

ROSLYN AVENUE
(FORMERLY WASHINGTON STREET)
(50' R.O.W. AS PER FILED MAP NO 1266)

PLAN LEGEND:

S84°33'E	SURVEY CALL	S84°33'E (D)	DEED CALL
	INLETS		SIGNS
	TREES		UTILITY POLE
	SHRUB		LIGHT POLE
	ROOF DRAIN		WATER VALVE
	DEPRESSED CURB		GAS VALVE
	DEPRESSED APRON		CLEAN-OUT
	EDGE OF PAVEMENT		UNKNOWN VALVE
	FIRE HYDRANT		LANDSCAPED AREA
	HANDICAPPED SPACE		CHAIN LINK FENCE
	ELECTRIC MARKOUT		FINISHED FLOOR(SILL)
	FIBER OPTIC MARKOUT		SANITARY SEWER LINE
	GAS MARKOUT		STORM SEWER LINE
	OVERHEAD WIRES		TELEPHONE MARKOUT
	UNKNOWN CONNECTION		WATER MARKOUT
			ELECTRIC METER

NEW JERSEY CERTIFICATION:
I CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF NEW JERSEY, AND THAT THIS MAP OR PLAN IS A RESULT OF A FIELD SURVEY COMPLETED ON AUGUST 17, 2022 UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF ENGINEERS AND LAND SURVEYORS. I DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE. THE PROPERTY LINES SHOWN HEREON REPRESENT, UNLESS OTHERWISE NOTED, THE LINES DESCRIBED IN THE RECORD DOCUMENTS REFERENCED HEREON.

- SURVEY NOTES:**
- THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUAL(S) IN THE TITLE AND/OR THE CERTIFICATION. THE UNDERSIGNED WILL NOT BE RESPONSIBLE OR ASSUME ANY LIABILITY FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO SURVEY AFFIDAVIT, RESALE OF THE PROPERTY OR ASSIGNMENT OF THE SURVEY TO ANY PERSON NOT SO NAMED.
 - SUBJECT TO EASEMENTS AND/OR RESTRICTIONS OF RECORD AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE SUBJECT LAND OR ADJOINING LANDS AND/OR EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORD.
 - UNDERGROUND UTILITIES IF DEPICTED ARE BASED ON VISIBLE EVIDENCE. THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED TO VERIFY THE PRESENCE OR ABSENCE OF UTILITIES.
 - WETLANDS ARE NOT DEPICTED. THE LACK OF WETLANDS INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. SITE REVIEW AND DELINEATION BY A QUALIFIED PROFESSIONAL IS REQUIRED TO VERIFY THE PRESENCE OR ABSENCE OF WETLANDS.
 - TOXIC WASTES ARE NOT DEPICTED. THE LACK OF TOXIC WASTE INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. SITE REVIEW FOR THE SAME SHOULD BE PURSUED AND APART FROM THIS SURVEY.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. IT IS SUBJECT TO FACTS THAT A TITLE SEARCH MAY DISCLOSE.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(D).
 - FEMA DATA - EFFECTIVE DOCUMENTS:** IN ACCORDANCE WITH A CERTAIN MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 184 OF 332, MAP NUMBER 34003C0184H, WITH AN EFFECTIVE DATE OF AUGUST 28, 2019, THE SUBJECT PARCEL LIES FULLY WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
 - FENCES & WALLS HAVE BEEN LOCATED AT THE BOTTOM OF THE STRUCTURE, AT THE TIME OF FIELD SURVEY.
 - THE MERIDIAN OF THIS SURVEY IS BASED ON THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83(2011) AS ESTABLISHED USING GPS METHODS AND THE SMARTNET NETWORK.

- REFERENCES:**
- LOT AND BLOCK NUMBERS SHOWN HEREON REFER TO THE BOROUGH OF NEW MILFORD TAX MAP SHEET NO. 12 DATED JANUARY 1986 AND REVISED APRIL 15, 2003.
 - MAP ENTITLED "PROPOSED POOL PLAN FOR 423 MARION AVENUE TAX MAP BLOCK 1218, LOT 6" DATED APRIL 22, 2021, LAST REVISED JUNE 11, 2021 AS PREPARED BY OMLAND & OSTERKORN CONSULTING ENGINEERS & SURVEYORS
 - MAP ENTITLED "AS-BUILT SURVEY AT 423 MARION DRIVE TAX MAP BLOCK 1218-LOT6" DATED JANUARY 20, 2022, AS PREPARED BY OMLAND & OSTERKORN, INC.
 - MAP ENTITLED "MAP OF ROSLYN PARK PALISADE TOWNSHIP, BERGEN COUNTY NEW JERSEY" FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 4, 1910. AS MAP NO. 1266.

**ZONE R-A SINGLE FAMILY RESIDENTIAL
EXISTING COVERAGE CALCULATIONS:**

TOTAL LOT AREA	10,342 SF
ALLOWABLE BUILDING COVERAGE (20%)	2,068 SF
ALLOWABLE LOT COVERAGE (40%)	4,137 SF

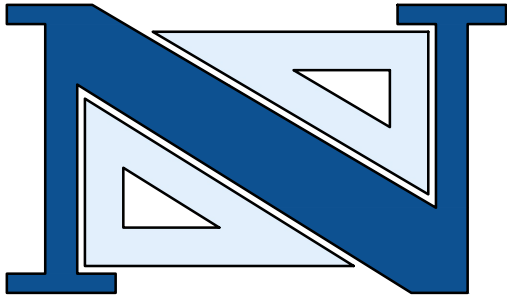
COVERAGES PER SURVEY:

DWELLING	2,415 SF
SHED	80 SF
TOTAL BUILDING COVERAGE	2,495 SF OR 24.1%
DRIVEWAY	470 SF
WALKS / MISCELLANEOUS PAVERS	262 SF
POOL	686 SF
PAVER PATIO	1,586 SF
AC UNITS & CONCRETE PAD	41 SF
TOTAL IMPERVIOUS COVERAGE	5,540 SF OR 53.6%

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CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000

REVISIONS			DRAWN	DESIGNED	CHECKED
NO.	DATE	DESCRIPTION			



GARY A. VEENSTRA, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 24GS03721300

A PROJECT OF
NEGLIA ENGINEERING ASSOCIATES
34 PARK AVENUE
TEL: 201-939-8805
LYNDHURST
FAX: 201-939-0846
NEW JERSEY
E-MAIL: NEA@NEGLIAENGINEERING.COM

MICHAEL J. NEGLIA, P.E., P.L.S., P.P.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 38604
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 38604
PROFESSIONAL PLANNER
N.J. LICENSE NO. 33LU00589800

**BOUNDARY SURVEY
423 MARION AVENUE
LOT 6 BLOCK 1218
BOROUGH OF NEW MILFORD
BERGEN COUNTY
NEW JERSEY**

DRAWN BY: R.B.B.	CHECKED BY: G.A.V.	PROJECT NO.: NWMLPRV22.010	SHEET NO.: 1 OF 1
DESIGNED BY:	SCALE: 1"=10'	DATE: SEPTEMBER 16, 2022	
FIELD BOOK NO.:	PAGE:		