

**SOIL EROSION CONTROL NOTES**

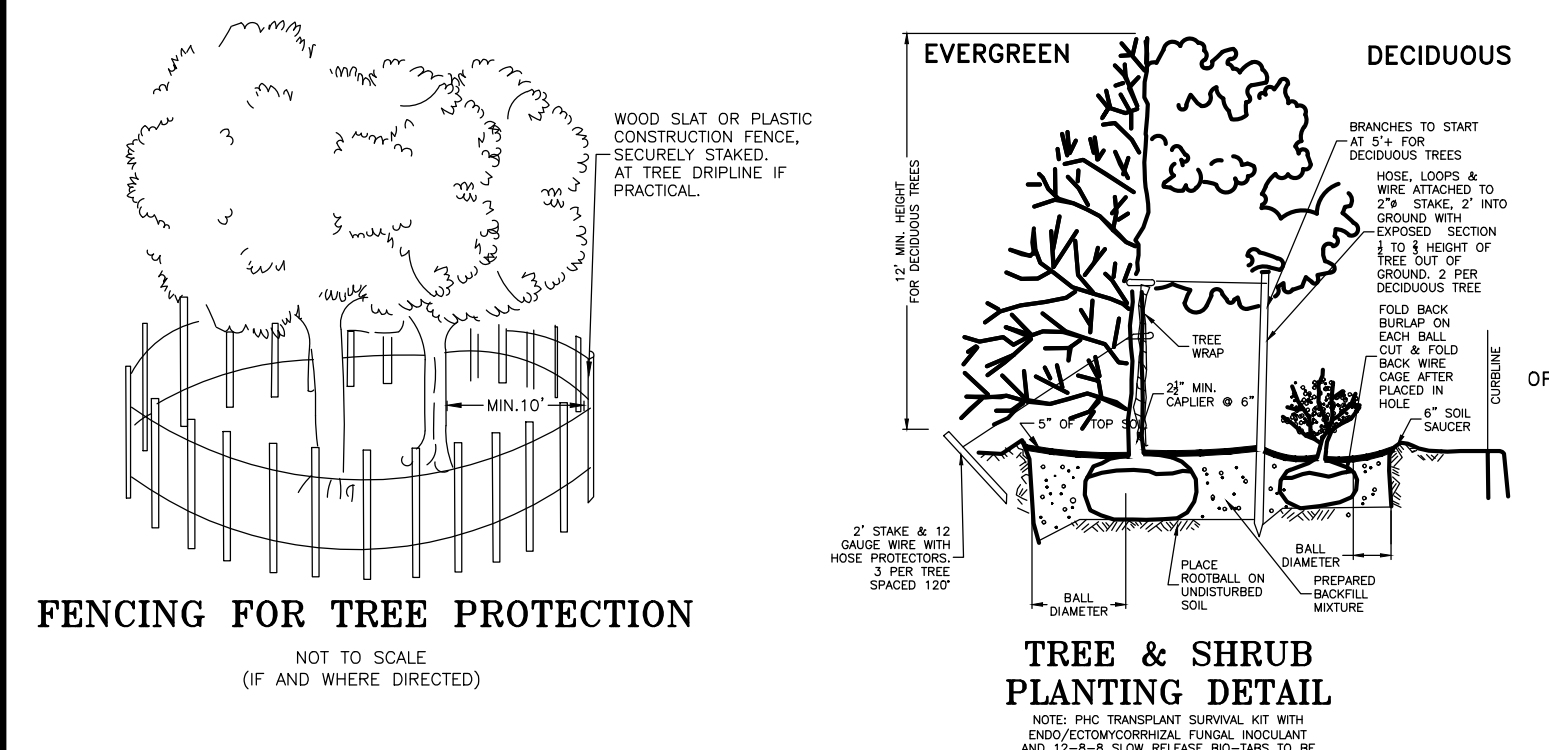
- All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
- Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a ground covering and mulching. If the erosion probability is high, the ground covering shall be installed at a rate of 2 tons per acre. The ground covering shall be applied by hand or machine, and shall be anchored by approved methods (i.e., peg and twine, mulch netting, or liquid mulch).
- 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 Limestone - Applied uniformly according to soil test recommendations.
    - Fertilizer - Apply 1 lbs./1,000 sq ft of 10-20-10 or equivalent.
    - SDS water insoluble nitrogen (unless a soil test indicates otherwise)
    - Seeded into the soil to a minimum of 4" depth.
    - Seed - perennial grasses 100 lbs./acre (2.3 lbs./1,000 sq ft) or other approved species, mixed between March 1 and May 15 or between August 15 and October 1.
    - Mulch - Untreated straw or hay at a rate of 2 to 3 tons per acre (2 lbs./1,000 sq ft) applied to achieve 90% soil surface coverage. Mulch shall be anchored by approved methods (i.e., peg and twine, mulch netting, or liquid mulch).
  - Permanent Seeding and Mulching:
    - Topsoil - Uniform application to a depth of 5" (minimum), minimum of 4" firm in place.
    - Ground Limestone - Applied uniformly according to soil test recommendations.
    - Fertilizer - Apply 1 lbs./1,000 sq ft of 10-20-10 or equivalent.
    - SDS water insoluble nitrogen (unless a soil test indicates otherwise)
    - Seeded into the soil to a minimum of 4" depth.
    - Seed - Turf type tall fescue (blend of 3 cultivars) 350 lbs./acre (8 lbs./1,000 sq ft) or other approved species, mixed between March 1 and May 15 or between August 15 and October 1 (summer seedings require irrigation).
    - Mulch - Untreated straw or hay at a rate of 2 to 3 tons per acre (2 lbs./1,000 sq ft) applied to achieve 90% soil surface coverage. Mulch shall be anchored by approved methods (i.e., peg and twine, mulch netting, or liquid mulch).
- 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 after every storm event.
- Stockpiles of soil must be located within 50' of a floodplain, edge, roadway or drainage facility. The base of all stockpiles shall be covered by a hydraulic sediment barrier or silt fence.
- A crushed stone, vehicle wheel-clearing blanket will be installed wherever a construction access road intersects any ground roadway. Such blanket will be composed of 1" - 2 1/2" crushed stone, 6" thick, will be at least 20' x 100' and should be underlain with a suitable synthetic treatment fabric and maintained.
- Maximum slope of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
- Stockpiles must be stabilized with 1" - 2" crushed stone or subsoil prior to individual lot construction.
- All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public rights-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 28.11 of the NJ Standards.
- Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- Overhead operations must discharge directly into an sediment control bag or other approved filter in accordance with Section 14.1 of the NJ Standards.
- Site shall be controlled on the application of water, storm drainage or other approved method in accordance with Section 14.1 of the NJ Standards.
- Trees to remain after construction are to be protected with a suitable fence installed at the site 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 between stormwater outlets or off-site or as a result of construction of the project.
- 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.
- A copy of the certified Soil Erosion 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 tree disturbance. Bergen County Soil Conservation District, Suite 106, Oradell, NJ 07649. Tel: 201-261-4407; Fax 201-261-7573.
- The Bergen County Soil Conservation District may require 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.

**SEQUENCE OF CONSTRUCTION**

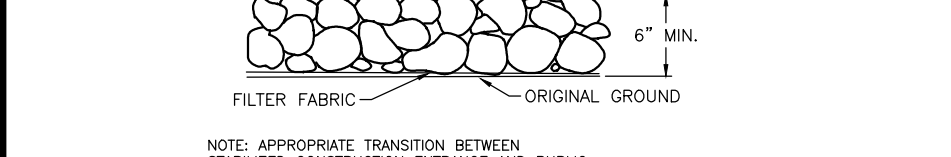
- REMOVE TREES AND STUMPS
- INSTALL SILT FENCE, WHEEL BLANKET, AND OTHER SOIL EROSION CONTROL MEASURES
- CONSTRUCT & DEMOLISH STRUCTURE(S)
- INSTALL LANDSCAPING WHILE UNIFORMLY APPLYING TOPSOIL TO AN AVERAGE DEPTH OF 5"

**TREE REMOVAL & REPLACEMENT**

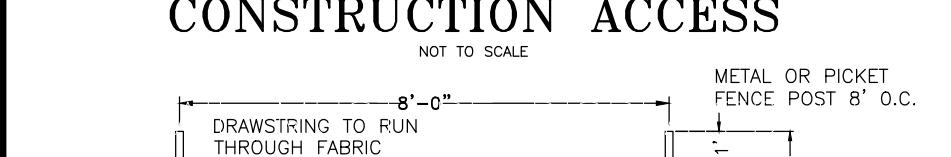
TREES BEING REMOVED = 23  
 REPLACEMENT TREES = 15 HEMLOCKS  
 9 NATIVE DECIDUOUS



**FENCING FOR TREE PROTECTION**



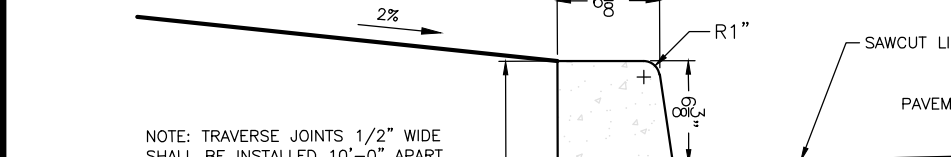
**STABILIZED CONSTRUCTION ACCESS**



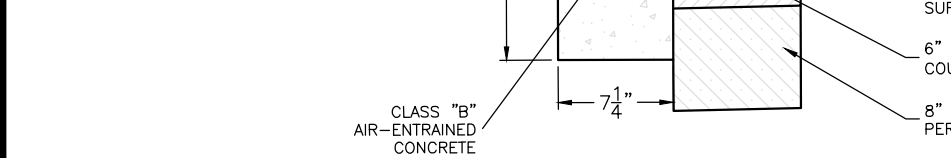
**SEDIMENT FILTER DETAIL**



**DETAIL OF COUNTY CURB REPLACEMENT**



**TREE LEGEND**



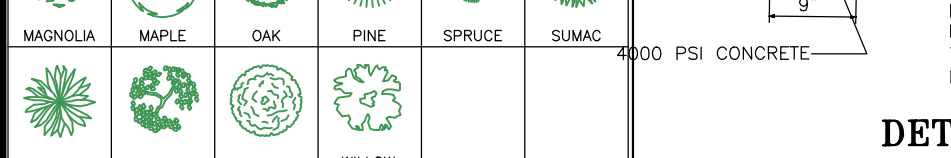
**DETAIL OF SIDEWALK**



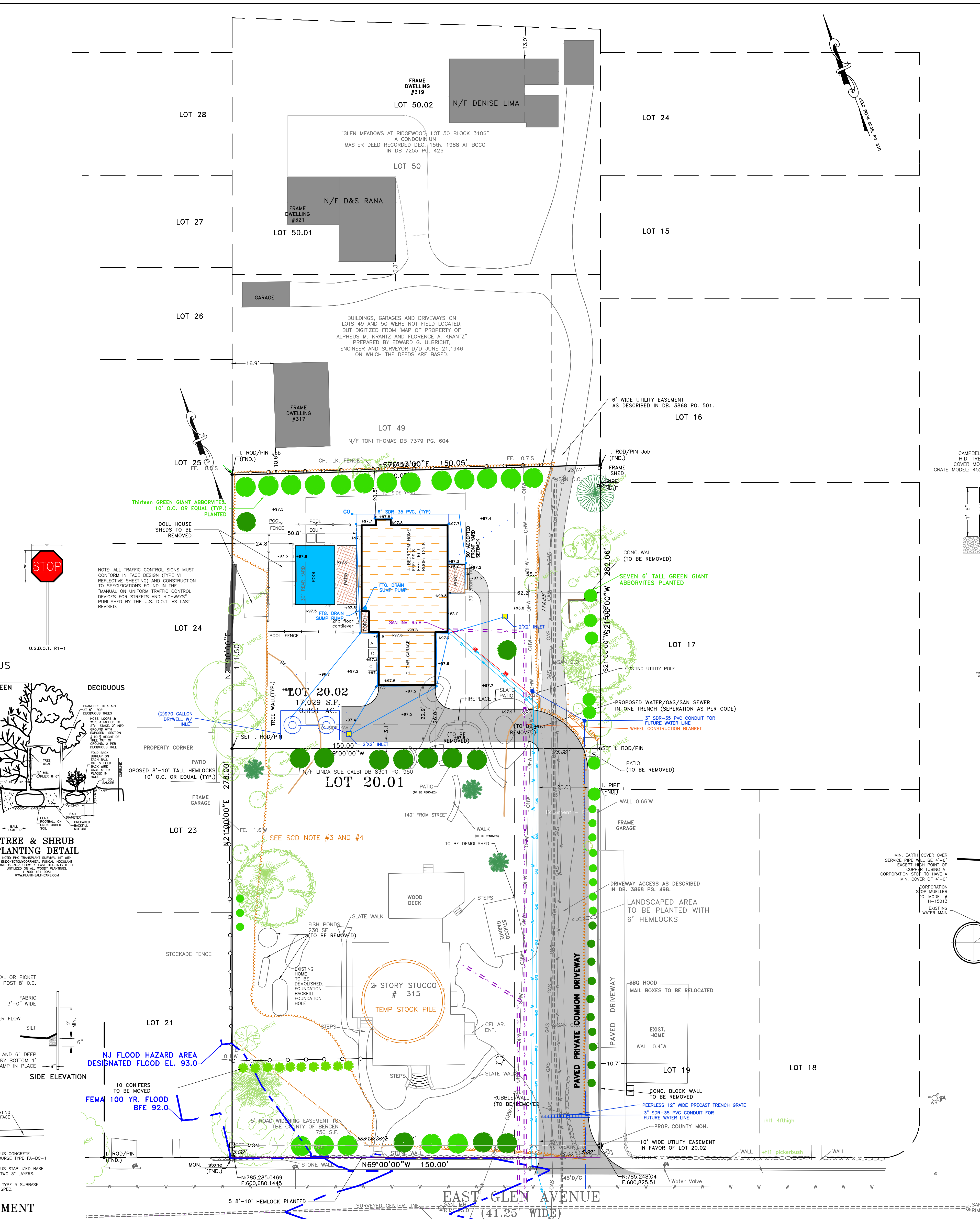
**P.V.C. SEWER CONNECTION**



**PEERLESS PRECAST CONCRETE 8" DIAMETER/970-GALLON DRYWELL**

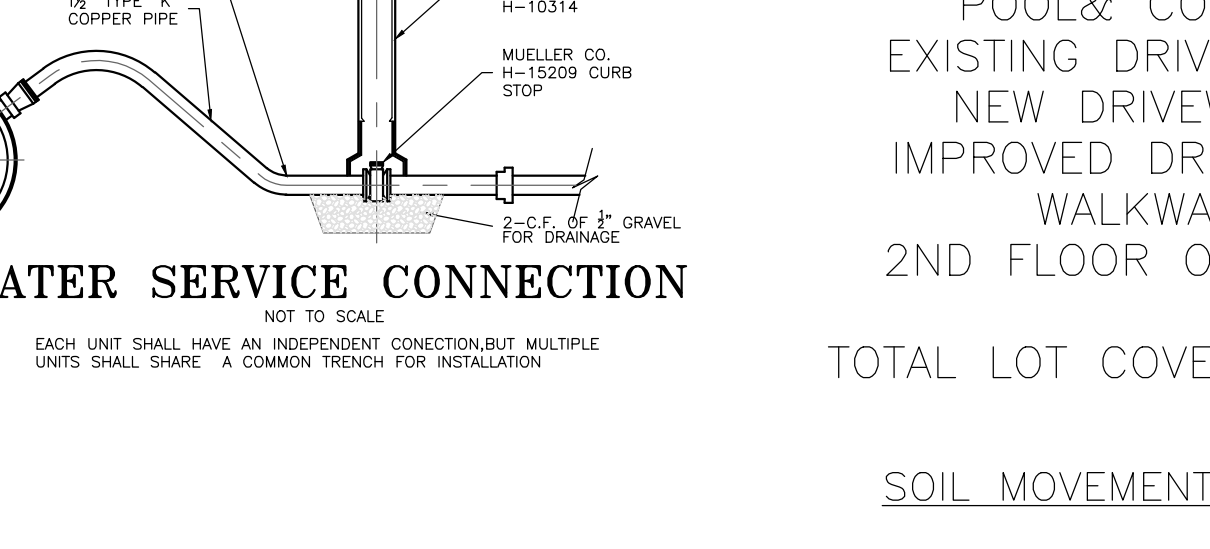
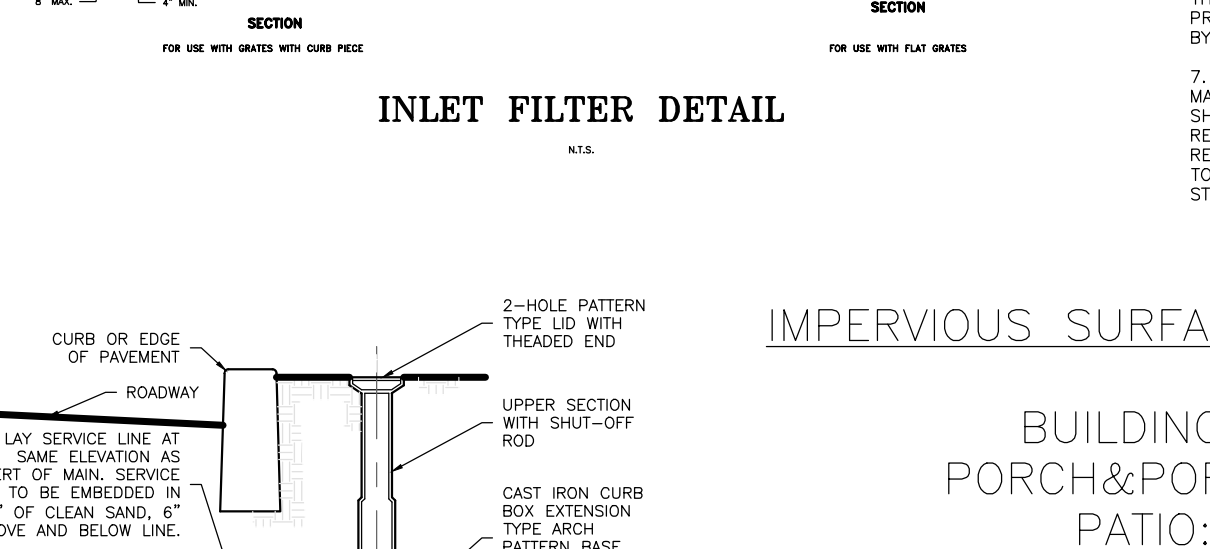
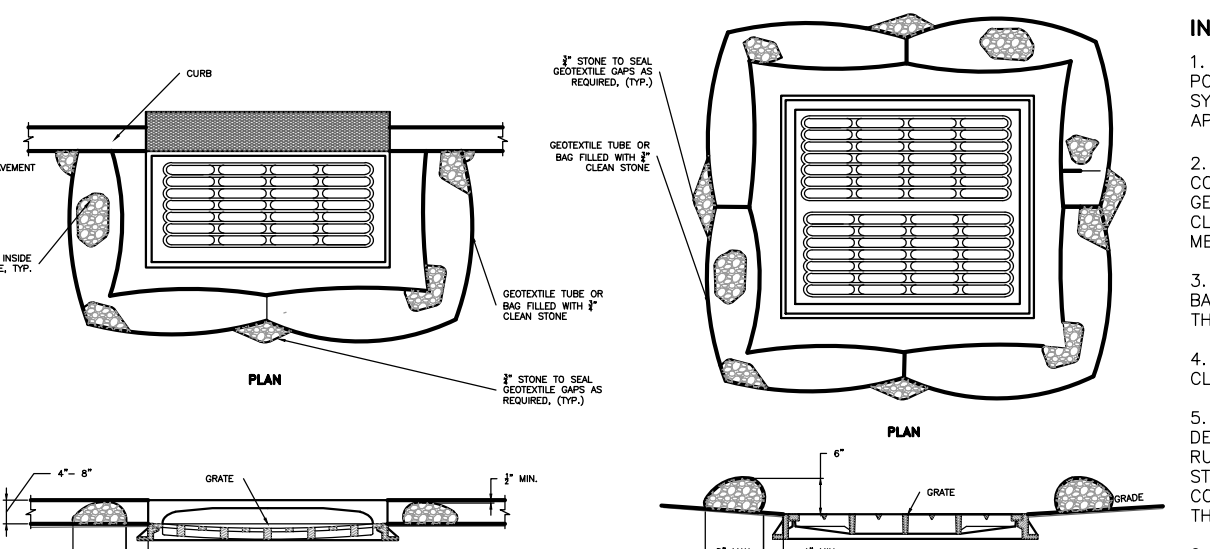
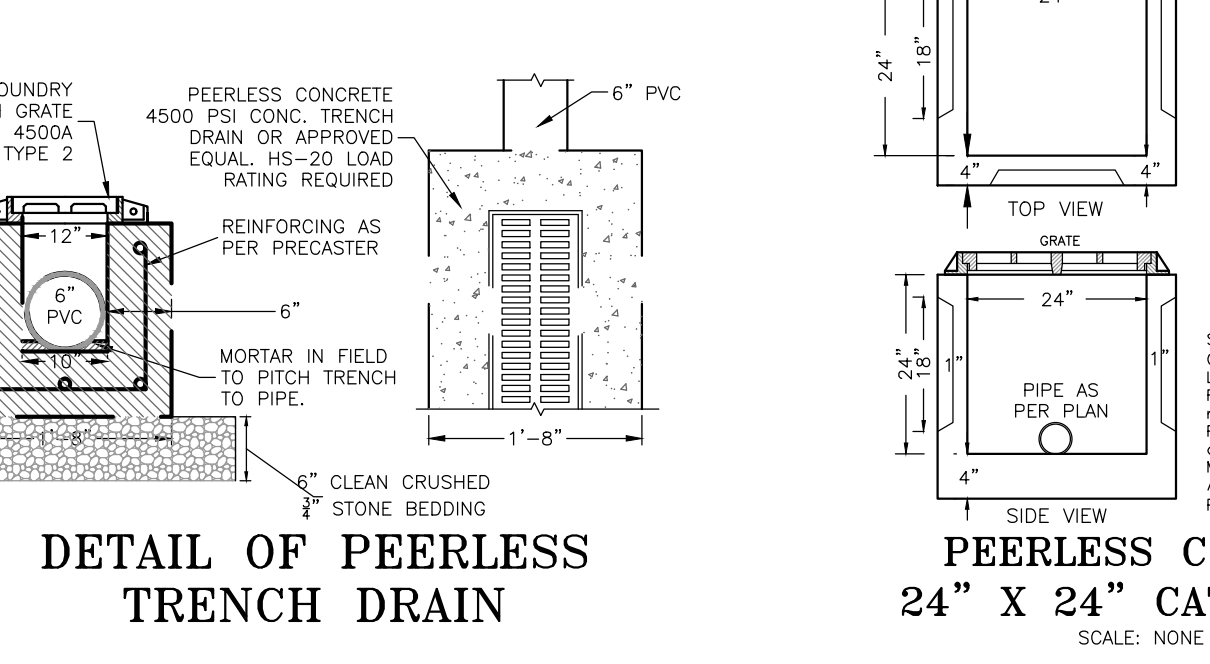


**COUNTY ROADWAY PIPE TRENCH**



**PROPERTY OWNERS WITHIN 200' OF SITE**

- | BLOCK | LOT | PROPERTY OWNER   | BLOCK | LOT | PROPERTY OWNER                            |
|-------|-----|--|-------|-----|---|
| 3108  | 19  | JAMES W. & FRANCES F. MONTON                               | 3106  | 15  | JIM WANG                                  |
| 3108  | 13  | 232 E. GLEN AVENUE<br>CHRISTOPHER BRAUN                    | 3106  | 13  | 325 STERLING PL.<br>RIDGWOOD, NJ 07450    |
| 3108  | 3   | 225 STERLING PL.<br>RIDGWOOD, NJ 07450                     | 3106  | 13  | JAMES A. BERT & HIA<br>RIDGWOOD, NJ 07450 |
| 3108  | 4   | 326 E. GLEN AVENUE<br>RIDGWOOD, NJ 07450                   | 3108  | 36  | NANCY<br>RIDGWOOD, NJ 07450               |
| 3108  | 14  | 414 NORTHFIELD PKWY<br>RIDGWOOD, NJ 07450                  | 3108  | 36  | MARY BOBIN<br>RIDGWOOD, NJ 07450          |
| 3108  | 13  | LEE, SAND SAK<br>414 NORTHFIELD PKWY<br>RIDGWOOD, NJ 07450 | 3108  | 36  | 325 E. GLEN AVENUE<br>RIDGWOOD, NJ 07450  |
| 3108  | 14  | 414 NORTHFIELD PKWY<br>RIDGWOOD, NJ 07450                  | 3108  | 36  | 325 E. GLEN AVENUE<br>RIDGWOOD, NJ 07450  |
| 3108  | 14  | 414 NORTHFIELD PKWY<br>RIDGWOOD, NJ 07450                  | 3108  | 36  | 325 E. GLEN AVENUE<br>RIDGWOOD, NJ 07450  |
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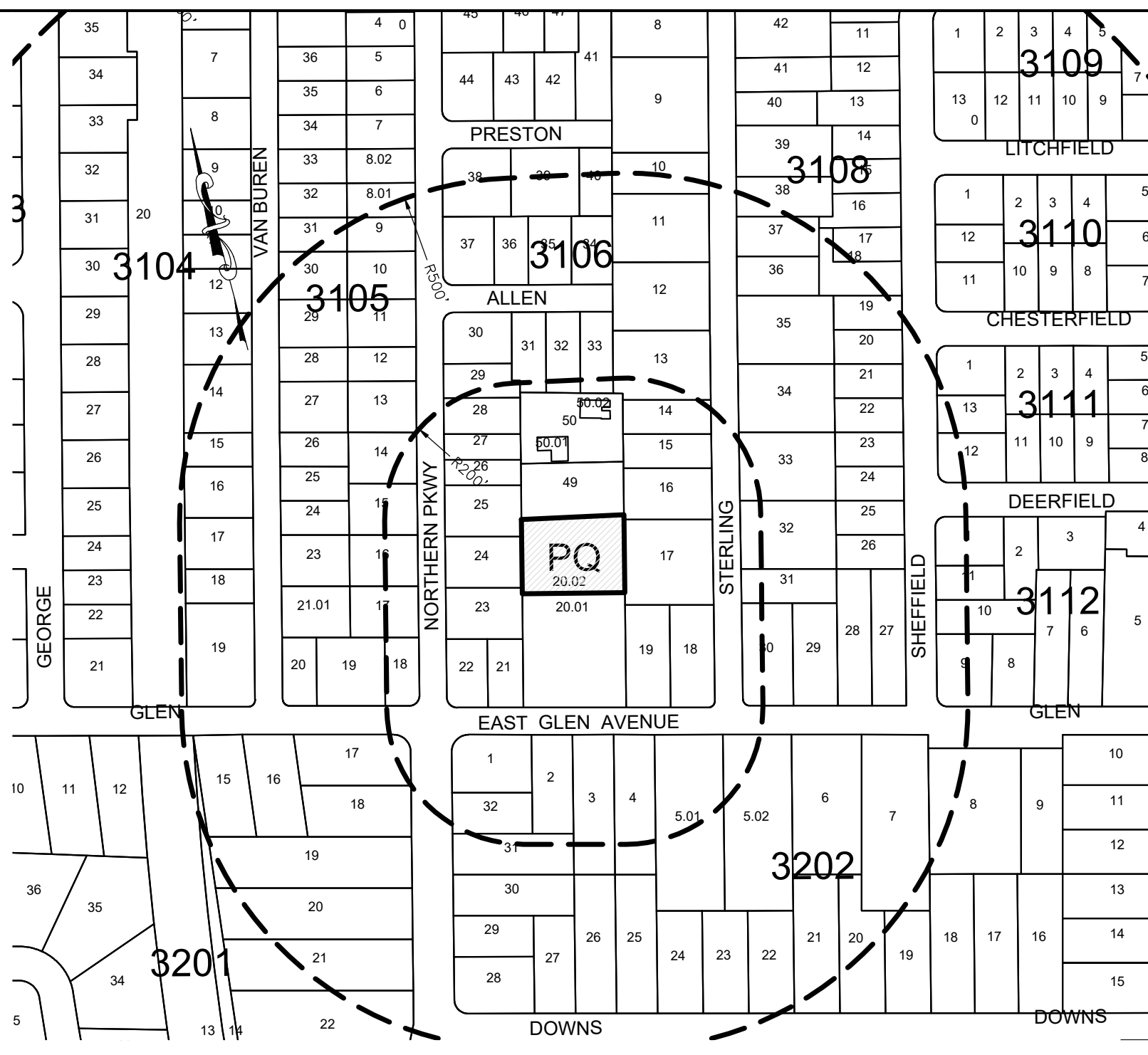


**REVISION HISTORY**

05/18/21 PB MEETING	23 CHURCH STREET RAMSAY, NJ 07446
10/08/21 PB MEETING	PHONE (201) 327-0443, FAX (201) 934-1097 CERTIFICATE OF AUTHORIZATION #24CA28046300
	TIBOR LATINCIS N.J.P.E. 32444, N.J.P.P. 3736
	STEPHEN P. EID PROFESSIONAL ENGINEER & LAND SURVEYOR

SCALE: 1" = 20'  
 ORIGINAL PLAN DATE: 10/10/16  
 SURVEY DATE: 10/03/16

FILE NO.: PLOT NO.: 20.02-3106Plot.dwg



**KEY MAP**

SCALE: 1" = 200'

**GENERAL NOTES:**

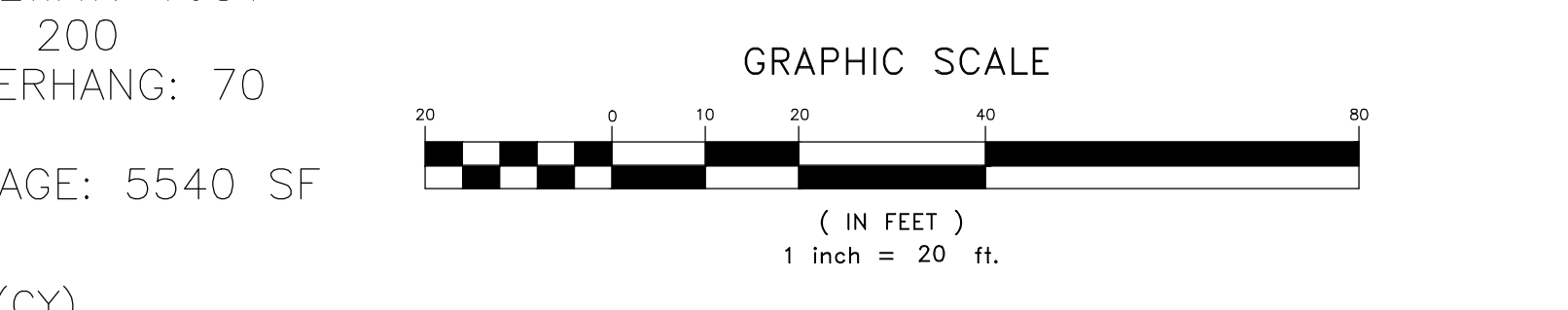
- PROPERTY OWNER AND APPLICANT: TASKO ENTERPRISES, LLC 315 EAST GLEN AVENUE RIDGWOOD, NJ, 07451
- PROPERTY SHOWN ON CURRENT TAX MAP SHEET 31.
- IN THE R-2 ZONE.
- LAND AREA OF LOT 20.02 = 16,804 S.F. (0.386 AC)
- SUBSURFACE UTILITIES TO BE VERIFIED BY MARKOUT AND TEST HOLES AS REQUIRED.
- THIS PLAN IS SUPPLEMENTED BY THE "DRIVEWAY IMPROVEMENT PLAN".
- PROPOSED LANE AND UTILITIES BENEATH IT ARE TO BE PLANTED.
- 23 TREES TO BE REMOVED; 24 REPLACEMENT TREES TO BE PLANTED.
- COMMON DRIVEWAY AND PUBLIC ROADWAYS TO BE KEPT BROOM CLEAN AT ALL TIMES.
- FILED MAP #9714
- PROPOSED HOME TO BE ACCESSED VIA IMPROVED PAVED PRIVATE COMMON DRIVEWAY.
- BUILDING ENVELOPE SETBACKS ESTABLISHED BY FILED MAP # 9714 SIGNAL BY THE VILLAGE OF RIDGWOOD ON 4/7/17 AND FILED ON 7/17/19.
- DEFINITION OF STREET UNDER ORDINANCE §190-3.1: Any street, avenue, boulevard, road, parkway, viaduct, or any other way which is existing, being, or proposed to be constructed, whether or not it is shown on a plat duly filed and recorded in the office of the County Engineer prior to the adoption of the Planning Board and the grant to such Board of the power to review plans, 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.
- 25 REPLACEMENT HEMLOCKS & CONIFERS PLANTED, TO BE SUPPLEMENTED WITH NATIVE DECIDUOUS TREES.

**VARIANCES PREVIOUSLY GRANTED**

- 190-3-10 NOT FRONTING ON STREET IMPROVED TO VILLAGE STANDARDS.
- 190-119-1(a) LOT NOT FRONTING OF A 50' WIDE RIGHT OF WAY.
- 190-119(b) EXISTING BUILDING ON LOT 20 (PROPOSED LOT 20.01) HAS A 37.5' SETBACK FROM ROW ON EAST GLEN AVE. A 5' ROAD WIDENING EASEMENT TO BERGEN COUNTY IS PROPOSED, YIELDING A 32.5' FRONT YARD SETBACK WHERE 40' IS REQUIRED.

**SURVEY NOTES**

- VERTICAL DATUM IS NAVD 1988.
- PROPOSED HOME TO BE ACCESSED VIA IMPROVED PAVED PRIVATE COMMON DRIVEWAY.
- DEED OF LOT 50, DB. 7145 PG. 939.
- DEED OF LOT 49, DB. 7379 PG. 604.



**RIDGWOOD R-2 ZONING SCHEDULE**

DESCRIPTION	REQUIRED	EXISTING	20.02
LOT AREA	10,500 S.F.	17,029 SF	17,029 S.F.
LOT WIDTH	75 FT.	115.56'	115.56'
FRONT YARD	40 FT.	55.0'	55.0'
REAR YARD	30 FT.	VACANT	50.8'
LOT DEPTH	120 FT.	150.0'	150.0'
SIDE YARD	10 FT.	VACANT	20.5'
TOTAL SIDE YARDS	33% OF LOT WIDTH @ 38', 52"	VACANT	43.4'
MAX. BUILDING HEIGHT	30 FT.	EXST < 30 FT	28.3 FT
MAX GROSS BUILDING AREA	4620 SF	2963 SF	2182 SF
MAX. COVERAGE OF ABOVE GROUND STRUCTURE	20%	3124 SF @ 15.4%	2182 SF @ 12.8%
COVERAGE - ALL IMPROVEMENTS*	40%	4963 SF @ 29.1%	5540 SF @ 32.5%

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SCALE: 1" = 20'  
 ORIGINAL PLAN DATE: 10/10/16  
 SURVEY DATE: 10/03/16

FILE NO.: PLOT NO.: 20.02-3106Plot.dwg

**DEMOLITION(20.01), & SOIL EROSION CONTROL PLAN**

LOT 20.02 & 20.01 - BLOCK 3106  
 VILLAGE OF RIDGWOOD  
 BERGEN COUNTY, NEW JERSEY  
 FOR  
 TASKO ENTERPRISES, LLC