

EXISTING CONDITIONS & DEMOLITION PLAN

SITE PLAN

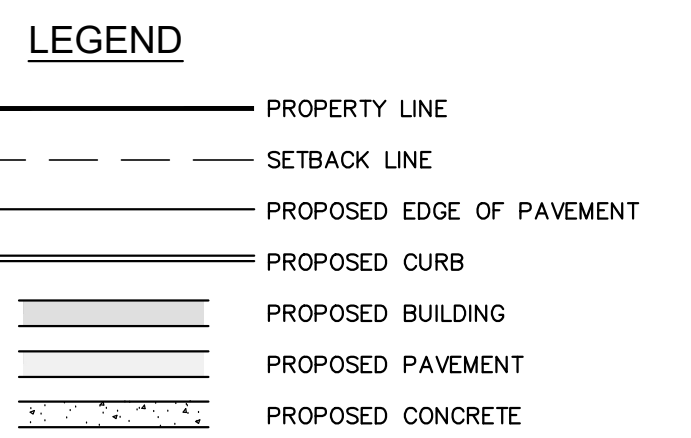
GENERAL NOTES:

1. THE SITE IS KNOWN AS BLOCK 114, LOT 1 AS SHOWN ON TAX MAP 1 OF THE BOROUGH OF NEW MILFORD TAX MAPS. THE SUBJECT SITE CONTAINS 11,275 SQ. FT. OR 0.259 ACRES.
2. **OWNER/APPLICANT:**
MATEUSZ PRAWDZIK
191 RAMBLER AVENUE
NEW MILFORD BOROUGH, NJ
3. BOUNDARY & TOPOGRAPHIC INFORMATION IS IN REFERENCE TO A PLAN ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR TAX LOT 1 BLOCK 114, BOROUGH OF NEW MILFORD, COUNTY OF BERGEN, NEW JERSEY" PREPARED BY JAMES P DEADY SURVEYOR, LLC, DATED NOVEMBER 6, 2025.
4. THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE #3).
5. SEE CONSTRUCTION DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
6. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION".
7. THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.
8. ELECTRIC, TELEPHONE, CATV AND ALL OTHER WIRED SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY AND APPROVED BY THE MUNICIPAL ENGINEER.
9. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FINAL CONSTRUCTION PLANS AS APPROVED BY THE MUNICIPAL ENGINEER.
10. ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF FENCING AND NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE MUNICIPAL ENGINEER AND THE ISSUANCE OF WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF THE MUNICIPAL ENGINEER.
11. THE APPLICANT IS RESPONSIBLE FOR ANY NEGATIVE DRAINAGE IMPACTS TO THE ADJACENT PROPERTIES DUE TO ON-SITE GRADING OR DRAINAGE. SHOULD A NEGATIVE IMPACT BE IDENTIFIED UPON COMPLETION OF THE PROJECT, THE IMPACT SHALL BE ADDRESSED IMMEDIATELY.
12. THE APPLICANT SHALL PROTECT ANY PERMITTED FENCING, CURBS, WALKWAYS, PLANTING, AND WALLS ON ADJACENT PROPERTIES DURING CONSTRUCTION, IF APPROVED. THE APPLICANT SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO NEIGHBORING PROPERTIES DURING INSTALLATION OF PROPOSED IMPROVEMENTS.
13. THE APPLICANT SHALL ENSURE THE OPERATIONS OF SOIL MOVEMENT VEHICLES ARE NOT UTILIZED IN A WAY THAT WOULD DEPOSIT SOIL ON ANY STREET, SIDEWALK, PUBLIC PLACE, OR WITHIN ANY OTHER PRIVATE PROPERTY.
14. THE IMPORT OF SOIL IS NOT PROPOSED AS PART OF THIS PROJECT. HOWEVER, SHOULD THE APPLICANT CHOOSE TO IMPORT ANY SOIL, THE APPLICANT SHALL BE RESPONSIBLE FOR ENSURING THAT ANY AND ALL SOIL IMPORTED TO THE SITE ARE CERTIFIED CLEAN SOILS IN ACCORDANCE WITH CURRENT NJDEP STANDARDS.

NEW MILFORD ZONING REQUIREMENTS			
ZONING DISTRICT	RESIDENTIAL A ZONE		
	REQUIRED/PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	11,275 SF	11,275 SF	11,275 SF
MIN. LOT WIDTH	75 FT	116.00 FT	116.00 FT
BUILDING SETBACKS			
MIN. FRONT YARD	30 FT	30.46 FT	30.50 FT
MIN. REAR YARD	25% DEPTH, 20 FT MIN	31.98 FT	26.26 FT
MIN. SIDE YARD EACH	10 FT	31.52 FT	28.46 FT
MIN. SIDE YARD (EXTERIOR)	30 FT*	30.75 FT	30.75 FT
MAX. BUILDING COVERAGE	20%	9.27%	13.67%
MAX. IMPERVIOUS COVERAGE	40%	21.29%	20.68%

* IN CASE OF A CORNER LOT, THE EXTERIOR SIDE YARD SHALL BE NO LESS THAN THIRTY (30) FEET

IMPERVIOUS COVERAGE - BASED ON TOTAL LOT AREA				
SURFACE	EXISTING	PERCENTAGE	PROPOSED	PERCENTAGE
BUILDING	1,045 SF	9.27%	1,541 SF	13.67%
PAVEMENT/GRAVEL	487 SF	4.32%	487 SF	4.32%
CONCRETE/WALKWAYS	568 SF	5.04%	237 SF	2.10%
PORCHES/DECKS	300 SF	2.66%	67 SF	0.59%
TOTAL	2,400 SF	21.29%	2,332 SF	20.68%



No.	Date	Revision	Revised By	Checked By
2	01/28/2026	PER ZONING REVIEW	SMJ	CRN
1	01/22/2026	PER ZONING REVIEW	SMJ	CRN



FPA
FRENCH & PARRELLO ASSOCIATES
New Jersey • New York • Pennsylvania • Georgia

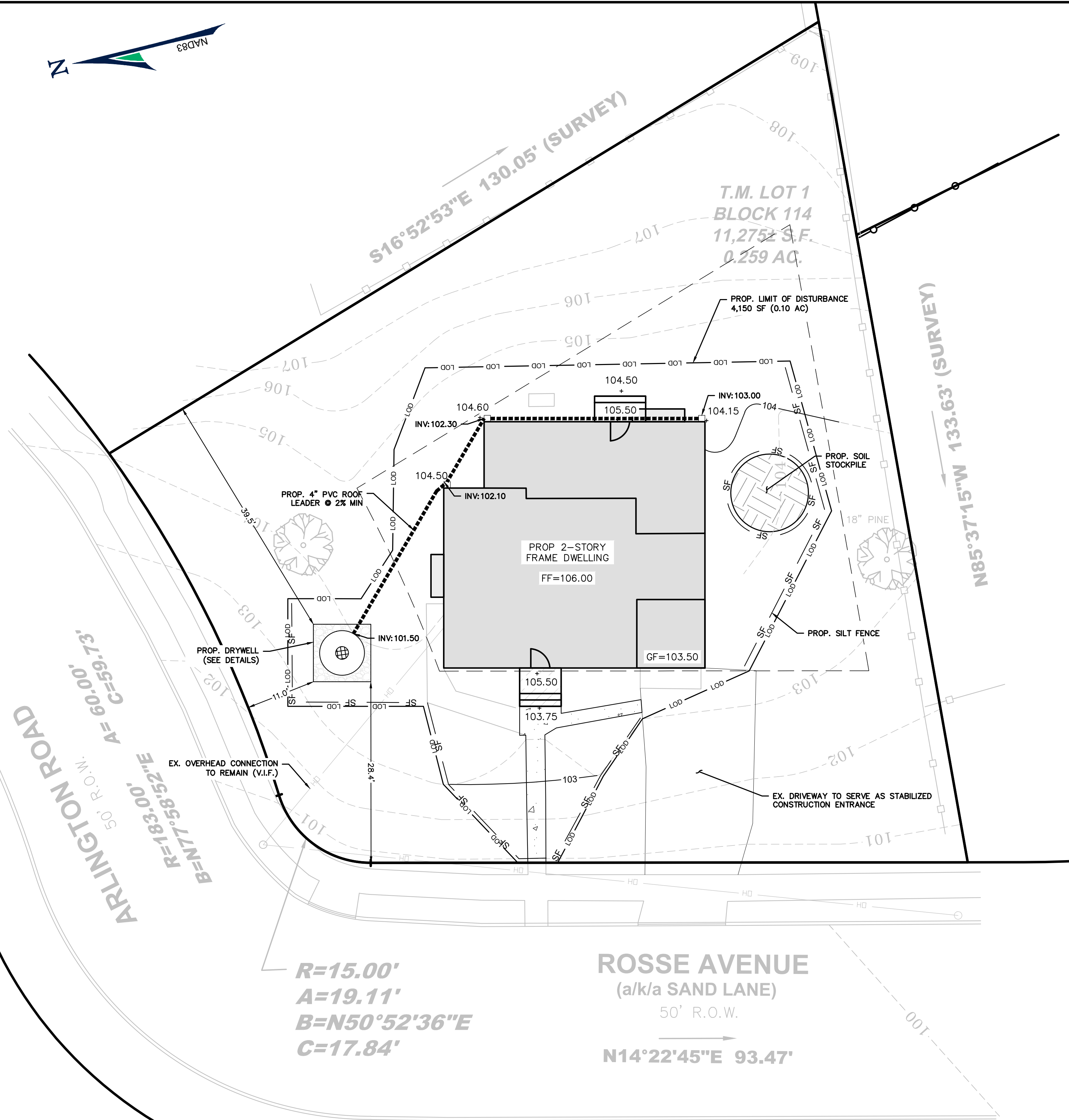
Hackettstown Office:
700 Grand Avenue, Unit 5A
Hackettstown, NJ 07840
908.850.0977
FPAengineers.com

WAYNE J. INGRAM, P.E., P.L.S., P.P.
PROFESSIONAL ENGINEER & LAND SURVEYOR, NEW JERSEY LIC. NO. 246904282

EXISTING CONDITIONS & SITE PLAN
PREPARED FOR
**1099 ROSSE AVENUE
BLOCK 114 LOT 1**
SITUATED IN THE
**BOROUGH OF NEW MILFORD
BERGEN COUNTY, NEW JERSEY**

DATE: 01/02/2026
DRAWN BY: SMJ
DESIGNED BY: SMJ
CHECKED BY: SMS
SCALE: 1" = 10'
FIELD BOOK
PROJECT NUMBER: 24824.001
SHEET: 1 of 3

I:\na-filer\mer\DATA\DCS\24824\24824\1099 Rosse Drive\CAD\DWG\24824.001-04.SP.dwg EXISTING



GENERAL CONSTRUCTION NOTES

- SEE SHEET 1 FOR GENERAL NOTES.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE "ON THE JOB" SAFETY FOR HIS EMPLOYEES, EMPLOYEES OF THE OWNER AND ALL OTHER PERSONS HAVING AUTHORIZED OR UNAUTHORIZED ACCESS TO THE WORK AND THE PUBLIC. CONTRACTOR SHALL PERFORM HIS WORK IN A SAFE MANNER AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- THE LOCATION, TYPE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION SITE 3 DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION FOR ACCURATE FIELD LOCATIONS. FOR UTILITY MARKOUT, CALL 1-800-272-1000.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS, EXERCISING PRECAUTION TO VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER SHOULD DEPARTURES FROM THE APPROVED DESIGN BECOME NECESSARY DUE TO CIRCUMSTANCES WHICH ARISE DURING CONSTRUCTION.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL PAY ALL FEES INCLUDING INSPECTION FEES, AND IN GENERAL SHALL PROCURE ALL REQUIRED PERMITS, LICENSES AND INSPECTIONS, PAY ALL CHARGES AND FEES AND GIVE NOTICES FOR AND INCIDENTAL TO THE DUES.
- ITEMS NOT SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR THE SAME AS IF SPECIFIED.
- THE CONTRACTOR SHALL MAINTAIN ON SITE SANITARY UNITS FOR PUBLIC HEALTH PURPOSES.
- THE CONTRACTOR SHALL MAINTAIN TRIMMED GRASSED AREAS (WEEKLY BASIS) AND CLEAR SITE OF LITTER (DAILY BASIS).
- THE CONTRACTOR SHALL SWEEP ALL SOIL AND SILT OR DEBRIS FROM ROADWAY PERIODICALLY THROUGHOUT THE DAY, AND IF WARRANTED OR DIRECTED SWEEP ROAD WITH MECHANICAL STREET SWEEPER.

DRAINAGE & UTILITY NOTES

- ALL EXISTING UTILITY CONNECTIONS TO BE REUSED. LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INSTALL ALL PUBLIC UTILITY UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY PROVIDER.
- ROOF LEADER CONNECTION LOCATIONS ARE APPROXIMATE. CONTRACTOR TO COORDINATE FINAL LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY FIX ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE.

CONSTRUCTION SCHEDULE & PROCEDURE FOR IMPLEMENTATION OF SOIL EROSION & SEDIMENT CONTROL MEASURES

- INSTALL SILT FENCE (1 DAY)
- ESTABLISH ROUGH GRADES AS NECESSARY TO CONSTRUCT IMPROVEMENTS (2 WEEKS)
- CONSTRUCT PROPOSED DWELLING, SIDEWALKS AND UTILITIES (4 MONTHS)
- ESTABLISH FINISHED GRADE AND PERMANENT VEGETATIVE STABILIZATION. INSTALL FINAL PAVEMENT SURFACE COURSE (2 WEEKS)
- REMOVE SILT FENCE (1 DAY)

SITE SOILS

PER NRCS WEB SOIL SURVEY
 DuuC - DUNELLEN-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES.

SOIL COMPACTION TESTING NOTES

THE SITE IS LOCATED WITHIN THE METROPOLITAN PLANNING AREA (PA1 ZONE) AND THEREFORE IS EXEMPT FROM SOIL COMPACTION TESTING

SOIL CONSERVATION NOTES

LESS THAN 5,000 SF ARE TO BE DISTURBED AND THEREFORE IS EXEMPT FROM SOIL CONSERVATION DISTRICT STANDARDS.

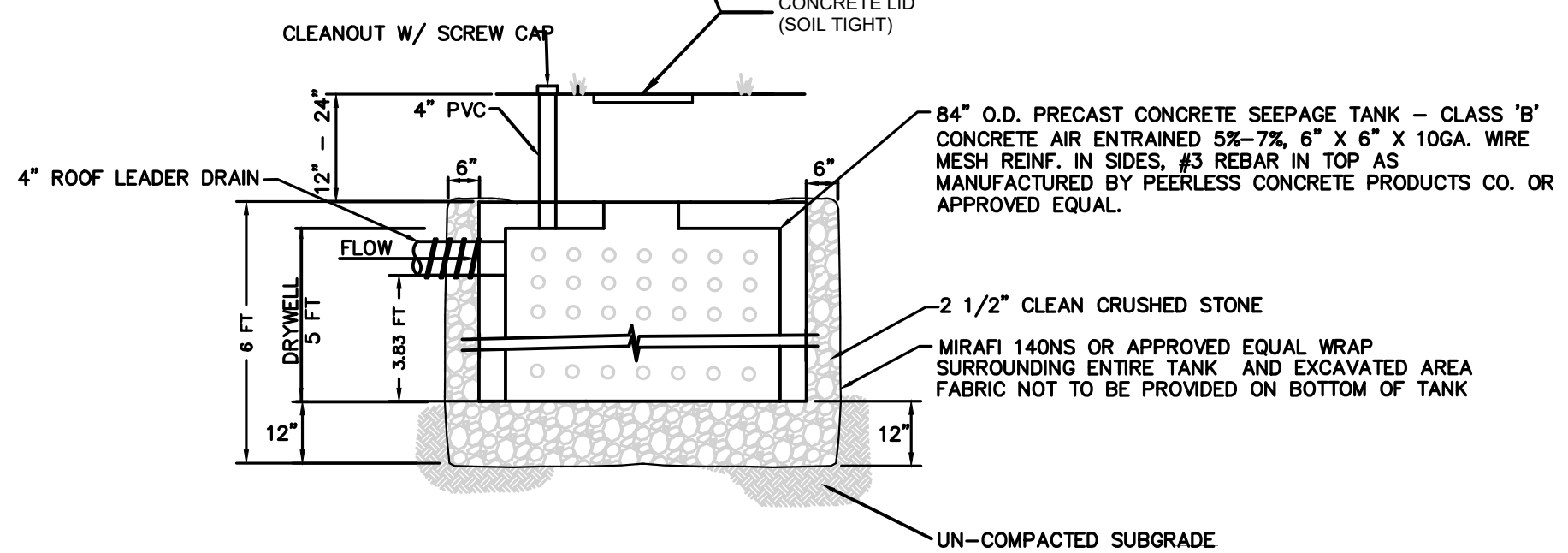
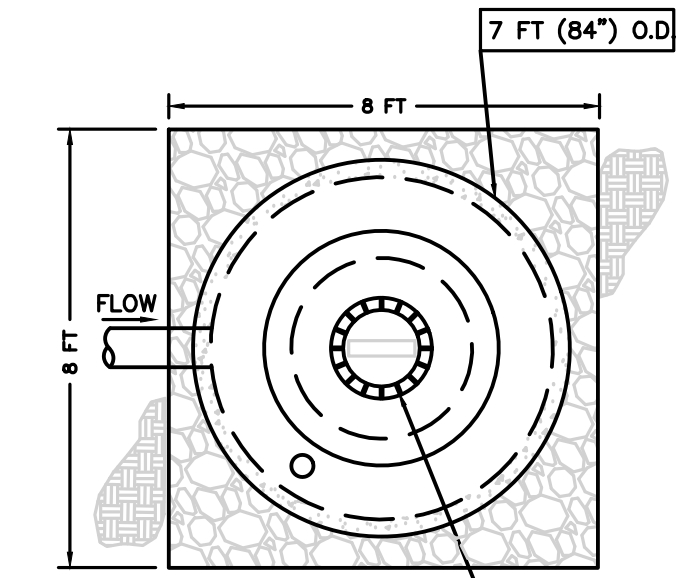
CUT/FILL CALCULATIONS

DRYWELL EXCAVATION: 486 CF CUT
 FOUNDATION TRENCHING: 232 CF CUT
 EARTHWORK: 130 CF CUT
 NET CUT: 848 CF (31 CY)

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- - - PROPOSED EDGE OF PAVEMENT
- ▬ PROPOSED CURB
- ▬ PROPOSED BUILDING
- ▬ PROPOSED PAVEMENT
- ▬ PROPOSED CONCRETE
- ▬ PROPOSED GRADE
- ▬ x 520.00 PROPOSED SPOT ELEVATION
- w — PROPOSED WATER SERVICE
- OHW — PROPOSED ELECTRIC SERVICE
- SAN — PROPOSED SANITARY SERVICE
- G — PROPOSED GAS SERVICE

I:\na-filer\server\DATA\DOCS\24824\24824_001 - 1099 Rosse Drive\CADD\DWG\24824_001-04.SP.dwg, Grading & SESC



DRYWELL DETAIL

DRYWELL CALCULATIONS:

PROPOSED DRY WELL RETENTION VOLUME:
 TOTAL AREA TO DRYWELL: 690 SF
 TOTAL STORAGE VOLUME REQUIRED:
 690 SF * 2 INCHES = 115 CF

PROPOSED DRY WELL STORAGE CAPACITY:
 DIA: 7 FT (6.50 ID) DEPTH: 5.00 FT
 (PI/4) * 6.50 * 6.50 * 5.00 = 165 CF
 VOLUME OF PRECAST STRUCTURE : 165 CF

STONE VOID VOLUME (8.5 FT X 8.5 FT X 6 FT DEEP)
 8 * 8 * (6) = 384 CF
 LESS OD OF DRY WELL (7 FT O.D.)
 (PI/4) * 7 * 7 * 3.83 = 147 CF

VOL VOIDS: 0.33 * (280) = 92 CF
 TOTAL STORAGE VOLUME: 165 + 92 = 257 CF
 NO. OF DRYWELLS = 1
 TOTAL STORAGE OF SYSTEM = 1 * 257 = 257 CF
 257 CF PROP. > 115 CF REQUIRED

PER §29-4.3: THE SEEPAGE PIT SHALL BE DESIGNED TO RETAIN AT LEAST 10-YEAR, 60-MINUTE DURATION STORM RUNOFF GENERATED ON THE ADDITIONAL IMPERVIOUS AREA.
 ADDITIONAL IMPERVIOUS AREA = 0 SF = 0 CF REQUIRED
 257 CF ADDITIONAL DRYWELL STORAGE PROVIDED

No.	Date	Revision	Revised By	Checked By
2	01/28/2026	PER ZONING REVIEW	SMJ	CRN
1	01/22/2026	PER ZONING REVIEW	SMJ	CRN

FPA
FRENCH & PARRELLO ASSOCIATES

Hackettstown Office:
 700 Grand Avenue, Unit 5A
 Hackettstown, NJ 07840
 908.850.0977

Wayne J. Ingram, P.E., P.L.S., P.P.
 PROFESSIONAL ENGINEER & LAND SURVEYOR, NEW JERSEY LIC. NO. 246804282

GRADING, UTILITY & SESC PLAN
 PREPARED FOR
1099 ROSSE AVENUE BLOCK 114 LOT 1
 SITUATED IN THE
BOROUGH OF NEW MILFORD BERGEN COUNTY, NEW JERSEY

DATE: 01/02/2026
 DESIGNED BY: SMJ
 DRAWN BY: SMJ
 CHECKED BY: SMS

SCALE: 1" = 10'
 FIELD BOOK

PROJECT NUMBER: 24824.001
 SHEET: 2 of 3

