

| ZONE R-2 REQUIREMENTS | | | |
|------------------------------------------|-------------|-------------|----------|
| | REQUIRED | EXISTING | PROPOSED |
| MIN. LOT AREA | 10,500 S.F. | 6,223 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% | 23.9%* | 26.8%** |
| MAX. COVERAGE BY IMPROVEMENTS | 45% | 37.6% | 40.5% |

| 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 | 1,405 S.F. | N.C. |
| DRIVEWAY | 348 S.F. | N.C. |
| DECK | 229 S.F. | N.C. |
| SHED | 85 S.F. | N.C. |
| STOOP AND WALKWAYS | 275 S.F. | N.C. |
| POOL | - | 177 S.F. |
| IMPERVIOUS LOT COVERAGE | 2,342 S.F. | 2,519 S.F. |
| LOT AREA | 6,223 S.F. | |
| TOTAL IMPERVIOUS LOT COVERAGE | 37.6% | 40.5% |

| COVERAGE BY ABOVE-GROUND STRUCTURES | | |
|-------------------------------------|------------|------------|
| DESCRIPTION | EXISTING | PROPOSED |
| DWELLING | 1,405 S.F. | N.C. |
| SHED | 85 S.F. | N.C. |
| POOL | - | 177 S.F. |
| LOT COVERAGE | 1,490 S.F. | 1,667 S.F. |
| LOT AREA | 6,223 S.F. | |
| TOTAL IMPERVIOUS LOT COVERAGE | 23.9% | 26.8% |

* - 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 COMPLAINT AND MEET NATIONAL SWIMMING POOL REGULATIONS, LOCAL BUILDING CODES AND TOWNSHIP ORDINANCE.

PREPARED FOR: KAREN McCANN

"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."

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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| 2 | 1/26/21 | REVISED TABLES | JD |
| 1 | 7/26/21 | REVISED PER TOWNSHIP COMMENTS | JD |
| REV | DATE | DESCRIPTION | BY |

**POOL
PLOT PLAN**

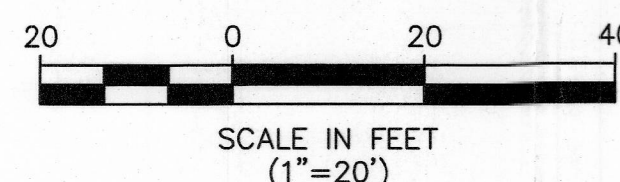
236 WALTHERY AVENUE

LOT 13 BLOCK 3308

VILLAGE OF RIDGEWOOD

COUNTY OF BERGEN NEW JERSEY

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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