

LEE (50') PLACE

DEED

T.M. LOT 3  
BLOCK 205  
F.M. LOT 22  
BLOCK 387  
8,225± S.F.  
0.188 AC.

2 STORY FRAME  
DWELLING  
NO. 1102

FF 105.30

DWELLING TO BE  
RENOVATED

PORTION OF  
EXISTING  
DWELLING TO BE  
DEMOLISHED

WOOD DECK  
AND STEPS TO  
BE REMOVED

CONCRETE  
WALK TO BE  
REMOVED

TREE TO BE  
REMOVED  
(TYP.)

PORTION OF  
EXISTING  
DRIVEWAY TO  
BE REMOVED

PORTION OF  
EXISTING WOOD  
FENCE TO BE  
REMOVED

KORFITSSEN (50') ROAD

[illegible]

1. BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION SHOWN HEREON PREPARED BY OMLAND & OSTERSKORN, INC. IN OCTOBER 2020. ALL ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
2. THE INTENTION OF THIS PLAN IS TO SHOW THE PROPOSED ADDITION, GRADING OF YARD, REAR YARD PATIO.
3. REFER TO ARCHITECTURAL PLANS PREPARED BY WELTZ MOLINARI ARCHITECTURE DATE 10/14/20 FOR DWELLING IMPROVEMENT.
4. THE ENGINEER SIGNING THIS PLAN IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE PRESENCE OR ABSENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF WETLANDS OR WETLAND TRANSITION AREAS (BUFFERS) ARE SHOWN ON THIS PLAN.
5. LOCATIONS OF UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE OWNER SHALL PROVIDE A COPY OF ALL PERMITS AND APPROVALS ISSUED FOR THE PROJECT TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH THE TERMS AND CONDITIONS OF ALL PERMITS, APPROVALS AND AUTHORIZATIONS ISSUED BY THE VARIOUS REGULATORY AUTHORITIES FOR THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONFIRMING WITH THE ENGINEER THAT THE PERMITS AND APPROVALS PROVIDED BY THE OWNER IS COMPLETE.
7. ANY OMISSIONS IN THE STANDARD DETAILS OR LACK OF INFORMATION MUST BE BROUGHT TO THE ATTENTION OF OMLAND & OSTERSKORN PRIOR TO CONSTRUCTION.
8. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE LOCAL SOIL CONSERVATION DISTRICT'S REQUIREMENTS. THE APPLICANT SHALL INSTALL AND MAINTAIN SILT FENCE FOR THE DURATION OF CONSTRUCTION ACTIVITIES AT THE DOWN-GRADIENT EDGE OF THE LIMIT OF DISTURBANCE. THE LIMIT OF DISTURBANCE IS UNDER 5,000 SQUARE FEET THEREFORE SESC CERTIFICATION IS NOT REQUIRED.
9. ALL AREAS BEING GRADED AND WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
10. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS REGARDING SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL CHARACTERISTICS, AS WELL AS DEPTH TO ROCK AND GROUNDWATER. THE DESIGN ENGINEER WAS NOT CONTRACTED TO MAKE ANY SUCH DETERMINATIONS.
11. SURFACE RUNOFF DURING CONSTRUCTION WILL BE MAINTAINED THROUGHOUT THE USE OF SILT FENCE.
12. THERE SHALL BE NO ADVERSE IMPACT ON ADJACENT NEIGHBORS.
13. ALL ROOF LEADERS SHALL BE INSTALLED WITH 2 FEET MINIMUM COVER AT 2% MINIMUM SLOPE AND SHALL CONNECT TO SEEPAGE PIT.
14. ALL EXISTING UTILITIES TO BE MAINTAINED AND USED.

BLOCK 205, LOT 3                      ZONE: RESIDENTIAL A ZONE

EXISTING USE: 2-STORY SINGLE-FAMILY DWELLING

PROPOSED USE: 2-STORY SINGLE-FAMILY DWELLING (RENOVATIONS AND ADDITIONS PROPOSED TO EXISTING DWELLING)

(E) Pre existing non conformity

(V) Variance Requested

Additional Variance Requested - Change grade around dwelling by more than 2 feet

# EXISTING CONDITIONS / DEMOLITION PLAN

**Paver Patio Detail**

**SILT FENCE DETAIL**

N.T.S.

**SEEPAGE PIT DESIGN CALCULATOR**  
2 inches over new impervious

**AREA CONTRIBUTING TO SEEPAGE PIT**  
1891 S.F.

**VOLUME REQUIRED**  
315 C.F.

**VOLUME CAPACITY OF SEEPAGE PIT**

6.5'

6' Dia.

6' Depth

24" CLEAN BROKEN STONE ALL SIDES WITH FILTER FABRIC AND 12" AT BOTTOM WRAPPED WITHOUT FILTER FABRIC

**TANK VOLUME FOR A STANDARD 1,000 GALL. TANK**

$$V \text{ Tank} = (\pi) (6^2 / 4) (\text{Depth})$$
$$V \text{ Tank} = 160 \text{ C.F.}$$

**STONE VOLUME**

Volume of excavation:  $10.5' \times 10.5' \times 6' = 661 \text{ C.F.}$

Less Volume of Tank = 160 C.F.

Net Volume of Stone = 501 C.F.

STONE VOLUME TOTAL ASSUMING 40% VOIDS  
 $V \text{ Stone} = 0.40 (501) = 200 \text{ C.F.}$

**TOTAL SEEPAGE PIT VOLUME**  
 $V \text{ Pit} = V \text{ Tank} + V \text{ Stone} = 369$

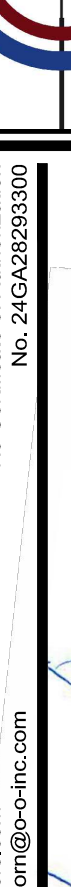

VOLUME PROPOSED (C.F.)		VOLUME REQUIRED (C.F.)
369	>	315
SYSTEM IS O.K.		

TOTAL LOT AREA	8,225 SF
MAX. ALLOWED BUILDING COVERAGE (20%)	1,645 SF
MAX. ALLOWED IMPERVIOUS COVERAGE (40%)	3,290 SF

BUILDING DATA:			
	EXISTING	ORIGINAL SUBMISSION 07/18/21	REVISED SUBMISSION 09/20/21
BUILDING COVERAGE			
W/OUT SOFFIT	1,381 SF	1,861 SF	1,800 SF
W/ SOFFIT	1,478 SF	1,979 SF	1,924 SF
LIVING AREA			
BASEMENT	594 SF	1,317 SF	1,048 SF
FIRST FLOOR	1,250 SF	1,573 SF	1,504 SF
SECOND FLOOR	920 SF	1,602 SF	1,648 SF
TOTAL LIVING AREA	2,764 SF	4,492 SF	4,300 SF

103.0  
101.0  
101.0  
101.0  
103.5  
103.5  
613 Total  
  
102.2 Avg Grade  
105.3 FF  
3.1 FF to Avg Grade  
26.8 FF to Ridge  
  
**29.9 Bldg Height**

All soil to remain on site, site is balanced.

SHEET No. <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 2px solid black; padding: 10px; transform: rotate(-45deg); font-size: 48px; font-weight: bold;">1</div> <div style="border: 2px solid black; padding: 10px; transform: rotate(45deg); font-size: 48px; font-weight: bold;">1</div> </div>		OF	
PLOT PLAN FOR 1102 KORITSEN ROAD DEMOLITION PLAN / PLOT PLAN / CONSTRUCTION DETAILS TAX MAP BLOCK 205, LOT 3 BOROUGH OF NEW MILFORD, BERGEN COUNTY, NEW JERSEY			
Onland & Osterkorn, Inc. www.onlandengr.com email: osterkorn@on-llc.com		Phone: 973-647-7520 NJ Certificate of Authorization No. 24-028283-000	
		KIRSTEN OSTERKORN N.J. Professional Engineer & Professional Land Surveyor, Lic. 24-0542581	
		PROJ: 210113 DATE: 02/12/21 THIS DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF MLAND & STERKORN. IT IS TO BE USED FOR THE PROJECT AND SITE ONLY FOR WHICH IT WAS PREPARED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR DISCLOSED, DISTRIBUTED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MLAND & STERKORN. ALL RIGHTS RESERVED.	
1 REV PER ENGINEER LETTER 02/29/21		2 REV BLDG PER BOARD COMMENTS AT 7/13/21 MTG 07/29/21	
REVISION		DATE 03/03/21	