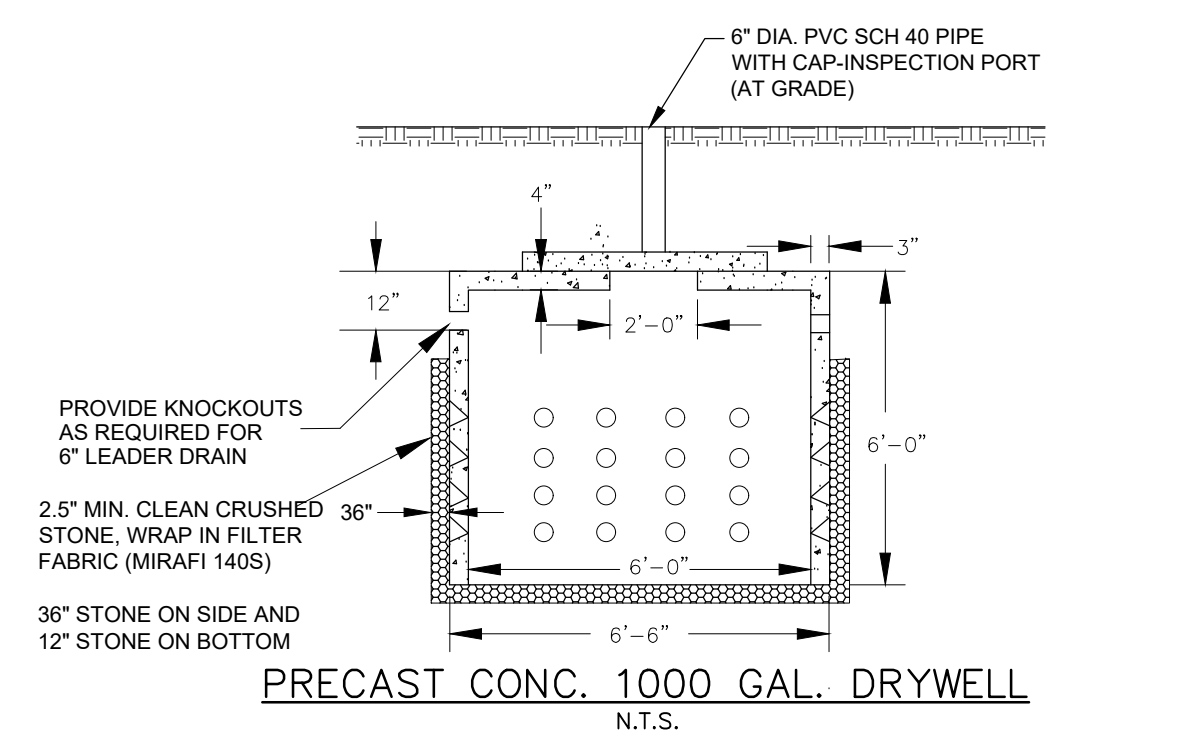
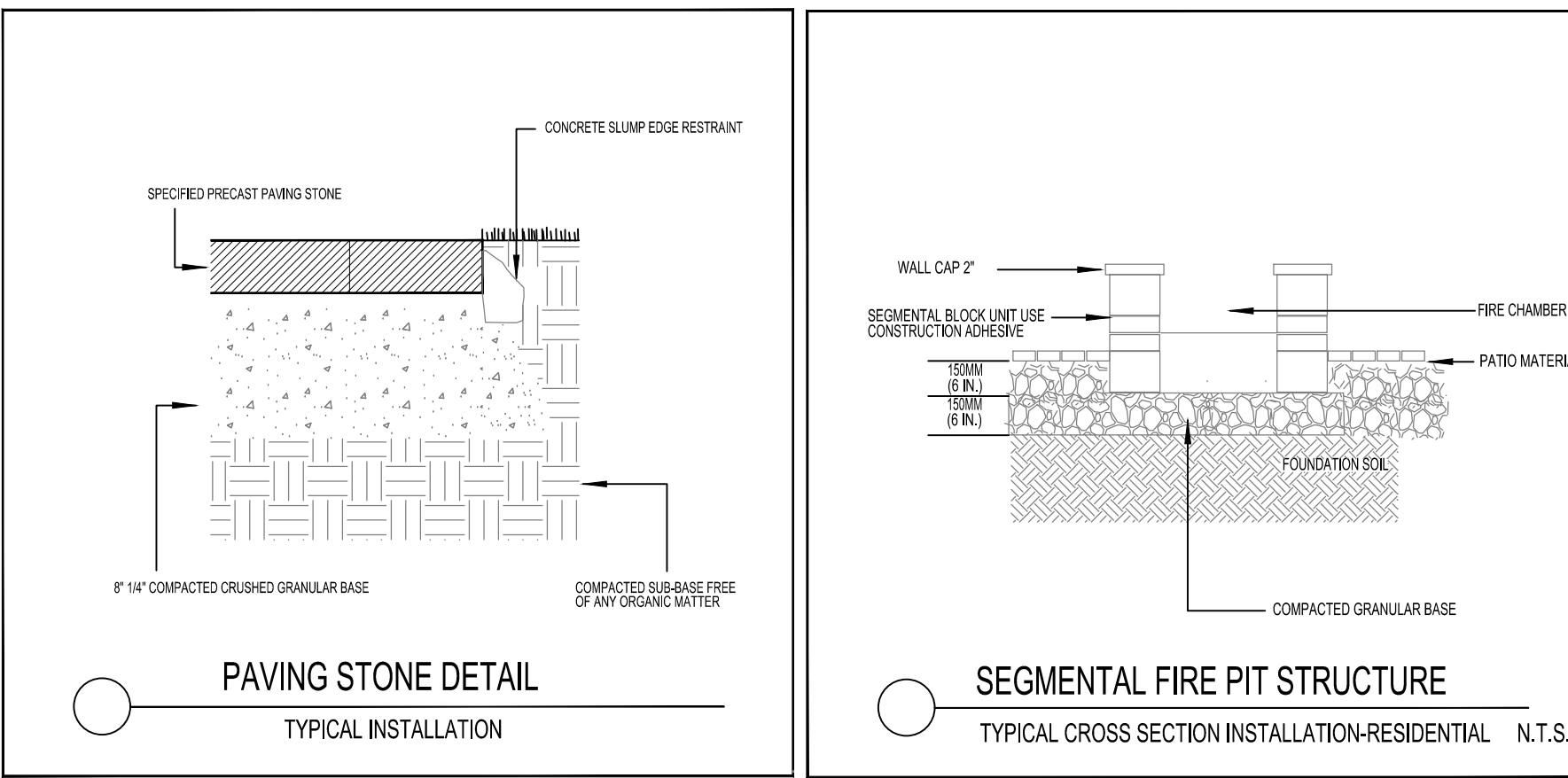
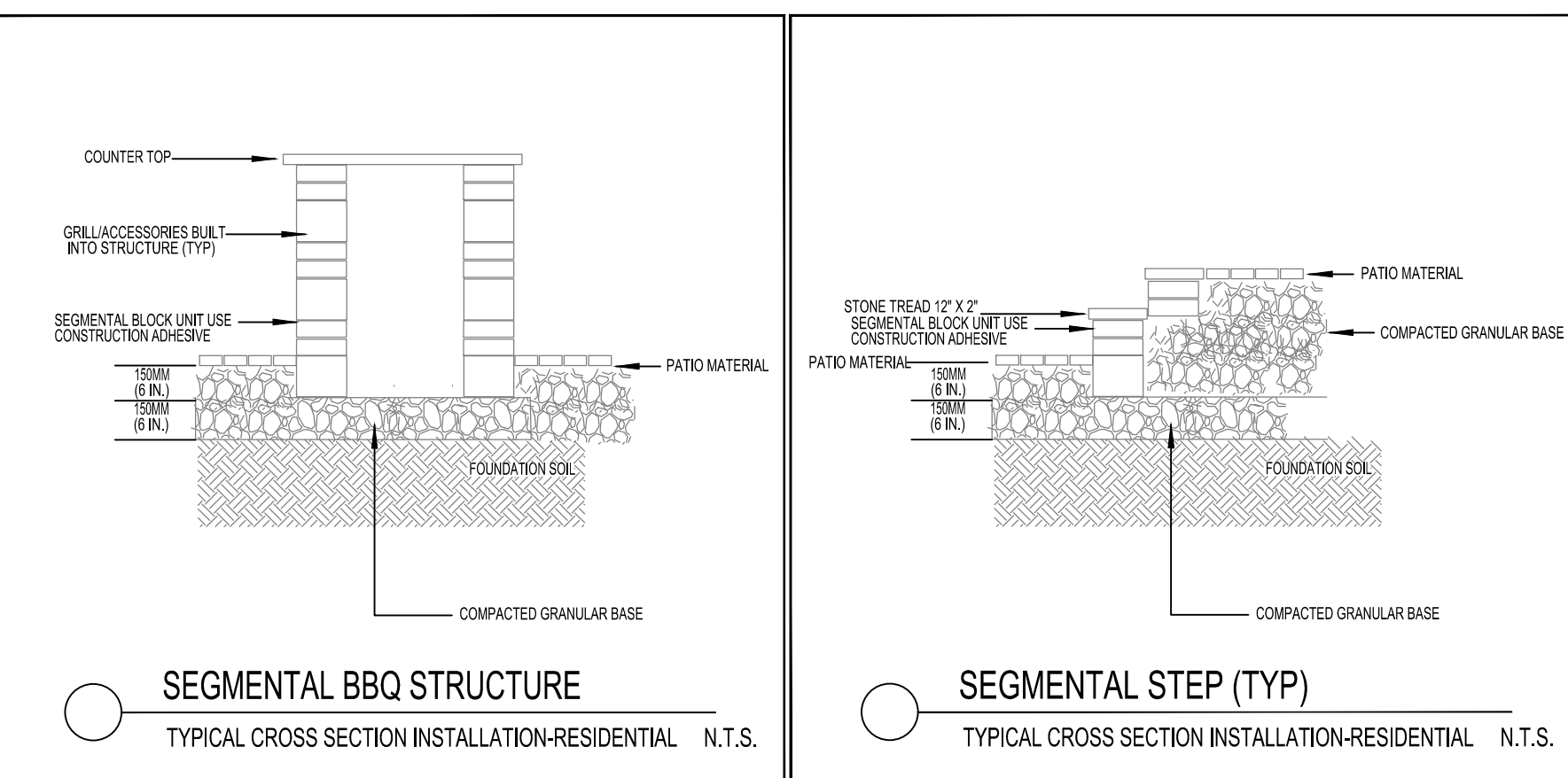
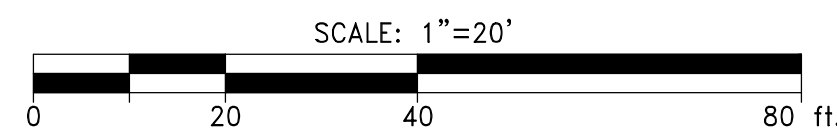


SITE PREPARATION PLAN

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	NO CHANGE	YES
(sq. ft.)	1,776	1,504	NO CHANGE	YES	

Coverage by All Improvements

Max. coverage 10	(percent)	45	33	44.9	YES
(sq. ft.)	3,997	2,935	3,990	YES	

**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	7.1 Ft (V)
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**

Description	Existing Coverages	Proposed Coverages
Dwelling	Area (SF) 1,504 Percentage 16.9%	Area (SF) 1,504 Percentage 16.9%
Total Above Grade Structure Coverage	1,504 16.9%	1,504 16.9%
First 140 Ft. of Lot	1,504 16.9%	1,504 16.9%
Driveway	1,045	1,045
Front Step & Walk	109	206
Rear pavers	176	555
Fireplace & Walls	101	81
		Gravel 434
		Stepping Stones 165
Total Impervious Coverage	2,935 33.0%	Total Impervious Coverage 3,990 44.9%
First 140 Ft. of Lot	2,935 33.0%	Increase in Impervious Coverage 1,055
		First 140 Ft. of Lot 3,990 44.9%

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

$$V_{Tank} = (\pi) (6' / 4) (Depth)$$

$$V_{Tank} = 160 \text{ C.F.}$$

STONE VOLUME

Volume of excavation: 12.5' x 12.5' x 6' = 937.5 C.F.
Less Volume of Tank = 160 C.F.
Net Volume of Stone = 777.5 C.F.

STONE VOLUME TOTAL ASSUMING 40% VOIDS
V Stone = 0.40 (777.5) = 311 C.F.

TOTAL SEEPAGE PIT VOLUME
V Pit = V Tank + V Stone = 471

1 SEEPAGE PIT PROPOSED	VOLUME PROPOSED (C.F.)	VOLUME REQUIRED (C.F.)
	471	309

SYSTEM IS O.K.

DATE: 03/14/25
PROJECT: 250119
CONSULTING ENGINEERS & SURVEYORS
M.LAND & S.TERKORN
PHONE: 978-442-7820
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GCB280300
M.LAND & S.TERKORN, N.J. Professional Engineer & Professional Land Surveyor
LIC. 24GCB280300

**POOL GRADING PLAN FOR
535 N MONROE STREET
TAX MAP BLOCK 1603, LOT 21
VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY**

SHEET No. 1