

ZONE R-2 REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,500 S.F.	6,229 S.F.*	N.C.
MIN. LOT DEPTH	120 FT.	124.46 FT.	N.C.
MIN. LOT WIDTH	75 FT.	50 FT.*	N.C.
MIN. FRONT SETBACK	40 FT.	34.3 FT.*	N.C.
MIN. SIDE SETBACK	10 FT.	7.1 FT.*	N.C.
MIN. REAR SETBACK	30 FT.	43.3 FT.	N.C.
MAX. BUILDING HEIGHT (FT.)	30 FT.	<30 FT.	N.C.
MAX. BUILDING HEIGHT (STY.)	2 1/2 STY.	<2 STY.	N.C.
MAX. COVERAGE BY ABOVE-GROUND STRUCTURES	20%	27.8%**	30.6%**
MAX. COVERAGE BY IMPROVEMENTS	45%	37.8%	40.6%

ACCESSORY STRUCTURE REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. SIDE SETBACK	5 FT.	5.4 FT.	N.C.
MIN. REAR SETBACK	5 FT.	5.2 FT.	N.C.

POOL REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. SIDE SETBACK	10 FT.	-	10.2 FT.
MIN. REAR SETBACK	10 FT.	-	10.2 FT.
MIN. EXTERIOR EQUIPMENT SETBACK	10 FT.	-	10.0 FT.

COVERAGE OF IMPROVEMENTS

DESCRIPTION	EXISTING	PROPOSED
DWELLING	1,421 S.F.	N.C.
DRIVEWAY	348 S.F.	N.C.
DECK	222 S.F.	N.C.
SHED	86 S.F.	N.C.
WALKWAYS	275 S.F.	N.C.
POOL	-	177 S.F.
IMPERVIOUS LOT COVERAGE	2,352 S.F.	2,529 S.F.
LOT AREA	6,229 S.F.	
TOTAL IMPERVIOUS LOT COVERAGE	37.8%	40.6%

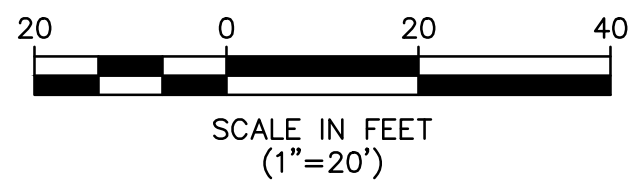
COVERAGE BY ABOVE-GROUND STRUCTURES

DESCRIPTION	EXISTING	PROPOSED
DWELLING	1,421 S.F.	N.C.
SHED	86 S.F.	N.C.
DECK	222 S.F.	N.C.
POOL	-	177 S.F.
IMPERVIOUS LOT COVERAGE	1,729 S.F.	1,906 S.F.
LOT AREA	6,229 S.F.	
TOTAL IMPERVIOUS LOT COVERAGE	27.8%	30.6%

* - EXISTING NON-CONFORMING
 ** - VARIANCE REQUIRED
 N.C. - NO CHANGE

NOTES:

- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A PERMIT FROM THE VILLAGE OF RIDGEWOOD FOR THE CONSTRUCTION OF AN ABOVE-GROUND POOL
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 13, BLOCK NO. 3308, VILLAGE OF RIDGEWOOD, COUNTY OF BERGEN, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 6/14/21.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON CURRENT FIRM MAP #34003C0176H, DATED 08/28/2019.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN ASSUMED DATUM.
- THIS PROPERTY LOCATED WITHIN THE R-2 ZONE.
- ALL PRIVATE SWIMMING POOLS SHALL BE COMPLETELY ENCLOSED BY A FENCE AT LEAST 4 FEET IN HEIGHT. ACCESS GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. FENCING SHALL BE CODE COMPLIANT AND MEET NATIONAL SWIMMING POOL REGULATIONS, LOCAL BUILDING CODES AND TOWNSHIP ORDINANCE.



PREPARED FOR: *KAREN McCANN*

<small>THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS.</small>				1	7/26/21	REVISED PER TOWNSHIP COMMENTS	JD
	REV	DATE	DESCRIPTION				BY

MORGAN
engineering & surveying

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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**POOL
PLOT PLAN**

236 WALTHERY AVENUE

LOT 13 BLOCK 3308

VILLAGE OF RIDGEWOOD

COUNTY OF BERGEN NEW JERSEY

MATHEW R. WILDER
 NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 50652

Scale: 1"=20'	Drawn By: JD	Date: 6/14/21	JOB #: 21-03198	CAD File #: 21-03198 PP	Sheet #: 1 OF 1
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