SOIL EROSION CONTROL NOTES

1. 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.

2. 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 will 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).

3. 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.

4. Stabilization Specifications:
A. Temporary Seeding and Mulching:
Ground Limestone – Applied uniformly according to soil test recommendations.
Fertilizer – Apply 11lbs./1,000 sf of 10-10-10 or equivalent with
50% water insoluble nitrogen (unless a soil test indicates otherwise)
worked into the soil a minimum of 4".
Seed – perennial ryegrass 100 lbs./acre (2.3 lbs./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 70 to 90 lbs./1,000 sf applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
B. Permanent Seeding and Mulching:
Topsoil – Uniform application to a depth of 5" (unsettled), minimum of 4" firmed in place
Ground Limestone – Applied uniformly according to soil test recommendations.
Fertilizer – Apply 11 lbs./1,000 sf of 10-10-10 or equivalent with
50% water insoluble nitrogen (unless a soil test indicates otherwise)
worked into the soil a minimum of 4".
Seed – Turf type tall fescue (blend of 3 cultivars) 350 lbs./acre (8 lbs./1,000 sf)
or other approved seeds; plant between March 1 and October 1.
Irrigation shall be applied as needed.
Mulch – Unrotted straw or hay at a rate of 70 to 90 lbs./1,000 sf applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).

5. The site shall at all times be graded and maintained such that all Stormwater runoff is diverted to soil erosion and sediment control facilities.
6. Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.

7. 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.

8. A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 1" – 2½" crushed stone, 6" thick, will be at least 30' x 100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.

9. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.

10. Driveways must be stabilized with 1" – 2½" crushed stone or subbase prior to individual lot construction.

11. 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.

12. Catch basin inlets will be protected with an inlet filter designed in accordance with Section 2B –1 of the NJ Standards.
13. Storm drainage outlets will be stabilized, as required, before the discharge points become operational.

14. Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14–1 of the NJ Standards.
15. 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.

16. 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.

17. 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.

18. Any revision to the certified Soil Erosion and Sediment Control Plan must be submitted to the District for review and approval prior to implementation in the field.

19. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.

20. 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: 201–261–4407; Fax 201–261–7573.

21. The Bergen County Soil Conservation District may request additional measures to minimize on or off–site erosion problems during construction.

22. 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.

23. This project is exempt from soil compaction testing and remediation as it is located in an Urban Redevelopment Area.

TREE REMOVAL & REPLACEMENT

TREES BEING REMOVED = 13
REPLACEMENT TREES = 13 HEMLOCKS
16 ARBORVITAES
9 NATIVE DECIDUOUS

SEQUENCE OF CONSTRUCTION

1) INSTALL ALL SOIL EROSION CONTROL MEASURES AND STOCK PILE
2) DEMOLISH ALL EXISTING STRUCTURES
3) CONSTRUCT NEW BUILDING, UTILITIES, AND DRIVEWAY
4) INSTALL LANDSCAPING WHILE UNIFORMLY APPLYING TOPSOIL TO AN AVERAGE DEPTH OF 5"

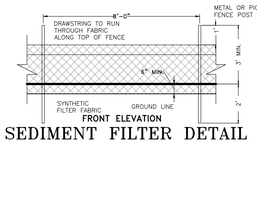
NOTE: APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W. MUST BE PROVIDED.

STABILIZED CONSTRUCTION ACCESS

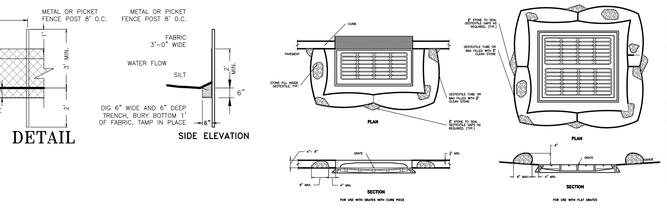
NOT TO SCALE

NOTE: ALL TRAFFIC CONTROL SIGNS MUST CONFORM IN FACE DESIGN (TYPE VI REFLECTIVE SHEETING) AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE U.S. D.O.T. AS LAST REVISED.

U.S.D.O.T. R1–1



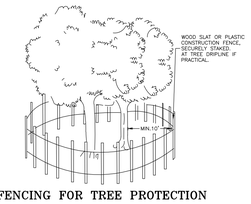
SEDIMENT FILTER DETAIL



INLET FILTER NOTES:
1. A PROTOTYPE IN INSTALLATION SHALL BE INSPECTED FOLLOWING THE FIRST 24 HOURS OF ANY RAINFALL EXCEEDING 0.5".
2. IF SOME DEBRIS IS FOUND, THE INSPECTION SCHEDULE SHALL BE MODIFIED TO ACCOMMODATE THE MAINTENANCE REQUIRED TO REMOVE DEBRIS.
3. AFTER INITIAL CLEAN-UP, FREQUENT INSPECTIONS SHOULD BE MADE DURING THE NEXT MONTH.
4. INLET GRATE OPENING TO BE REMOVABLE FOR INSPECTIONS AND MAINTENANCE.
5. THE INSPECTOR SHOULD BE A PERSON WITH THE KNOWLEDGE TO RECOGNIZE POOR INSTALLATION PRACTICES AND TO MAKE RECOMMENDATIONS FOR EFFECTIVE USE OF THE FILTER.
6. CURBS MEETING THE DESIGN SPECIFICATIONS OF THE STATE OF NEW JERSEY ARE REQUIRED ON ALL STREETS TO BE PROTECTED BY THE INLET FILTERS. CURBS MUST BE INSTALLED IMMEDIATELY AFTER THE INLET FILTER IS INSTALLED.
7. COMPACTION RESULTING FROM EQUIPMENT OR PEDESTRIANS MUST BE REMEDIATED BY SCARIFYING THE SOIL TO A DEPTH OF 6" PRIOR TO INSTALLATION OF THE INLET FILTER. SCARIFICATION OF THE INLET FILTER AREA SHALL BE PERFORMED MANUALLY IF EQUIPMENT CAUSES SUBSTANTIAL COMPACTION.

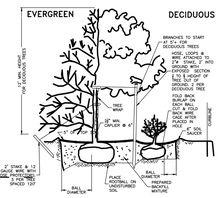
INLET FILTER DETAIL

N.T.S.



FENCING FOR TREE PROTECTION

NOT TO SCALE
(IF AND WHERE DIRECTED)



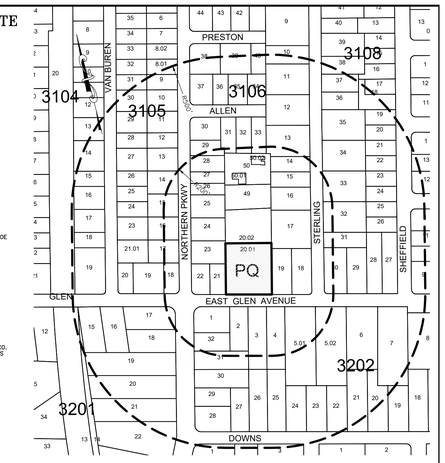
TREE & SHRUB PLANTING DETAIL

NOTE: PVC TRANSFLIGHT SURVIVAL KIT WITH ANTIDESICCANT, ANTIFUNGAL AGENT, FERTILIZER AND SLOW RELEASE BIO-TABS TO BE UTILIZED ON ALL WOODY PLANTINGS. SOURCE: 1-800-PLANTING WWW.PLANTINGTHECARE.COM

PROPERTY OWNERS WITHIN 200' OF SITE

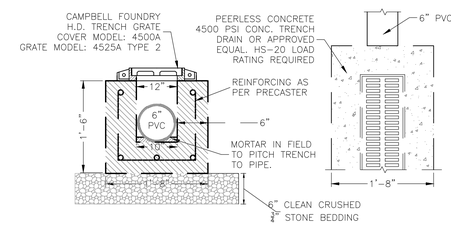
BLOCK	LOT	PROPERTY OWNER
3106	19	JAMES N. & FRANCES F. MONTON 323 E. GLEN AVENUE RIDGEWOOD, NJ 07450
3108	33	CHRISTOPHER BRAUN 429 STERLING PLACE RIDGEWOOD, NJ 07450
3202	4	LYDIA H MCCOY 326 E. GLEN AVE RIDGEWOOD, NJ 07450
3106	24	MARK T. & MARGARET T. & MAUREEN BUTTINO 419 NORTHERN PKWY RIDGEWOOD, NJ 07450
3105	13	LEE, SANG HAK 436 NORTHERN PKWY RIDGEWOOD, NJ 07450
3106	14	GILLIAN FOLEY 432 STERLING PLACE RIDGEWOOD, NJ 07450
3105	18	ROBERT & MARYEN JR. 291 E. GLEN AVENUE RIDGEWOOD, NJ 07450
3106	22	SAMUEL & ANNA ABMA 371 RIDGNEY ROAD WYCKOFF, NJ 07481
3106	49	TONI THOMAS 315 E. GLEN AVE RIDGEWOOD, NJ 07450
320	2	1 WILLIAM H. & BARBARA L. GRUNDY 304 E. GLEN AVENUE RIDGEWOOD, NJ 07450
3202	31	ROBERT A. FITCH & ROBIN L. GIORDANO 359 NORTHERN PKWY RIDGEWOOD, NJ 07450
3106	16	HENRY LEE 432 STERLING PL RIDGEWOOD, NJ 07450
3202	5.01	DEEPAK & SMITA RANA 330 E. GLEN AVENUE RIDGEWOOD, NJ 07450
3106	23	BRIAN & MARY O'ENTREMONT 411 NORTHERN PKWAY RIDGEWOOD, NJ 07450
3106	50	GLEN MEADOWS AT RIDGEWOOD CONDO ASSOC. 300 E. GLEN AVENUE RIDGEWOOD, NJ 07450
3106	50.02	MANGEL & DENISE LIMA 312 E GLEN AVENUE RIDGEWOOD, NJ 07450
3202	32	MEGAN & MAUREEN BIGGROVE 363 NORTHERN PKWY RIDGEWOOD, NJ 07450
3106	18	GLADYSON) VANMAGENEN 417 NORTHERN PKWY RIDGEWOOD, NJ 07450
3106	25	PATRICK & NANCY O'TLAHERTY 423 NORTHERN PKWY RIDGEWOOD, NJ 07450
3105	16	GLEN L. & PAULINE COOPER SHERMAN 418 NORTHERN PKWAY RIDGEWOOD, NJ 07450
3105	15	IBRAHIM & CHARLOTTE K(S) HAZNEDAR 424 NORTHERN PKWY RIDGEWOOD, NJ 07450
3106	17	WAYNE BREWSTER & MARY LOU POSTEN 418 STERLING PLACE RIDGEWOOD, NJ 07450
3202	5.02	ISMAIL & FATIMA TAMBI 334 EAST GLEN AVENUE RIDGEWOOD, NJ 07450
3105	17	ROCCO & ANN CAMPORINI 412 NORTHERN PKWY RIDGEWOOD, NJ 07450
3106	31	ALEXANDRA I NOLAN 310 ALLEN PL RIDGEWOOD, NJ 07450
3106	33	ROCCO P. & KATHELEEN P. ORLANDO, JR. 316 ALLEN PL RIDGEWOOD, NJ 07450

BLOCK	LOT	PROPERTY OWNER
3106	15	JIN WANG 428 STERLING PL RIDGEWOOD, NJ 07450
3106	13	JAMES Y. & BETH A. HUA 440 STERLING PL RIDGEWOOD, NJ 07450
3108	30	NANCY E. MACK 335 E. GLEN AVE RIDGEWOOD, 07450
3106	27	MARY BUSTINO 431 NORTHERN PKWY RIDGEWOOD, NJ 07450
3106	32	VLADIMIR DOZORTSEV 314 ALLEN PL RIDGEWOOD, NJ 07450
320	2	3 ANGELA SIRIAC & VASILE SIRIAC 322 E GLEN AVE RIDGEWOOD, NJ 07450
3105	14	ANTHONY & MARYEN, JR. 431 NORTHERN PKWY RIDGEWOOD, NJ 07450
3106	29	RAYMOND LOSAK 437 NORTHERN PKWY RIDGEWOOD, NJ 07450
3106	28	JAMES V. (V) CAPUTO 435 NORTHERN PKWY RIDGEWOOD, NJ 07450
3106	50.03	1 ANDREW & ANNA 321 E GLEN AVENUE RIDGEWOOD, NJ 07450
3201	17	SEONG WOOD & TAE SOOK KIM CHOE 370 NORTHERN PKWY RIDGEWOOD, NJ 07450
3108	31	GLENN C. & DANE C. DAVIS 413 STERLING PL RIDGEWOOD, NJ 07450
3106	21	ANGELO & ANNA 301 E GLEN AVE RIDGEWOODNJ 07450
3202	2	ANGE LAKE 316 E GLEN AVE RIDGEWOOD, NJ 07450
3106	26	LOUIS & JOSEPHINE DI CUNTO 427 NORTHERN PKWY RIDGEWOOD, NJ 07450
3108	32	GRAZIA RECHICHI TAVROKS 633 WHITE PINE RD FRANKLIN LAKES, NJ 07417
		PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER – CORPORATE PROPERTIES 80 PARK PLAZA, T6B NEWARK, NJ 07102
		EAST BAY SEWER 40 POSNISH ROAD OAKLAND, NJ 07436
		RIDGEWOOD WATER DEPARTMENT DIRECTOR'S OFFICE 131 N. MAPLE AVENUE RIDGEWOOD, NJ 07451
		VERIZON, BOW AGENT 1500 TEANECK ROAD, 2ND FLOOR
		VERIZON, NEW JERSEY ENGINEERING DIVISION COLLECTION SYSTEM OPERATIONS 131 N. MAPLE AVENUE RIDGEWOOD, NJ 07451
		BERGEN COUNTY PLANNING BOARD ONE BERGEN COUNTY PLAZA HACKENSACK, NJ 07601–7000
		NJ DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVENUE TRENTON, NJ 08625

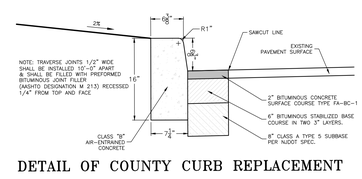


KEY MAP

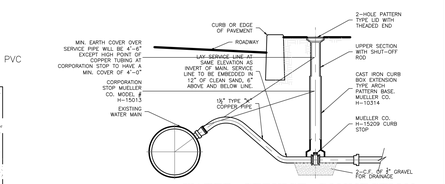
SCALE: 1" = 200'



DETAIL OF PEERLESS TRENCH DRAIN



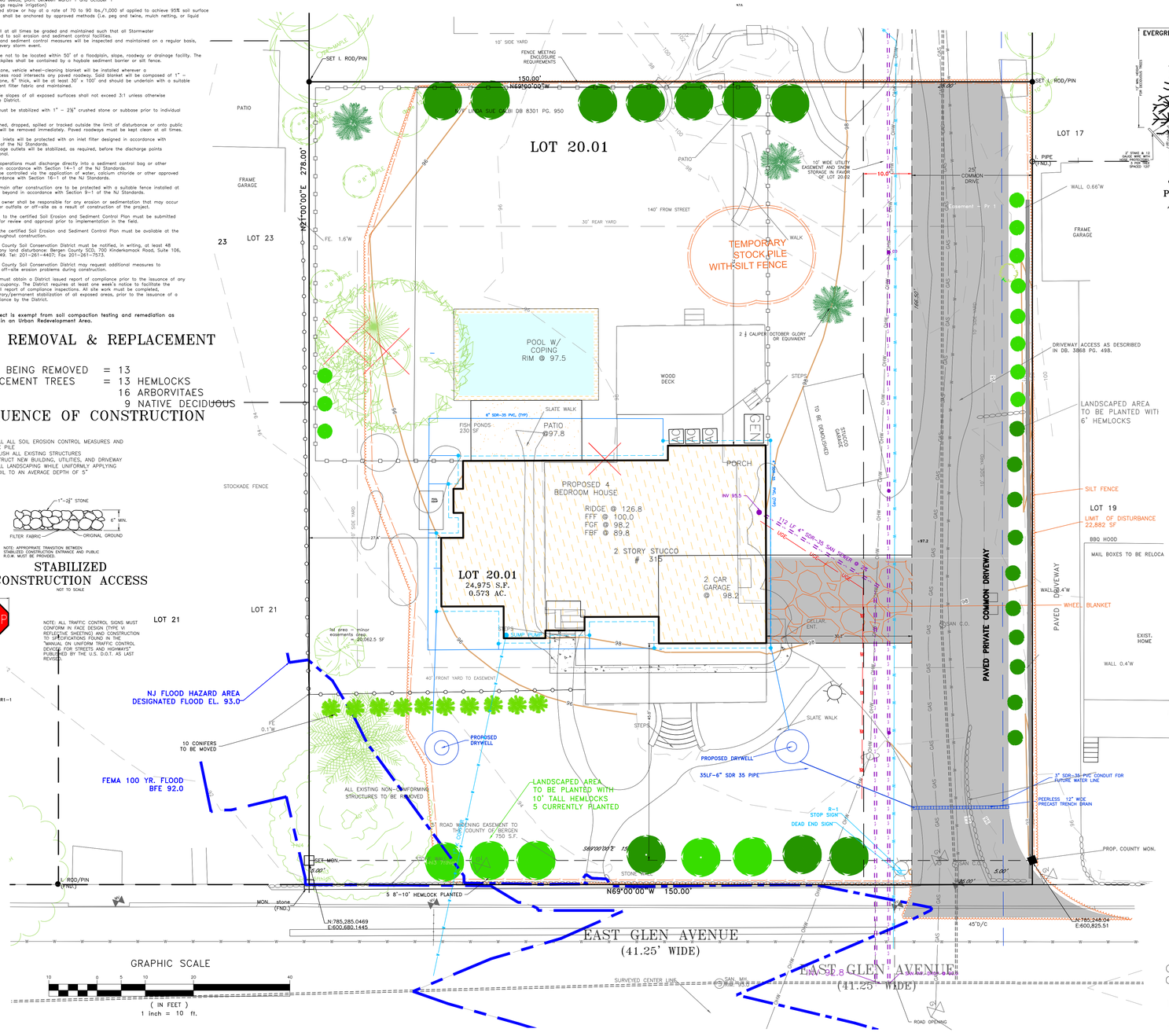
DETAIL OF COUNTY CURB REPLACEMENT



WATER SERVICE CONNECTION

NOT TO SCALE

EACH UNIT SHALL HAVE AN INDEPENDENT CONECTION,BUT MULTIPLE UNITS SHALL SHARE A COMMON TRENCH FOR INSTALLATION



VARIANCES PREVIOUSLY GRANTED

by resolution no. PB 2017–04:
1) 190–3 LOT NOT FRONTING ON STREET IMPROVED TO VILLAGE STANDARDS.

2) 190–119–1(e) LOT NOT FRONTING OF A 50' WIDE RIGHT OF WAY

GENERAL NOTES:

1. PROPERTY OWNER AND APPLICANT:
TASKO ENTERPRISES, LLC
315 EAST GLEN AVENUE
RIDGEWOOD, N.J. 07451

2. PROPERTY SHOWN ON CURRENT TAX MAP SHEET 31.

3. IN THE R–2 ZONE.

4. LOT 20.01 = 24,975 S.F.(0.573 AC)

5. SUBSURFACE UTILITIES TO BE VERIFIED BY MARKOUT AND TEST HOLES AS REQUIRED.

6. THIS PLAN IS SUPPLEMENTED BY THE "DRIVEWAY ENTRY IMPROVEMENT PLAN".

7. 13 TREES TO BE REMOVED. 15 REPLACEMENT TREES TO BE PLANTED.

8. LANE AND UTILITIES BENEATH IT ARE TO BE PRIVATE.

9. COMMON DRIVEWAY AND PUBLIC ROADWAYS TO BE KEPT BROOM CLEAN AT ALL TIMES.

10. FILED MAP #9714

11. VERTICAL DATUM NAVD 1988

12. PROPOSED HOME HAS LEGAL FRONTAGE ON EAST GLEN AVENUE AND SHALL BE ACCESSED VIA THE IMPROVED PAVED PRIVATE COMMON DRIVEWAY

13. BUILDING ENVELOPE SETBACKS ESTABLISHED BY FILED MAP #9714 SIGNED BY THE VILLAGE OF RIDGEWOOD ON 4/8/18 AND FILED ON 7/19/19

14. DEFINITION OF street UNDER ORDINANCE §190–3 :
Any street, avenue, boulevard, road, parkway, viaduct, alley or other way which is an existing state, county or municipal roadway, which is shown upon a plat heretofore approved pursuant to law; which is approved by official action as provided by this chapter; or which is shown on a plat duly filed and recorded in the office of the County Recording Officer prior to the appointment of the Planning Board and the grant to such Board of the power to review plats; and includes the land between the street lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, curbs, sidewalks, parking areas and other areas within the street lines.

EXISTING IMPERVIOUS SURFACE SUMMARY (SF)

PRIMARY BUILDING: 2197
GARAGE: 286
PATIO: 286
EXISTING DRIVEWAY: 3092
STEPS & WALKWAY: 680
DECK: 539
FISH PONDS: 230

TOTAL IMPERVIOUS COVERAGE: 7310 SF

PROPOSED IMPERVIOUS SURFACE SUMMARY (SF)

BUILDING: 2294
PORCH: 46
PATIO: 288
POOL W/ COPING: 570
DRIVEWAY: 4134
WALKWAY: 126
UTILITY PADS & POOL EQUIP: 90

TOTAL IMPERVIOUS COVERAGE: 7548 SF

SOIL MOVEMENT (CY)

CUMULATIVE CUT = 899 CY
CUMULATIVE FILL = 226 CY

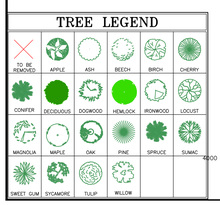
NET EXPORT = 673 CY*

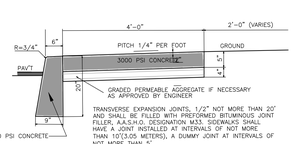
*Note: 100 CY OF EXCESS SOIL TO BE USED TO FILL BASEMENT

RIDGEWOOD R–2 ZONING SCHEDULE

	DESCRIPTION	REQUIRED	EXISTING	20.01
LOT DATA	LOT AREA	10,500 S.F.	24,975 SF	24,975 SF
	LOT WIDTH	75 FT.	150.0'	150.0'
	FRONT YARD	40 FT.	32.5'	45.0'
	REAR YARD	30 FT.	50.4'	75.4'
	LOT DEPTH	120 FT.	166.5'	166.5'
	SIDE YARD	10 FT.	48.9'	27.4.0' & 55.2'
	TOTAL SIDE YARDS	33% OF LOT WIDTH @ 38', 52'	104.0'	82.6' @ 55%
BLD. DATA	MAX. BUILDING HEIGHT	30 FT.	29.0 <30 FT	29.8 FT
	MAX GROSS BUILDING AREA	4620 SF	2963 SF @ 12.2%	4681 SF @ 18.7%
	MAX. COVERAGE OF ABOVE GRADE STRUCTURES	20%	3124 SF @ 15.4%	4690 SF @ 18.8%
	COVERAGE – ALL IMPROVEMENTS	40%	7310 SF. @ 29.3%	74596 SF @ 30.2%

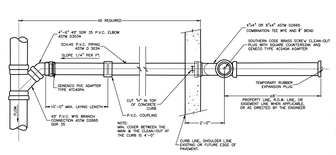
TREE LEGEND





DETAIL OF SIDEWALK

NOT TO SCALE



P.V.C. SEWER CONNECTION

DRYWELL NOTES

1. THE TOWNSHIP ENGINEER & THE DESIGN ENGINEER ARE TO BE NOTIFIED 48 HOURS PRIOR TO INSTALLATION.

2. THE CONTRACTOR SHALL MARK THE INSTALLATION IN FIELD AND PROVIDE A TIMELY NOTICE OF INSTALLATION TO THE DESIGN ENGINEER.

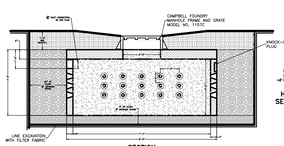
3. DRY WELL MAINTENANCE IS THE PROPERTY OWNER'S RESPONSIBILITY.

4. THE DRYWELL SHALL BE INSPECTED A TIMES ANNUALLY AND AFTER EVERY STORM EXCEEDING 1" OF RAINFALL.

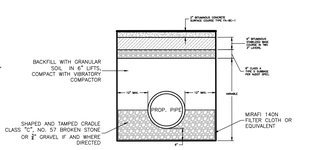
5. DRY WELL TO BE RATED FOR RESIDENTIAL TRAFFIC UNLESS OTHERWISE STATED.

6. SUBSTITUTION OF A DRY WELL WITH ALTERNATE STORMWATER MANAGEMENT OF EQUAL VOLUME SHALL BE PERMITTED WITH THE TOWNSHIP ENGINEER'S APPROVAL.

7. A PEERLESS CONCRETE 8' DIAMETER/970–GALLON DRYWELL OR BOROUGH ENGINEER APPROVED EQUIVALENT SHALL BE USED. CONCRETE STRUCTURE DESIGN AS PER PRECASTER.



PEERLESS PRECAST CONCRETE 8' DIAMETER/970–GALLON DRYWELL



COUNTY ROADWAY PIPE TRENCH

REVISION DIGEST
05/18/21 PB MEETING
07/19/21 PLOT PLAN
10/08/21 P.B. MEETING
11/02/21 P.B. MEETING

SCALE: 1" = 10'
ORIGINAL PLAN DATE: 10/10/16
SURVEY DATE: 10/03/16

CONKLIN ASSOCIATES
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
29 CHURCH STREET
P.O. BOX 282, RAMSEY, NJ 07446
PHONE (201) 327–0443, FAX (201) 934–1097
CERTIFICATE OF AUTHORIZATION #24GA28046300

TIBOR LATINCSICS
N.J.P.E. 32444, N.J.P.P. 3736

STEPHEN P. EID
NJPE&LS 30081
PROFESSIONAL ENGINEER & LAND SURVEYOR

FILE NO.:

PLOT NO.:20.01–3106plot2.dwg

PLOT & SEDIMENT & SOIL EROSION CONTROL PLAN

LOT 20.01 – BLOCK 3106

VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY

FOR

TASKO ENTERPRISES, LLC