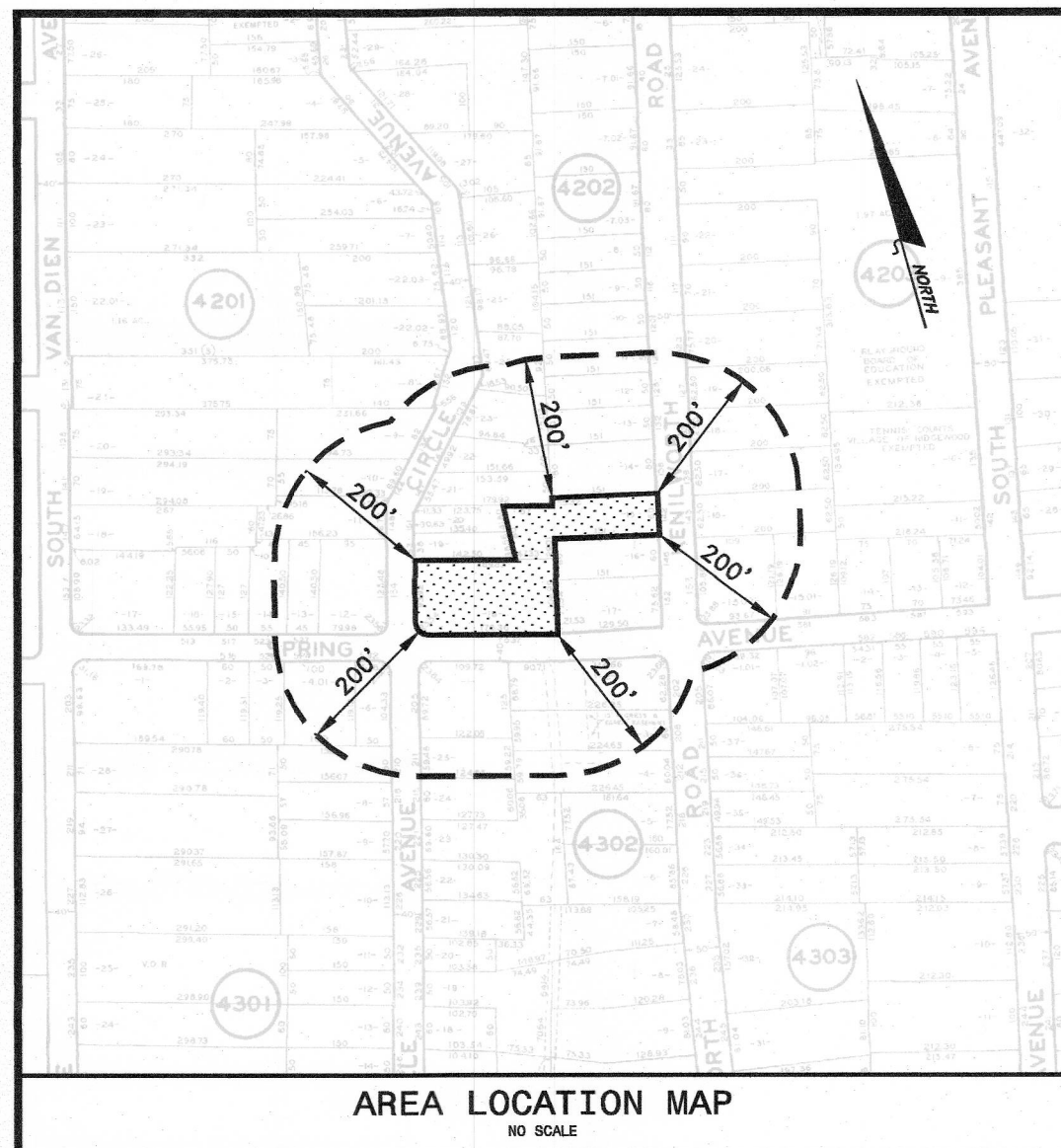




COVERAGE BY ABOVE GRADE STRUCTURES EXISTING LOT 18 IN BLOCK 4202			COVERAGE BY ABOVE GRADE STRUCTURES @140LF. EXISTING LOT 18 IN BLOCK 4202		
LOT AREA =	20705 SF		LOT AREA @140LF. =	19100 SF	
DWELLING	3784 SF	18.3 %	DWELLING	3250 SF	21.4 %
FRONT PORCH	396 SF	1.9 %	FRONT PORCH	303 SF	2.0 %
TOTAL LOT COVERAGE	4180 SF	20.2 %	TOTAL LOT COVERAGE	3553 SF	23.4 %

COVERAGE BY IMPROVEMENTS EXISTING LOT 18 IN BLOCK 4202			COVERAGE BY IMPROVEMENTS @140LF. EXISTING LOT 18 IN BLOCK 4202		
LOT AREA =	20705 SF		LOT AREA @140LF. =	15100 SF	
DWELLING	3784 SF	18.3 %	DWELLING	3250 SF	21.4 %
FRONT PORCH	396 SF	1.9 %	FRONT PORCH	303 SF	2.0 %
MACADAM DRIVEWAY	1689 SF	8.1 %	MACADAM DRIVEWAY	1669 SF	11.0 %
PAVERS	676 SF	3.3 %	PAVERS	676 SF	4.5 %
HOT TUB	49 SF	0.2 %	HOT TUB	49 SF	0.3 %
CONCRETE FEAT.	821 SF	4.0 %	CONCRETE FEAT.	722 SF	4.8 %
TOTAL LOT COVERAGE	7395 SF	35.7 %	TOTAL LOT COVERAGE	6669 SF	43.9 %

COVERAGE BY ABOVE GRADE STRUCTURES PROPOSED LOT 18.01 IN BLOCK 4202			COVERAGE BY ABOVE GRADE STRUCTURES @140LF. PROPOSED LOT 18.01 IN BLOCK 4202		
LOT AREA =	24872 SF		LOT AREA @140LF. =	15188 SF	
DWELLING	3784 SF	15.2 %	DWELLING	3250 SF	21.4 %
FRONT PORCH	234 SF	0.9 %	FRONT PORCH	303 SF	2.0 %
TOTAL LOT COVERAGE	4018 SF	16.2 %	TOTAL LOT COVERAGE	3553 SF	23.4 %

COVERAGE BY IMPROVEMENTS PROPOSED LOT 18.01 IN BLOCK 4202			COVERAGE BY IMPROVEMENTS @140LF. PROPOSED LOT 18.01 IN BLOCK 4202		
LOT AREA =	24872 SF		LOT AREA @140LF. =	15188 SF	
DWELLING	3784 SF	15.2 %	DWELLING	3250 SF	21.4 %
FRONT PORCH	396 SF	1.6 %	FRONT PORCH	303 SF	2.0 %
MACADAM DRIVEWAY	1689 SF	6.7 %	MACADAM DRIVEWAY	1669 SF	11.0 %
PAVERS	676 SF	2.7 %	PAVERS	676 SF	4.5 %
HOT TUB	49 SF	0.2 %	HOT TUB	49 SF	0.3 %
IN-GROUND POOL	580 SF	2.3 %	CONCRETE FEAT.	722 SF	4.8 %
POOL PATIO	962 SF	3.9 %	TOTAL LOT COVERAGE	6669 SF	43.9 %
CONCRETE FEAT.	840 SF	3.4 %			
TOTAL LOT COVERAGE	8950 SF	36.0 %			

UNDER AUTHORITY OF REVISED STATE STATUTE 40:27-1, ET SEQ., THE DEPARTMENT OF PLANNING AND ENGINEERING, OFFICE OF DEVELOPMENT REVIEW, ON BEHALF OF THE COUNTY PLANNING BOARD, COUNTY OF BERGEN, HAS REVIEWED THIS APPLICATION AND HAS DETERMINED THAT IT IS NOT SUBJECT TO COUNTY PLANNING BOARD APPROVAL.

ATTESTED TO BY: _____ DATE: _____

APPROVED BY THE
COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY: _____ DATE: _____

DIRECTOR, DEPT. OF PLANNING & ECONOMIC DEVELOPMENT
TITLE: _____

THIS MINOR SUBDIVISION
HAS BEEN APPROVED AT A MEETING
OF:

PLANNING BOARD ☐ OF THE VILLAGE
BD. OF ADJUSTMENT ☐ OF RIDGEWOOD

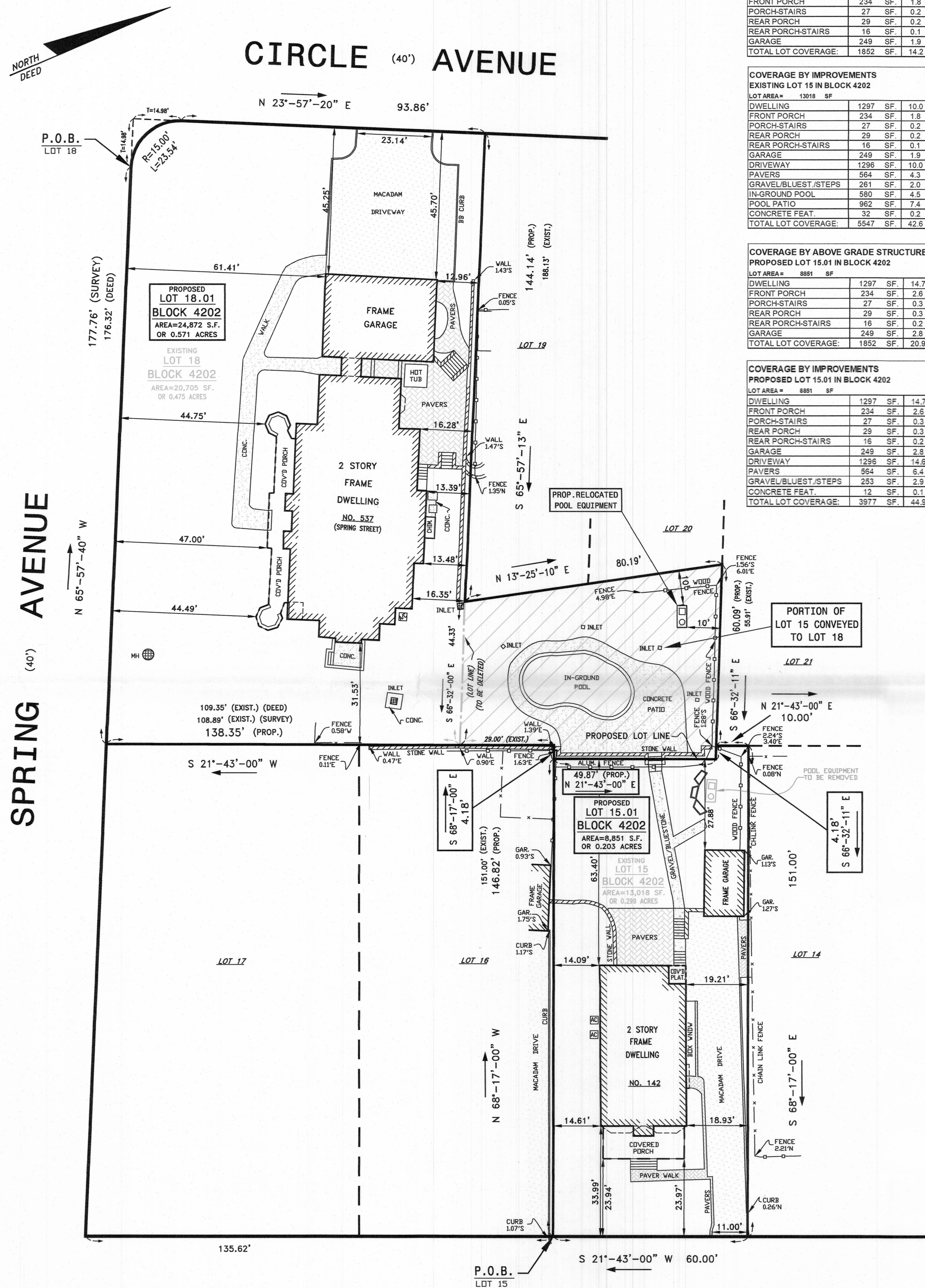
MEETING HELD ON: _____ 2021

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

A WRITTEN VALUER AND DIRECTION
NET TO SET CORNER MARKERS HAS BEEN
OBTAINED FROM THE ULTIMATE USER
PURSUANT TO PL.2803, C.140C-45, B-36-3
AND N.J.A.C. 17:27-5.1 G.O.

THIS MAP MAY BE PART THEREOF NOT TO
BE REPRODUCED WITHOUT WRITTEN CONSENT
OF GB ENGINEERING, LLC AND/OR DWN ©COPYRIGHT.

THIS BUILDING LOCATION SURVEY MADE FOR TITLE
PURPOSES ONLY. ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE
NOT TO BE USED FOR PERMANENT CONSTRUCTION.



COVERAGE BY ABOVE GRADE STRUCTURES EXISTING LOT 15 IN BLOCK 4202		
LOT AREA =	13018 SF	
DWELLING	1297 SF	10.0 %
FRONT PORCH	234 SF	1.8 %
PORCH-STAIRS	27 SF	0.2 %
REAR PORCH	29 SF	0.2 %
REAR PORCH-STAIRS	16 SF	0.1 %
GARAGE	249 SF	1.9 %
TOTAL LOT COVERAGE	1852 SF	14.2 %

COVERAGE BY IMPROVEMENTS EXISTING LOT 15 IN BLOCK 4202		
LOT AREA =	13018 SF	
DWELLING	1297 SF	10.0 %
FRONT PORCH	234 SF	1.8 %
PORCH-STAIRS	27 SF	0.2 %
REAR PORCH	29 SF	0.2 %
REAR PORCH-STAIRS	16 SF	0.1 %
GARAGE	249 SF	1.9 %
DRIVEWAY	1296 SF	10.0 %
PAVERS	564 SF	4.3 %
GRAVEL/BLUEST/STEPS	261 SF	2.0 %
IN-GROUND POOL	580 SF	4.5 %
POOL PATIO	962 SF	7.4 %
CONCRETE FEAT.	32 SF	0.2 %
TOTAL LOT COVERAGE	5547 SF	42.6 %

COVERAGE BY ABOVE GRADE STRUCTURES PROPOSED LOT 15.01 IN BLOCK 4202		
LOT AREA =	8891 SF	
DWELLING	1297 SF	14.7 %
FRONT PORCH	234 SF	2.6 %
PORCH-STAIRS	27 SF	0.3 %
REAR PORCH	29 SF	0.3 %
REAR PORCH-STAIRS	16 SF	0.2 %
GARAGE	249 SF	2.8 %
DRIVEWAY	1296 SF	14.6 %
PAVERS	564 SF	6.4 %
GRAVEL/BLUEST/STEPS	253 SF	2.9 %
CONCRETE FEAT.	12 SF	0.1 %
TOTAL LOT COVERAGE	3977 SF	44.9 %

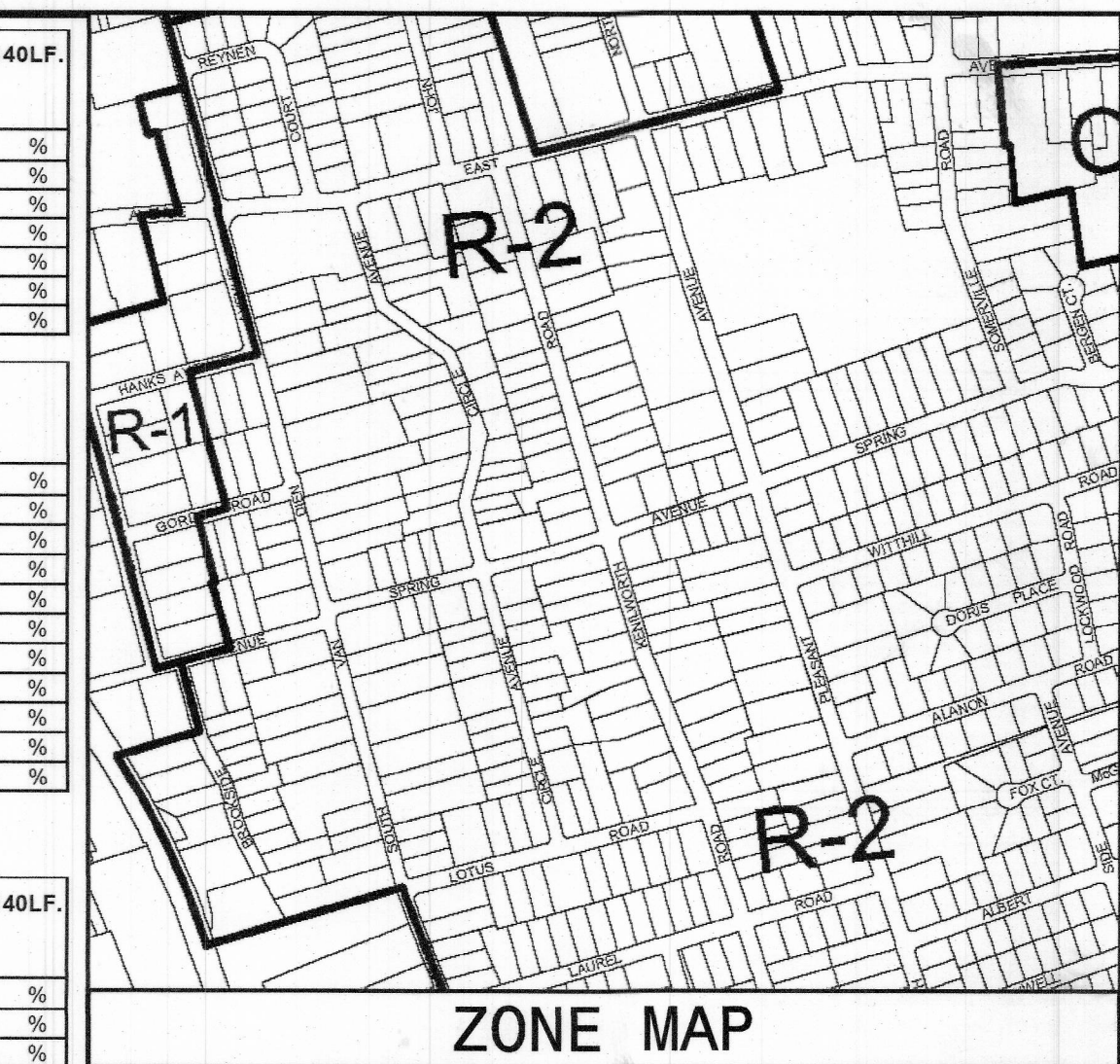
COVERAGE BY IMPROVEMENTS PROPOSED LOT 15.01 IN BLOCK 4202		
LOT AREA =	8891 SF	
DWELLING	1297 SF	14.7 %
FRONT PORCH	234 SF	2.6 %
PORCH-STAIRS	27 SF	0.3 %
REAR PORCH	29 SF	0.3 %
REAR PORCH-STAIRS	16 SF	0.2 %
GARAGE	249 SF	2.8 %
DRIVEWAY	1296 SF	14.6 %
PAVERS	564 SF	6.4 %
GRAVEL/BLUEST/STEPS	253 SF	2.9 %
CONCRETE FEAT.	12 SF	0.1 %
TOTAL LOT COVERAGE	3977 SF	44.9 %

COVERAGE BY ABOVE GRADE STRUCTURES @140LF. EXISTING LOT 15 IN BLOCK 4202		
LOT AREA @140LF. =	8400 SF	
DWELLING	1297 SF	15.4 %
FRONT PORCH	234 SF	2.8 %
PORCH-STAIRS	27 SF	0.3 %
REAR PORCH	29 SF	0.3 %
REAR PORCH-STAIRS	16 SF	0.2 %
GARAGE	249 SF	3.0 %
TOTAL LOT COVERAGE	1852 SF	22.0 %

COVERAGE BY IMPROVEMENTS @140LF. EXISTING LOT 15 IN BLOCK 4202		
LOT AREA @140LF. =	8400 SF	
DWELLING	1297 SF	15.4 %
FRONT PORCH	234 SF	2.8 %
PORCH-STAIRS	27 SF	0.3 %
REAR PORCH	29 SF	0.3 %
REAR PORCH-STAIRS	16 SF	0.2 %
GARAGE	249 SF	3.0 %
DRIVEWAY	1296 SF	15.4 %
PAVERS	564 SF	6.7 %
GRAVEL/BLUEST/STEPS	226 SF	2.7 %
CONCRETE FEAT.	31 SF	0.4 %
TOTAL LOT COVERAGE	3969 SF	47.0 %

COVERAGE BY ABOVE GRADE STRUCTURES @140LF. PROPOSED LOT 15.01 IN BLOCK 4202		
LOT AREA @140LF. =	8400 SF	
DWELLING	1297 SF	15.4 %
FRONT PORCH	234 SF	2.8 %
PORCH-STAIRS	27 SF	0.3 %
REAR PORCH	29 SF	0.3 %
REAR PORCH-STAIRS	16 SF	0.2 %
GARAGE	249 SF	3.0 %
DRIVEWAY	1296 SF	15.4 %
PAVERS	564 SF	6.7 %
GRAVEL/BLUEST/STEPS	226 SF	2.7 %
CONCRETE FEAT.	12 SF	0.1 %
TOTAL LOT COVERAGE	3950 SF	47.0 %

COVERAGE BY IMPROVEMENTS @140LF. PROPOSED LOT 15.01 IN BLOCK 4202		
LOT AREA @140LF. =	8400 SF	
DWELLING	1297 SF	15.4 %
FRONT PORCH	234 SF	2.8 %
PORCH-STAIRS	27 SF	0.3 %
REAR PORCH	29 SF	0.3 %
REAR PORCH-STAIRS	16 SF	0.2 %
GARAGE	249 SF	3.0 %
DRIVEWAY	1296 SF	15.4 %
PAVERS	564 SF	6.7 %
GRAVEL/BLUEST/STEPS	226 SF	2.7 %
CONCRETE FEAT.	12 SF	0.1 %
TOTAL LOT COVERAGE	3950 SF	47.0 %



GENERAL NOTES:

- BEING A PROPOSED SUBDIVISION FOR LOTS 15 & 18 IN BLOCK 4202 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY.
- MAP REFERENCE
#142 KENILWORTH ROAD
BEING KNOWN AS LOTS 7 & p/o 6 ON A CERTAIN MAP ENTITLED: PROPERTY OF THE PARADISE LAND COMPANY, FILED IN THE B.C.C.O. ON SEPT. 10, 1908 AS MAP NO. 1228.
DEED BOOK 8803, PAGE 162.
#537 SPRING AVENUE
DEED BOOK 1875, PAGE 1644.
- EXISTING LOT 15 CONTAINS: 13,018 SF or 0.299 ACRES.
PROPOSED LOT 15.01 CONTAINS: 8,851 SF or 0.203 ACRES.
EXISTING LOT 18 CONTAINS: 20,705 SF or 0.475 ACRES.
PROPOSED LOT 18.01 CONTAINS: 24,872 SF or 0.571 ACRES.

ZONE "R-2"	EXISTING LOT 15	PROPOSED LOT 15.01	EXISTING LOT 18	PROPOSED LOT 18.01
MIN. LOT AREA:	10,500 SF.	13,018 SF.	8,851 SF.	-
MIN. LOT AREA CORNER:	14,700 SF.	-	20,705 SF.	24,872 SF.
MIN. LOT WIDTH @FYS:	75 FT	60 FT. @	60 FT. @	103.83 FT.
MIN. LOT DEPTH:	120 FT	101.12' @	146.82'	188.47'
MIN. FRONT YARD:	40 FT	23.94' @	23.94' @	44.49'
MIN. SIDE YARD:	10 FT	14.09'	14.09'	13.39'
MIN. SIDE YARD BOTH:	33.02'	33.02'	57.88'	57.88'
MIN. REAR YARD:	30 FT	116.74'	63.40'	31.53'
MAX. LOT COVERAGE	20 %	14.2%	20.9%	20.2%
MAX. COV. BY IMPR.	45 %	42.6%	44.9%	35.7%
MAX. LOT COV.@140 LF.	20 %	22%	22%	23.4%
MAX. COV. BY IMPR.@140 LF.	45 %	47.3%	47.0%	43.9%
MAX. BUILDING HT.:	30/35 FT.	TO REMAIN	TO REMAIN	TO REMAIN
MAX.DRIVEWAY WIDTH	11.00'	11.00'	23.14'	23.14'

⊖ - VARIANCE REQUIRED
⊙ - EXISTING NON-CONFORMITY

- THIS SUBDIVISION WILL BE FILED BY DEED.
- THE PURPOSE OF THIS SUBDIVISION WILL BE TO CONVEY THE REAR PORTION OF LOT 15 (THE AREA CONTAINING THE POOL) TO LOT 18 IN BLOCK 4202.

THIS PLAN HAS BEEN PREPARED UNDER MY IMMEDIATE SUPERVISION
CERTIFIED TO: MAUREEN MCGUIRE;
RAMIN & BRONWEN JANE SAAFI;
CERTIFICATE OF AUTHORIZATION NO: 246A-28110300
THOMAS G. STEARNS III - #GB40959
N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR

MINOR SUBDIVISION

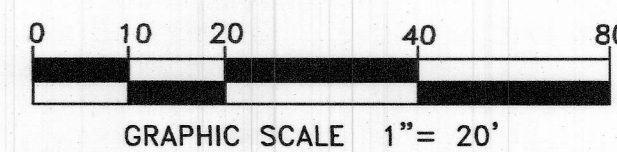
142 KENILWORTH ROAD & 537 SPRING AVENUE
LOTS 15 & 18 IN BLOCK 4202 TAX MAP

VILLAGE OF RIDGEWOOD

BERGEN COUNTY NEW JERSEY

GB ENGINEERING, LLC ENGINEERS & SURVEYORS 144 JEWELL STREET, GARFIELD, NEW JERSEY 07026 EMAIL: GBSURVEYOR@AOL.COM TEL (973) 340-0948 FAX (973) 340-0015	SCALE: 1"= 20'-0" DATE: APRIL 7, 2021 SHEET NO. 1 of 1 FILE NO. 2020/0827
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2.	
1.	
NO. DATE	REVISION



RECEIVED MAY 24 2021