

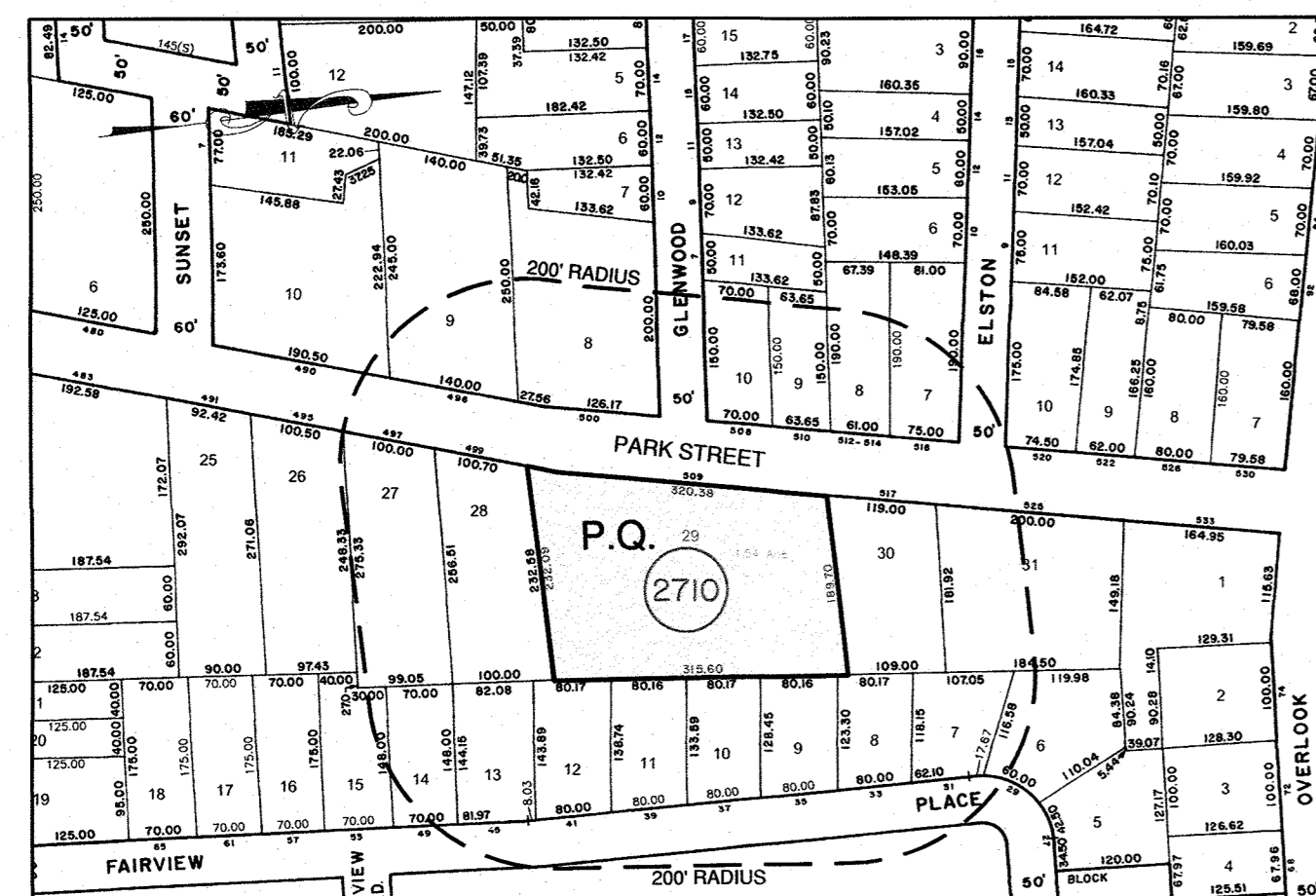
PRELIMINARY AND FINAL MINOR SUBDIVISION

PREPARED FOR 509 PARK STREET LLC

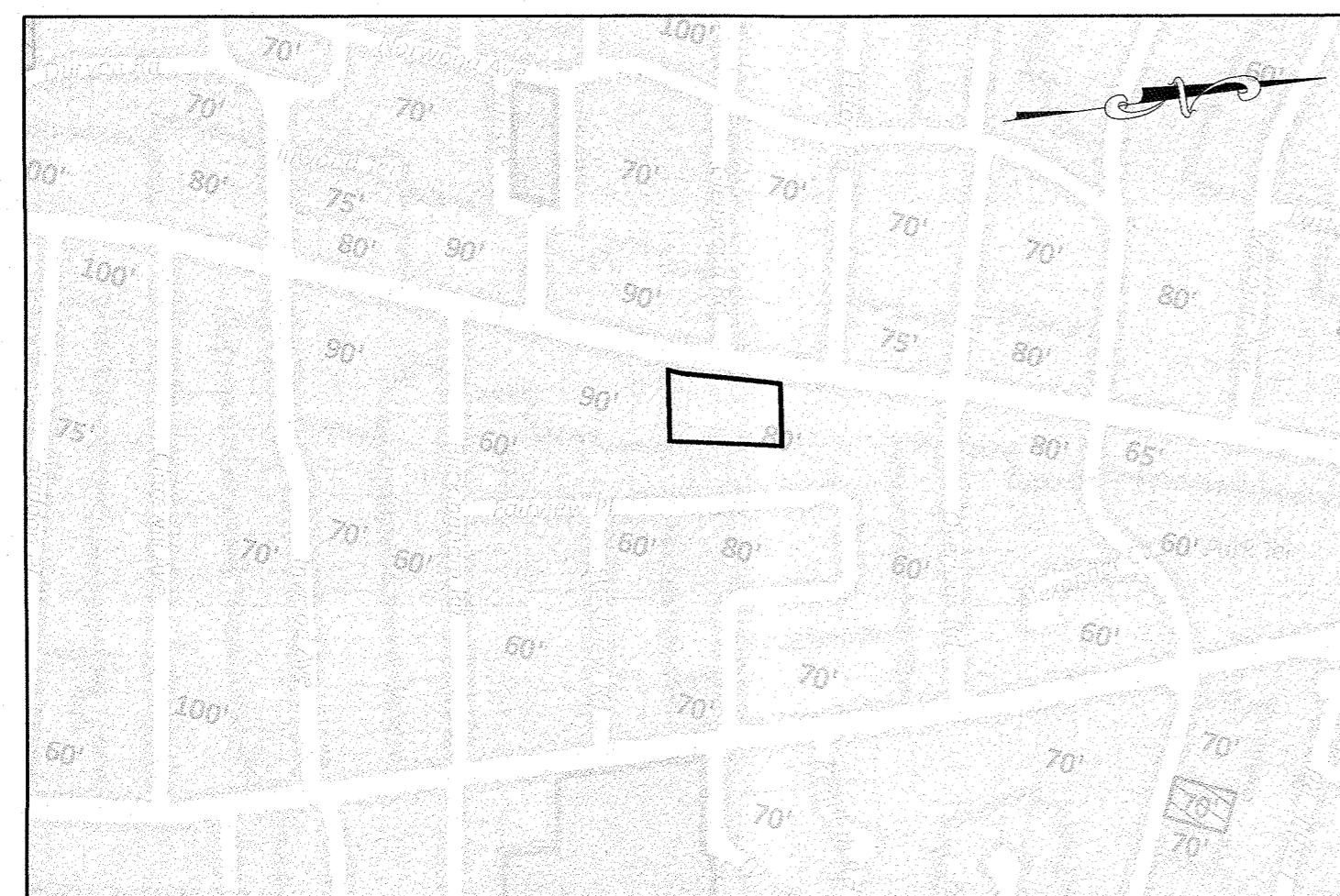
509 PARK STREET
LOT 29 BLOCK 2710
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY



AERIAL MAP SCALE 1" = 200'
MAP REFERENCES:
NJGIN IMAGERY WAREHOUSE, 2020



TAX MAP SCALE 1" = 200'
MAP REFERENCES:
TOWNSHIP OF MONTCLAIR TAX MAPS #27, DATED JULY, 1972



ZONING MAP SCALE 1" = 500'
MAP REFERENCES:
TOWNSHIP OF MONTCLAIR ZONING MAP, DATED 8/1/2017

SITE DATA CHART				
OWNER: 509 PARK STREET, LLC & APPLICANT: TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY				
PROPERTY: LOT 29 BLOCK 2710 AREA = 66,740 SF (1.532 ACRES)				
ZONE: R-1				
EXISTING USE: SINGLE FAMILY RESIDENTIAL (1 LOT) PROPOSED USE: SINGLE FAMILY RESIDENTIAL (3 LOTS)				
DESCRIPTION	CODE (R-1)	EXISTING LOT 29	PROPOSED LOT 29.01	PROPOSED LOT 29.02
AREA YARD AND BULK REGULATIONS				
MIN. LOT AREA	N/A	66,740 SF	47,838 SF	18,902 SF
MIN. LOT WIDTH*	80.0 FT	320.4 FT	220.4 FT	100.0 FT
MIN. LOT DEPTH	212.82 FT	210.9 FT ²	205.6 FT ¹	225.9 FT
MIN. FRONT YARD SETBACK	52.0 FT	47.0 FT ²	47.0 FT ²	71.1 FT ³
MIN. SIDE YARD SETBACK	6 FT / 10 FT	107.6 FT / 101.2 FT	107.6 FT / 14.6 FT	17.5 FT / 10.0 FT ³
MAX. BUILDING WIDTH	65% OF LOT WIDTH	33.9%	49.2%	57.0% ³
MIN. REAR YARD SETBACK	LOT 29: 52.7 FT LOT 29.01: 51.4 FT LOT 29.02: 56.4 FT	101.6 FT	101.6 FT	114.0 FT ³
MAX. BUILDING HEIGHT	35 FT / 2.5 ST.	<35 FT / 2.5 ST.	<35 FT / 2.5 ST.	34.25 FT / 2.5 ST ²
MAX. BUILDING COVERAGE	25%	5.4%	8.9%	13.4% ²
MAX. IMPERVIOUS COVERAGE ⁴	LOT 29: 35% LOT 29.01: 40%	18%	25%	25% ³
RETAINING WALL REQUIREMENTS				
MAX. HEIGHT IN FRONT/SIDE YARDS	4.5 FT	4.7 FT ²	2.4 FT	4.5 FT
MAX. HEIGHT IN REAR YARD	7 FT	7.5 FT ²	7.5 FT ²	4.5 FT
DRIVEWAY REQUIREMENTS				
MAX. GRADE WITHIN 20 FT OF PL	10%	-10%	-10%	10% ³
ACCESSORY STRUCTURE REQUIREMENTS				
MAX. HEIGHT	15 FT	-	-	14.79 FT ³
SIDE YARD SETBACK	6 FT	-	-	25.0 FT ³
REAR YARD SETBACK	6 FT	-	-	91.2 FT ³

* LOT WIDTH MEASURED AT R.O.W. LINE PER APPLICABLE DEFINITION AT TIME OF SUBMITTAL
¹ VARIANCE REQUIRED
² EXISTING NON-CONFORMING CONDITION
³ BASED ON CONCEPTUAL GRADING PLOT PLAN
⁴ BASED ON §347-20B (SEE MAXIMUM IMPERVIOUS COVERAGE CALCULATIONS BELOW)
 MAXIMUM IMPERVIOUS COVERAGE CALCULATIONS:
 LOT 29.01: MAX. IMPERVIOUS COVERAGE = 35%
 LOT 29.02: MAX. IMPERVIOUS COVERAGE = (55% LOT AREA) x 100
 MAX. IMPERVIOUS COVERAGE = (55% (18,902) x 100 = 40.0%

Existing Lot 29 Impervious Coverage	
Description	Area (SF)
House	3,610
Garage	213
Driveway	3,905
Walkways	2,103
Pool	705
Walls	1,577
Total Impervious (SF)	12,113
Total Lot Area (SF)	66,740
Impervious Coverage (%)	18

Proposed Lot 29.01 Impervious Coverage	
Description	Area (SF)
House	3,610
Garage	213
Driveway	3,905
Walkways	2,103
Pool	705
Walls	1,365
Total Impervious (SF)	11,901
Total Lot Area (SF)	47,838
Impervious Coverage (%)	25

Proposed Lot 29.02 Impervious Coverage	
Description	Area (SF)
House	2,052
Garage	484
Driveway	1,907
Walls	307
Total Impervious (SF)	4,750
Total Lot Area (SF)	18,902
Impervious Coverage (%)	25

GENERAL NOTES:

- THE EXISTING GARAGE IS PROPOSED TO BE DEMOLISHED.
- NO TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS MINOR SUBDIVISION.
- THE FINAL LOT NUMBERS SHALL BE APPROVED BY THE TOWNSHIP TAX ASSESSOR.
- LANDSCAPING AND TREE REMOVAL PLANS SHALL BE PROVIDED WHEN EACH OF THE PROPOSED LOTS ARE DEVELOPED.
- THE PROPOSED SUBDIVISION MEETS THE CRITERIA FOR A MAJOR DEVELOPMENT IN THE TOWNSHIP OF MONTCLAIR. THE DRAINAGE FOR EACH LOT SHALL BE DESIGNED ACCORDINGLY WHEN THE INDIVIDUAL LOTS ARE DESIGNED.
- A STORMWATER MANAGEMENT REPORT AND MAINTENANCE MANUAL SHALL BE SUBMITTED FOR EACH OF THE PROPOSED LOTS.
- PROPOSED UTILITY SERVICES SHALL BE SHOWN ON THE FINAL ENGINEERED DRAWINGS FOR EACH OF THE INDIVIDUAL LOTS.
- NO RUNOFF FROM THESE PROPERTIES SHALL ADVERSELY AFFECT ANY ADJACENT PROPERTY BOTH DURING AND SUBSEQUENT TO CONSTRUCTION. IN THE EVENT A DRAINAGE PROBLEM PERSISTS, THE APPLICANT WILL BE RESPONSIBLE TO REMEDY THE MATTER AT HIS/HER OWN COST.
- THE FUTURE PROPERTY OWNERS FOR EACH LOT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES. THE STORMWATER SYSTEMS ARE RECOMMENDED TO BE INSPECTED AT LEAST TWICE ANNUALLY, AS WELL AS, AFTER EVERY RAINFALL EVENT GREATER THAN TWO (2) INCHES.
- ALL PROPOSED RETAINING WALLS OVER FOUR (4) FEET SHALL BE DESIGNED BY A STRUCTURAL ENGINEER. ACCOMPANYING DESIGN CALCULATIONS SHALL BE SUBMITTED AS WELL.
- RETAINING WALLS SHALL HAVE APPROPRIATE FALL PROTECTION WHERE REQUIRED BY CODE.
- ANY ROADWAY, CURBING, OR STORM INLETS ALONG THE PROPERTY FRONTAGE DAMAGED DUE TO CONSTRUCTION ACTIVITIES WILL BE REQUIRED TO BE REPAIRED BY THE APPLICANT TO THE SATISFACTION OF THE TOWNSHIP'S CONSTRUCTION AND ENGINEERING DEPARTMENTS.
- ANY SOIL TRACKED ONTO THE STREET WILL BE REQUIRED TO BE IMMEDIATELY REMOVED. ANY BREACH OF SILT CONTROLS WOULD RESULT IN AN IMMEDIATE STOP WORK ORDER BEING ISSUED UNTIL ALL SOIL EROSION CONTROLS ARE REPAIRED AND REPLACED.
- FULLY DEVELOPED GRADING PLOT PLANS SHALL INCLUDE THE AMOUNT OF SOIL MOVEMENTS. ANY FILL BROUGHT TO THE SITE SHALL BE CERTIFIED AS CLEAN IN COMPLIANCE WITH NJDEP REGULATIONS. ADDITIONALLY, THE CONTRACTOR SHALL COORDINATE THE TRUCK ROUTES WITH THE TOWNSHIP.

LIST OF DRAWINGS		
SHEET NO.	NAME	PREPARED BY
S-1	TITLE SHEET	PETRY ENGINEERING
1 OF 1	ALTANSPS LAND TITLE SURVEY	ZL SURVEYING
1 OF 1	MINOR SUBDIVISION	ZL SURVEYING
S-2	CONCEPTUAL GRADING PLOT PLAN	PETRY ENGINEERING
S-3	STREETSCAPE / FRONT YARD ANALYSIS	PETRY ENGINEERING
A1-101	FIRST FLOOR PLAN - LOT 29.02	J. MICHAEL PETRY, AIA
A1-102	SECOND FLOOR PLAN - LOT 29.02	J. MICHAEL PETRY, AIA
A1-103	BASEMENT PLAN - LOT 29.02	J. MICHAEL PETRY, AIA
A1-201	PROPOSED ELEVATIONS - LOT 29.02	J. MICHAEL PETRY, AIA
A1-202	PROPOSED ELEVATIONS - LOT 29.02	J. MICHAEL PETRY, AIA
FIG 1	HPC FIGURE	PETRY ENGINEERING

Lot Depth Calculation (From Deed Plot)	
Lots	Lot Depth
Lot 27	263.97
Lot 28	243.88
Lot 30	181.84
Lot 31	161.60
Average Lot Depth	212.82

REQUIRED APPROVALS:

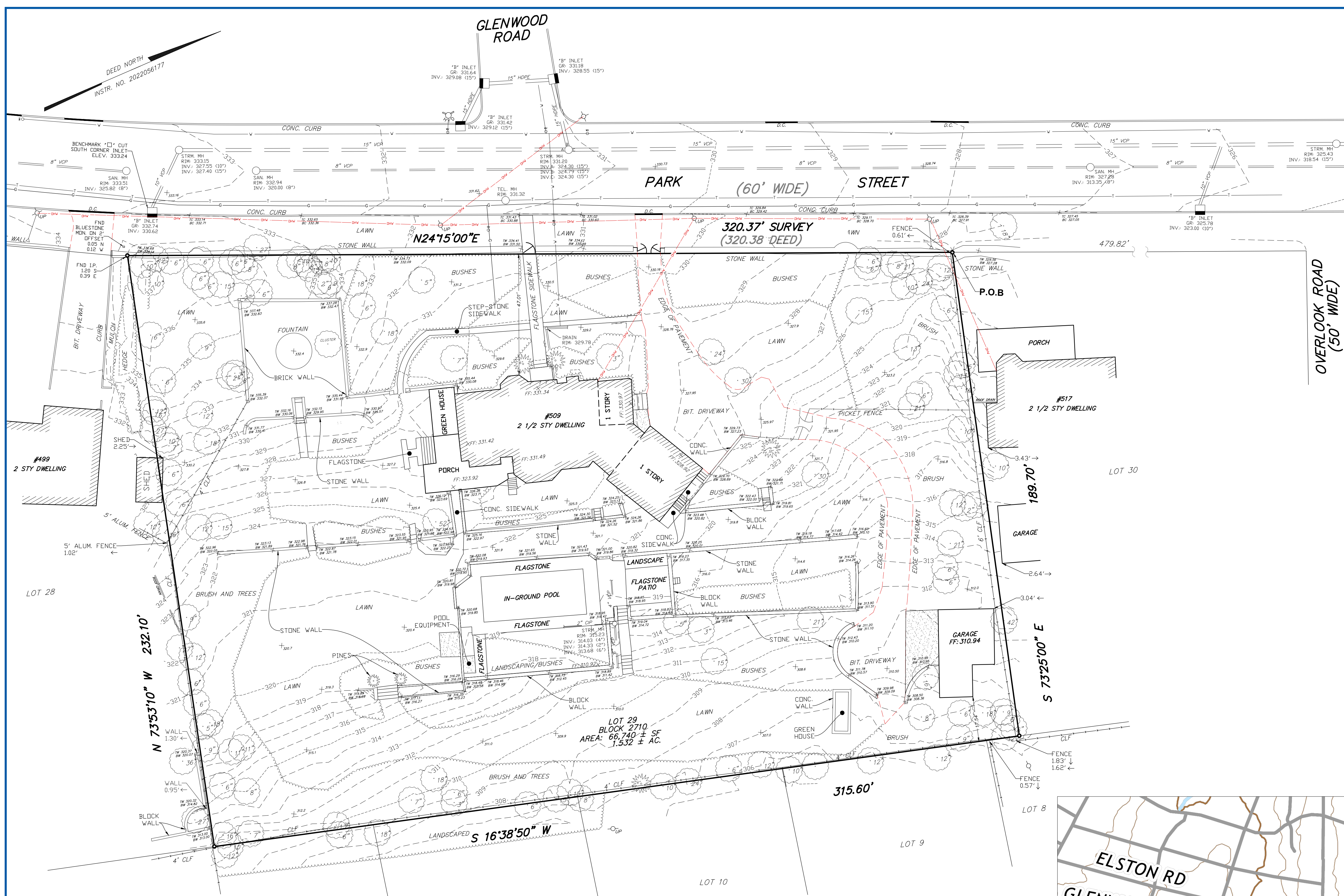
- MONTCLAIR PLANNING BOARD
- ESSEX COUNTY PLANNING BOARD
- HUDSON-ESSEX-PASSAIC SCD

APPROVALS
TOWNSHIP OF MONTCLAIR PLANNING BOARD

PLANNING BOARD CHAIRPERSON _____ DATE _____
 PLANNING BOARD SECRETARY _____ DATE _____
 TOWNSHIP ENGINEER _____ DATE _____

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

3	REVISED FROM 3 TO 2 LOTS	12/07/2023	JMP
2	REVISED PER MODIFICATIONS TO CONCEPTUAL GRADING PLOT PLAN	07/07/2023	JMP
1	REVISED PER REVIEW ENGINEER COMMENTS	09/02/2023	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR 509 PARK STREET LLC 509 PARK STREET LOT 29 BLOCK 2710 TOWNSHIP OF MONTCLAIR ESSEX COUNTY, NEW JERSEY			
TITLE SHEET			
			Designer: JMP Draftsman: DJK Checked By: JMP Project No.: 22-219 Scale: AS SHOWN Sheet:
			J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. NO. 36662 DATED: 12/14/2022
			S-1



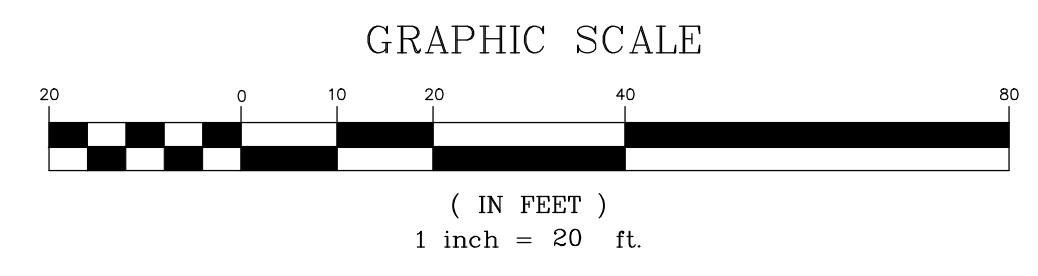
EXISTING TOPOGRAPHY LEGEND

TYPE 'B' INLET	UTILITY POLE
TYPE 'C' INLET	UTILITY POLE w/ LIGHT
TYPE 'M' INLET	LIGHT POLE
MANHOLE (LABELED)	WALL MOUNTED LIGHT
CLEAN OUT	DIVERHEAD WIRES
HYDRANT	JUNCTION BOX
WATER VALVE AND BOX OR SERVICE	TRANSFORMER
GAS VALVE AND BOX OR SERVICE	UTILITY POLE WITH GUY WIRE
CURB (TYPE - LABELED)	TREE (DECIDUOUS) WITH CALIPER
SIDWALK	TREE (CONIFEROUS) WITH CALIPER
SANITARY SEWER PIPES (TYPE AND SIZE LABELED)	INDIVIDUAL SHRUBS & BUSHES
STORM SEWER PIPES (TYPE AND SIZE LABELED)	HEDGES OR BUSHES
UNDERGROUND CONDUIT (LABELED)	EDGE OF WOODS
WATER LINE	EXISTING CONTOUR LINE
GAS LINE MARKOUT	EXISTING SPOT ELEVATION
TELEPHONE LINE	RAIL ROAD TRACKS
ELECTRIC LINE	GUIDE RAIL (LABELED)
CHAIN LINK FENCE	HEADWALL
POST & RAIL FENCE	FLARED END SECTION
RAILING (LABELED)	CONC. SIDEWALK
GATE (SINGLE)	BRICK SIDEWALK
GATE (DOUBLE)	
WELL (LABELED)	
SPIGOT	
SPRINKLER CONTROL BOX	

LIST OF ABBREVIATIONS

ACP	ASBESTOS CEMENT PIPE	DC	DN CENTER
BC	BOTTOM OF CURB	P.E.	POLYETHYLENE PIPE
BW	BOTTOM OF WALL	PGB	POINT OF BEGINNING
BLDG	BUILDING	PC	POINT OF CURVATURE
BLK	BLOCK	PI	POINT OF INTERSECT
BIT	BITUMINOUS	PVI	POINT OF VERTICAL INTERSECT
BM	BENCHMARK	PT	POINT OF PROG
BOL	BOLLARD	PS	POINT OF SWITCH
CIP	CAST IRON PIPE	PT	POINT OF TANGENCY
C	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLF	CHAIN LINK FENCE	RCSP	REINFORCED CONCRETE PIPE
CP DRCMP	CORRUGATED METAL PIPE	RD	ROOF DRAIN
CONE	CONCRETE	SAN	SANITARY
DI	DUCTILE IRON	SCB	SPRINKLER CONTROL BOX
ELEV	ELEVATION	SF	SPLIT RAIL FENCE
EL	ELECTRIC	SD	STOCKADE FENCE
FF	FINISHED FLOOR	STH	STORM
FND	FOUND	STY	STORY
FR	FRAME	S/W	SIDEWALK
GR	GRATE	TELE	TELEPHONE
GRV	GRATE	TR. LT.	TRAFFIC LIGHT
IP	IRON PIPE	TW	TOP OF WALL
LA	LANDSCAPED	TYP	TYPICAL
MN	MANHOLE	UC	UNDERGROUND CONDUIT
MN	MANHOLE	UP	UTILITY POLE
MW	MONITORING WELL	VCP	VITRIFIED CLAY PIPE
		W	WITH
		W/F	W/TH WOOD IRON FENCE

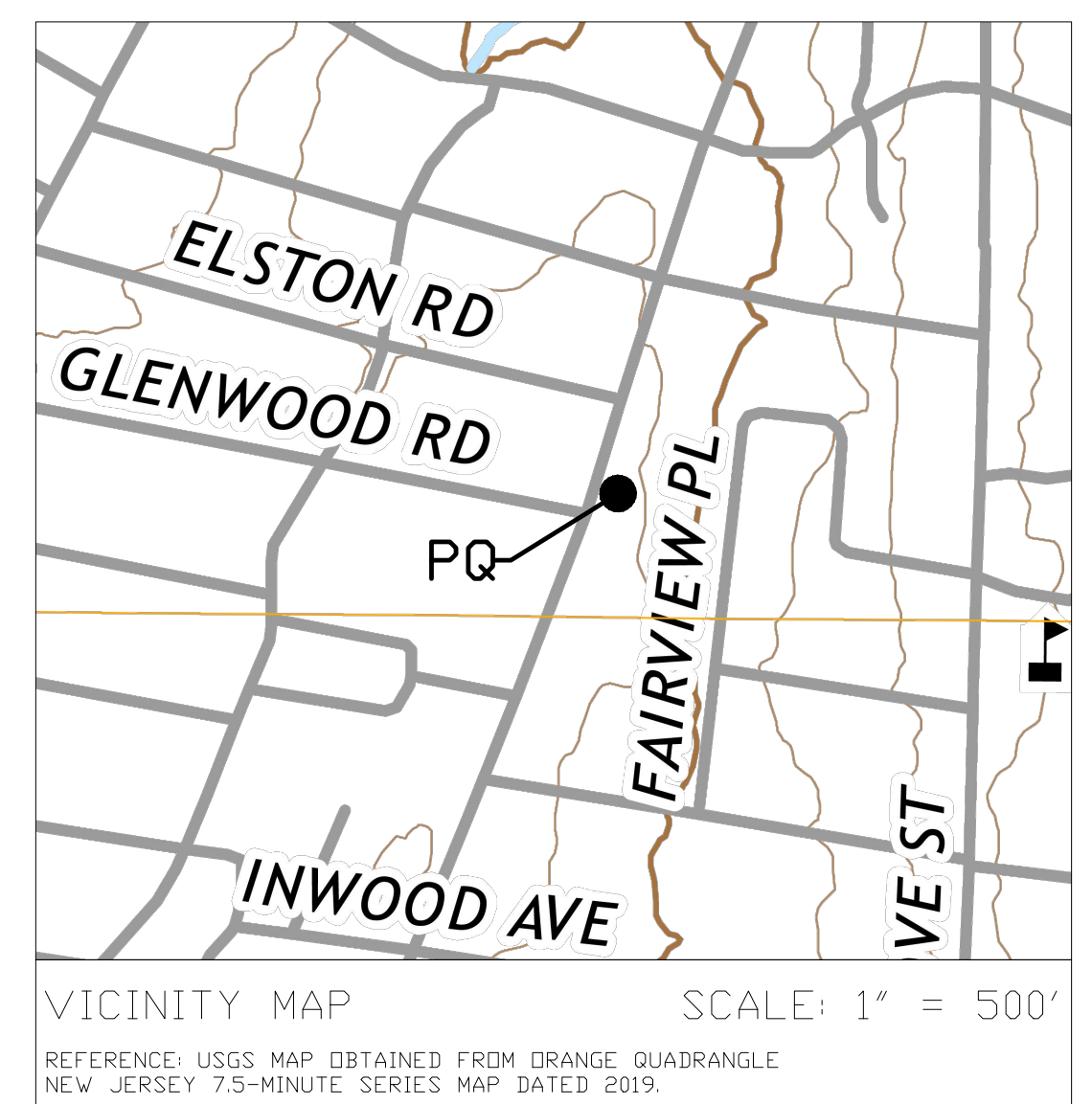
- NOTES**
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5
 - FLOOD ZONES, SUBSURFACE AND ENVIRONMENTAL AND OR HAZARDOUS MATERIALS LOCATION, IF ANY, WERE NOT EXAMINED OR CONSIDERED AS A PART OF CONTRACT.
 - VERTICAL DATUM IS NGVD 1929, MK. NO. 16.3630.
 - UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES, FIELD DATA, UTILITY MARKINGS AND/OR RECORDS FURNISHED BY VARIOUS AGENCIES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UNDERGROUND UTILITIES AND OR STRUCTURES. ZL LAND SURVEYING MAKES NO GUARANTEES EXPRESS OR IMPLIED, REGARDING THE UTILITY LOCATION AS PLOTTED ON THIS PLAN. THIS PLAN DOES NOT IMPLY THAT NO OTHER UTILITIES MAY BE PRESENT ON THE SITE. IT IS THE RESPONSIBILITY OF THE USER OF THIS SURVEY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES BY CONTACTING THE PROPER UTILITY AGENCIES, PRIOR TO ANY GROUND DISTURBANCE.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1 (d).
 - FIELD SURVEY COMPLETED ON 09/19/2022.



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS #2, 4.3, 5.11, AND 14 OF TABLE "A". THE FIELD WORK WAS COMPLETED ON 09/19/2022.

DATE OF PLAT OR MAP: MARCH 02, 2023
Zdravko Lucin, Professional Land Surveyor
 New Jersey License No. 36260
 Date: MARCH 02, 2023

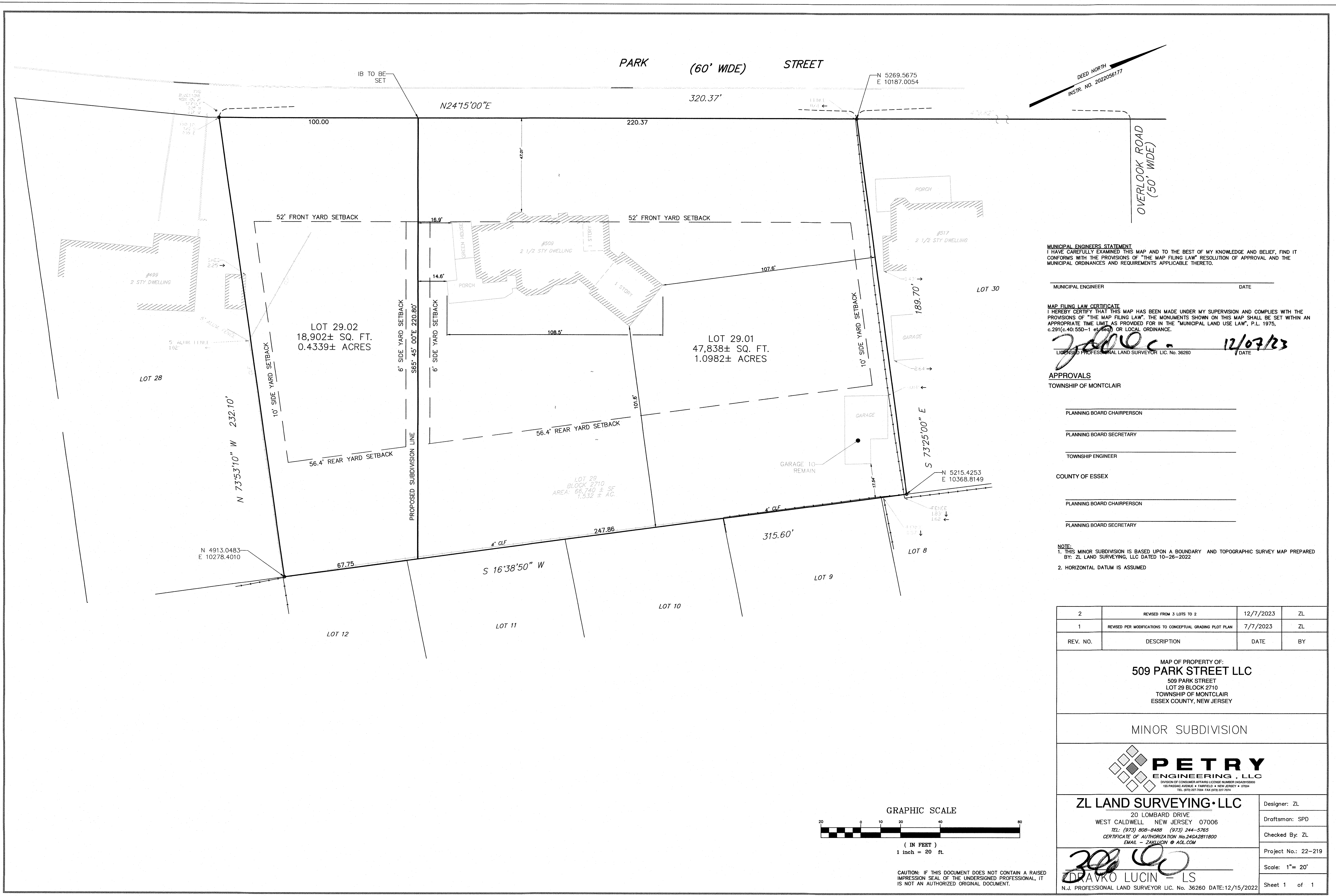
- REFERENCES:**
- FILED MAP ENTITLED "MAP OF APPLGATE, PROPERTY OF JACK GREEN HOMES, INC., TOWN OF MONTCLAIR, ESSEX COUNTY, N.J." DATED DEC. 15, 1959, REV. FEB. 8, 1960 AND FILED IN THE ESSEX COUNTY REGISTRAR'S OFFICE ON SEPTEMBER 7, 1952 AS MAP NO. 2645.
 - DEED RECORDED IN THE ESSEX COUNTY REGISTRAR'S OFFICE
 BLOCK 2710 LOT 1 DEED BK. 6084 PG. 237
 LOT 28 DEED BK. 2537 PG. 495
 LOT 29 INSTR. NO. 2022056177
 LOT 30 INSTR. NO. 2022019166
 LOT 31 DEED BK. 4666 PG. 73
 - THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONTCLAIR, NJ.

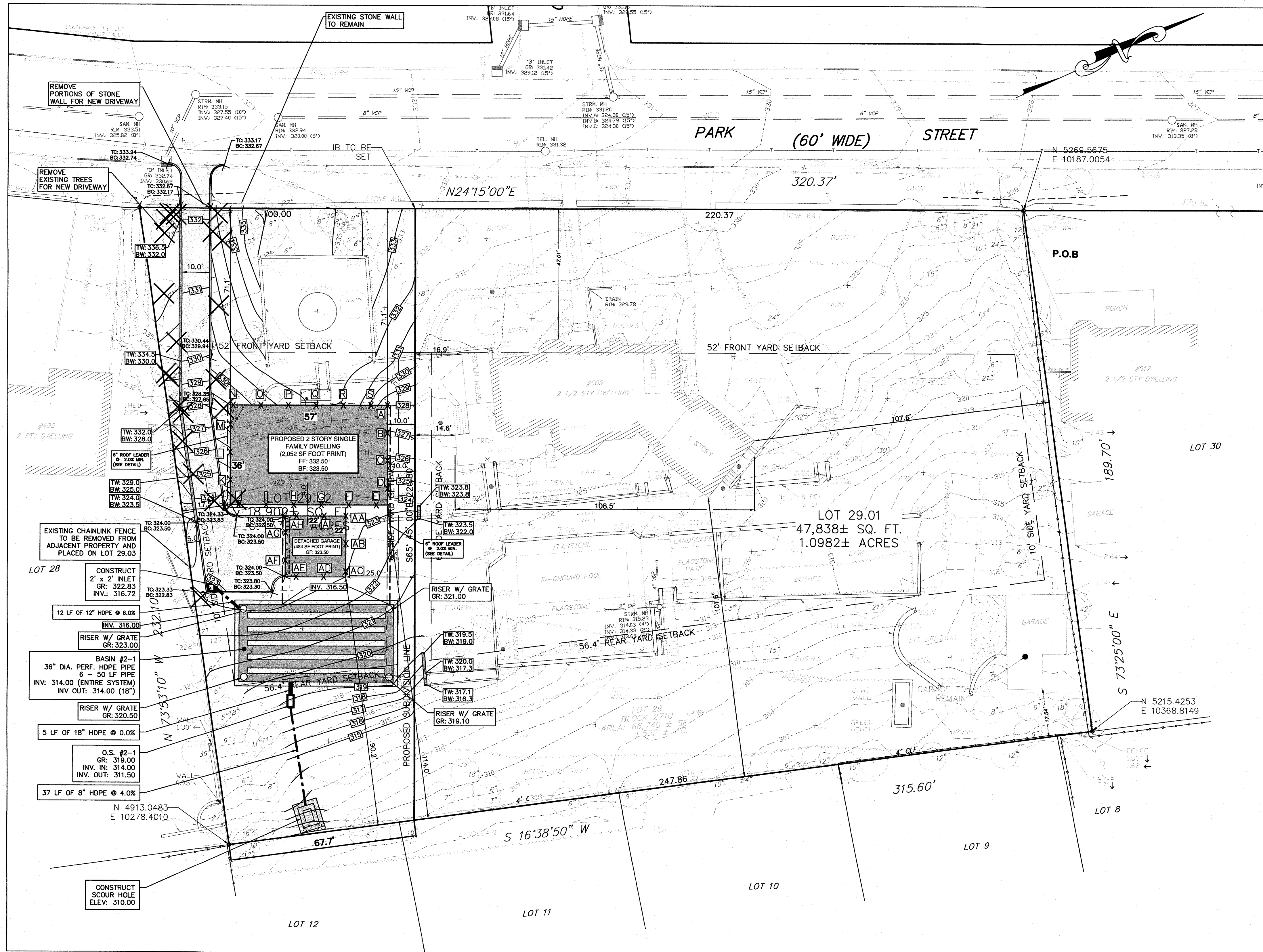


REFERENCE: USGS MAP OBTAINED FROM ORANGE QUADRANGLE NEW JERSEY 7.5-MINUTE SERIES MAP DATED 1919.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

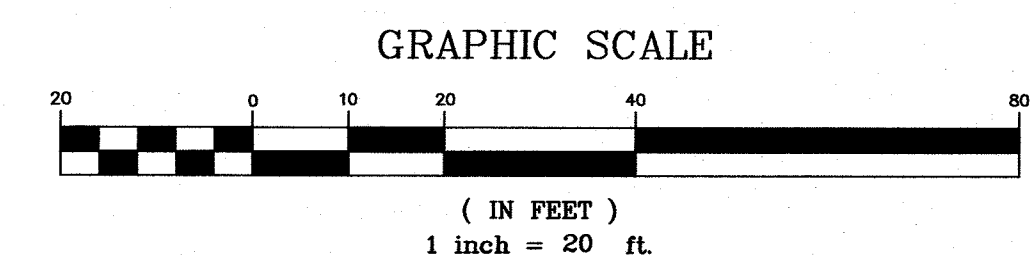
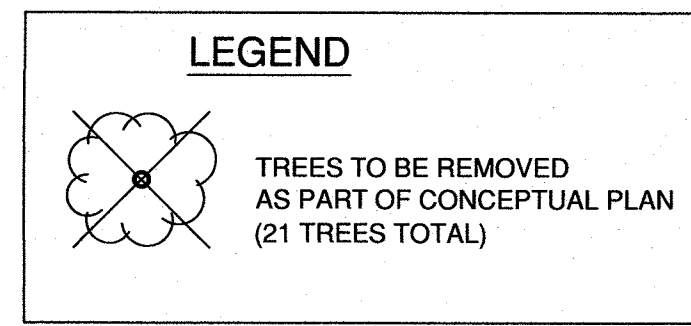
REV. NO.	DESCRIPTION	DATE	BY
MAP OF PROPERTY OF 509 PARK STREET LLC 509 PARK STREET LOT 29 BLOCK 2710 TOWNSHIP OF MONTCLAIR ESSEX COUNTY, NEW JERSEY			
ALTA/NSPS LAND TITLE SURVEY			
 <small>DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 0402015000 105 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL: 973.267.7000 FAX: 973.267.7004</small>			
ZL LAND SURVEYING • LLC 20 LOMBARD DRIVE WEST CALDWELL NEW JERSEY 07006 TEL: (973) 808-8488 CERTIFICATE OF AUTHORIZATION No.24CA2811800 EMAIL - ZL@ZLCOV.NJ.AOL.COM			Designer: ZL Draftsman: DJK Checked By: ZL Project No.: 22-219 Scale: 1" = 20' Sheet 1 of 1
 ZDRAVKO LUCIN - LS <small>N.J. PROFESSIONAL LAND SURVEYOR LIC. No. 36260 DATE: 03/02/2023</small>			





Lot 29.02 Average Grade			
Point	Existing	Proposed	Lowest
A	328.59	328.00	328.00
B	327.21	326.90	326.90
C	325.92	325.80	325.80
D	324.58	324.60	324.58
E	323.71	323.50	323.50
F	323.60	323.50	323.50
G	323.65	323.50	323.50
H	323.77	323.50	323.50
I	323.89	323.70	323.70
J	324.33	323.90	323.90
K	325.94	325.50	325.50
L	327.60	326.80	326.80
M	329.59	328.50	328.50
N	331.74	329.15	329.15
O	330.19	330.30	330.19
P	329.66	331.40	329.66
Q	329.12	332.00	329.12
R	328.90	332.00	328.90
S	328.76	329.80	328.76
Average	326.88	326.97	326.50

Garage Average Grade			
Point	Existing	Proposed	Lowest
AA	323.11	323.50	323.11
AB	321.39	323.27	321.39
AC	321.09	323.05	321.09
AD	321.08	323.36	321.08
AE	321.10	323.82	321.10
AF	321.42	323.50	321.42
AG	321.81	323.50	321.81
AH	323.39	323.91	323.39
AI	323.23	323.50	323.23
Average	321.96	323.49	321.96



REVISION	DESCRIPTION	DATE	BY
3	REVISED FROM 3 TO 2 LOTS	12/07/2023	JMP
2	REVISED PER MODIFICATIONS TO CONCEPTUAL GRADING PLOT PLAN	07/07/2023	JMP
1	REVISED PER REVIEW ENGINEER COMMENTS	03/02/2023	JMP

PREPARED FOR
509 PARK STREET LLC
 509 PARK STREET
 LOT 29 BLOCK 2710
 TOWNSHIP OF MONTCLAIR
 ESSEX COUNTY, NEW JERSEY

CONCEPTUAL GRADING PLOT PLANS

PETRY ENGINEERING, LLC
 DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 2402000000
 100 HESSING AVENUE • FARMEDALE, NEW JERSEY • 07004
 TEL: 973-977-7004 FAX: 973-977-2274

Designer: JMP
 Draftsman: SPD
 Checked By: JMP
 Project No.: 22-219
 Scale: 1" = 20'
 Sheet: S-2

LOT 29.02

DRAINAGE CALCULATIONS:

REQUIRED STORAGE:
 NEW IMPERVIOUS AREA: 5,000 SF
 @ 3 GALLONS PER SF (SOIL PERMEABILITY < 1.0 IN/HR)
 5,000 SF X 3 GAL/SF X (1 CF / 7.481 GAL) = 2,005 CF

INFILTRATION BASIN VOLUME:
 HDPE PIPE VOLUME:
 $V = A * L = \pi * L = [\pi * (1.50')^2 * (300')] = 2,120 \text{ CF}$

BUILDING HEIGHT CALCULATION

LOT 29.02
 FIRST FLOOR ELEVATION 332.50'
 + HEIGHT OF BUILDING ABOVE FIRST FLOOR 28.25'
 - AVERAGE GRADE 326.50'
 BUILDING HEIGHT 34.25'

GARAGE
 GARAGE FLOOR ELEVATION 323.50'
 + HEIGHT OF BUILDING ABOVE GARAGE FLOOR 13.25'
 - AVERAGE GRADE 321.96'
 BUILDING HEIGHT 14.79'

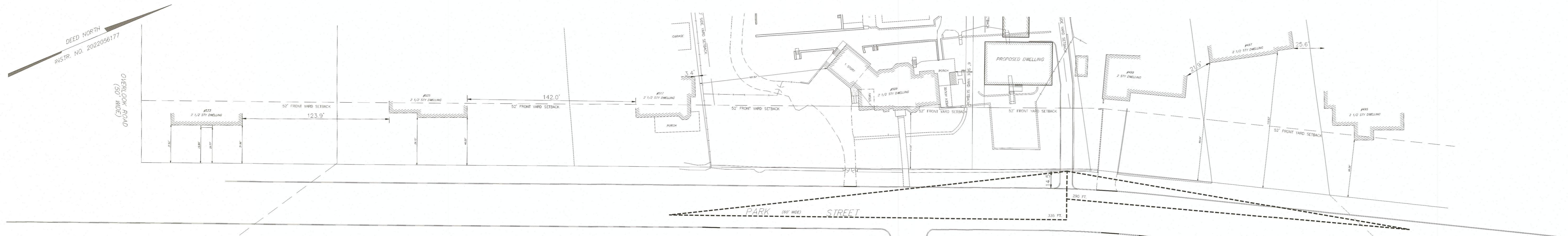
BASEMENT DETERMINATION:

FIRST FLOOR = 332.50
 AVERAGE GRADE = 326.50
 FIRST FLOOR - AVG. GRADE = 332.50 - 326.50 = 6.00'
 THEREFORE BASEMENT IS NOT CONSIDERED A STORY

Proposed Lot 29.01 Impervious Coverage	
Description	Area (SF)
House	3,610
Garage	213
Driveway	3,905
Walkways	2,103
Pool	705
Walls	1,365
Total Impervious (SF)	11,901
Total Lot Area (SF)	47,838
Impervious Coverage (%)	25

Proposed Lot 29.02 Impervious Coverage	
Description	Area (SF)
House	2,052
Garage	484
Driveway	1,907
Walls	307
Total Impervious (SF)	4,750
Total Lot Area (SF)	18,902
Impervious Coverage (%)	25

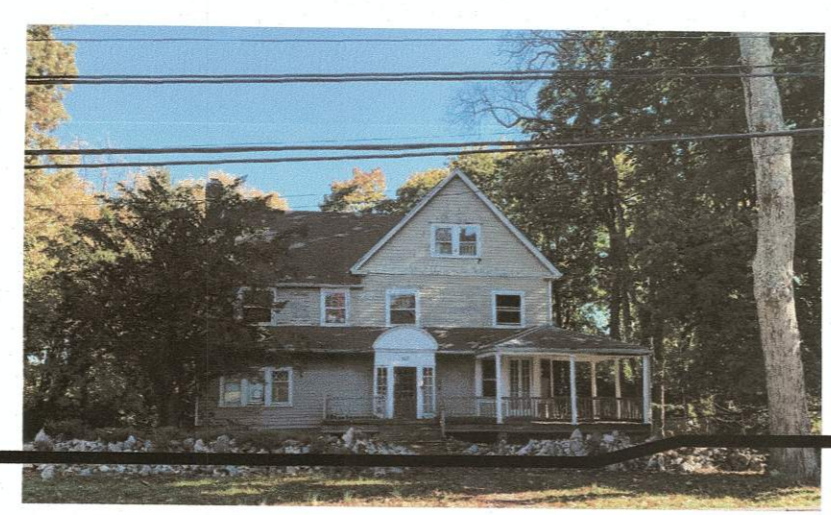
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.



FRONT YARD ANALYSIS
SCALE: 1"=40'

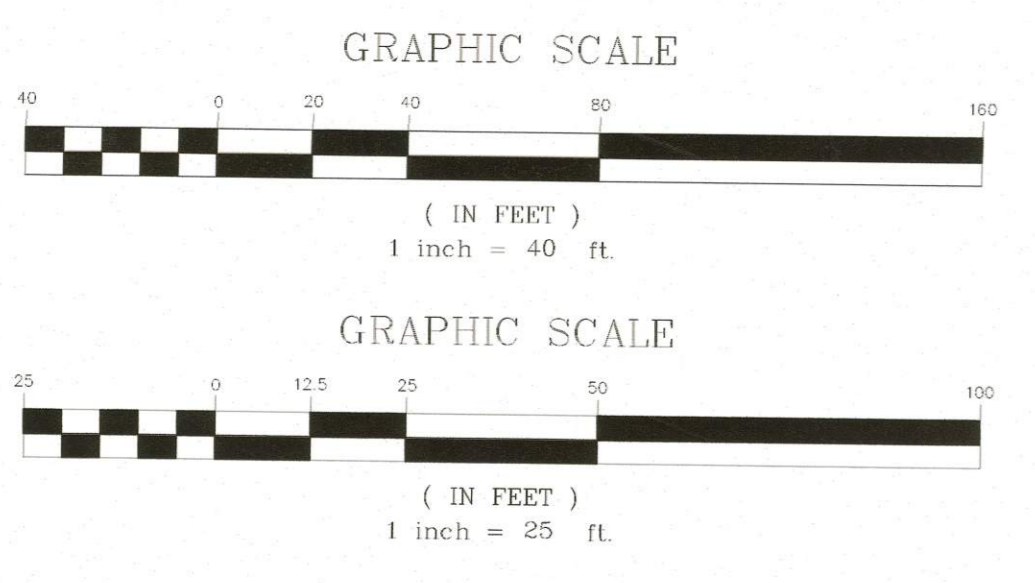


#525 PARK STREET #518 PARK STREET PARK STREET #509 PARK STREET PROPOSED DWELLING #499 PARK STREET #497 PARK STREET



#525 PARK STREET #518 PARK STREET PARK STREET #509 PARK STREET PROPOSED DWELLING #499 PARK STREET #497 PARK STREET

STREETSCAPE
SCALE: 1"=25'



Front Yard Setback	
Lot	Existing Setback
1	29.8
31	39.7
30	39.6
29	47
28	60.5
27	99.5
26	48.09
Average Front Yard Setback	52.0

REFERENCES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, MAP OF PROPERTY OF 509 PARK STREET LLC, 509 PARK STREET, LOT 29 BLOCK 2710, TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZI LAND SURVEYING, LLC, DATED 10-26-2022 AND SIGNED BY ZDRAVKO LUCIN, LS

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

REVISION	DESCRIPTION	DATE	BY
3	REVISED FROM 3 TO 2 LOTS	12/07/2023	JMP
2	REVISED PER MODIFICATIONS TO CONCEPTUAL GRADING PLOT PLAN	07/07/2023	JMP
1	REVISED PER REVIEW ENGINEER COMMENTS	03/02/2023	JMP

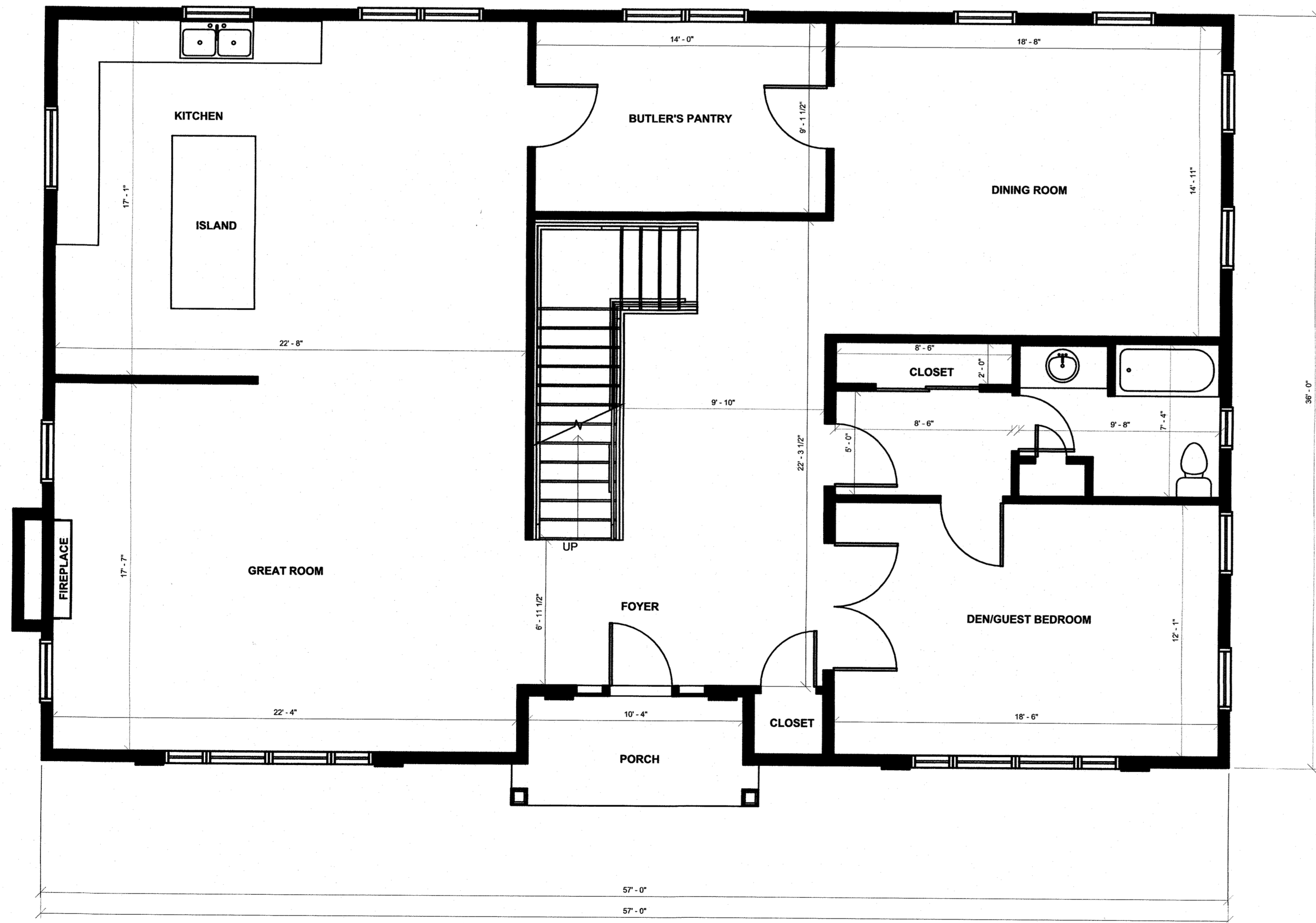
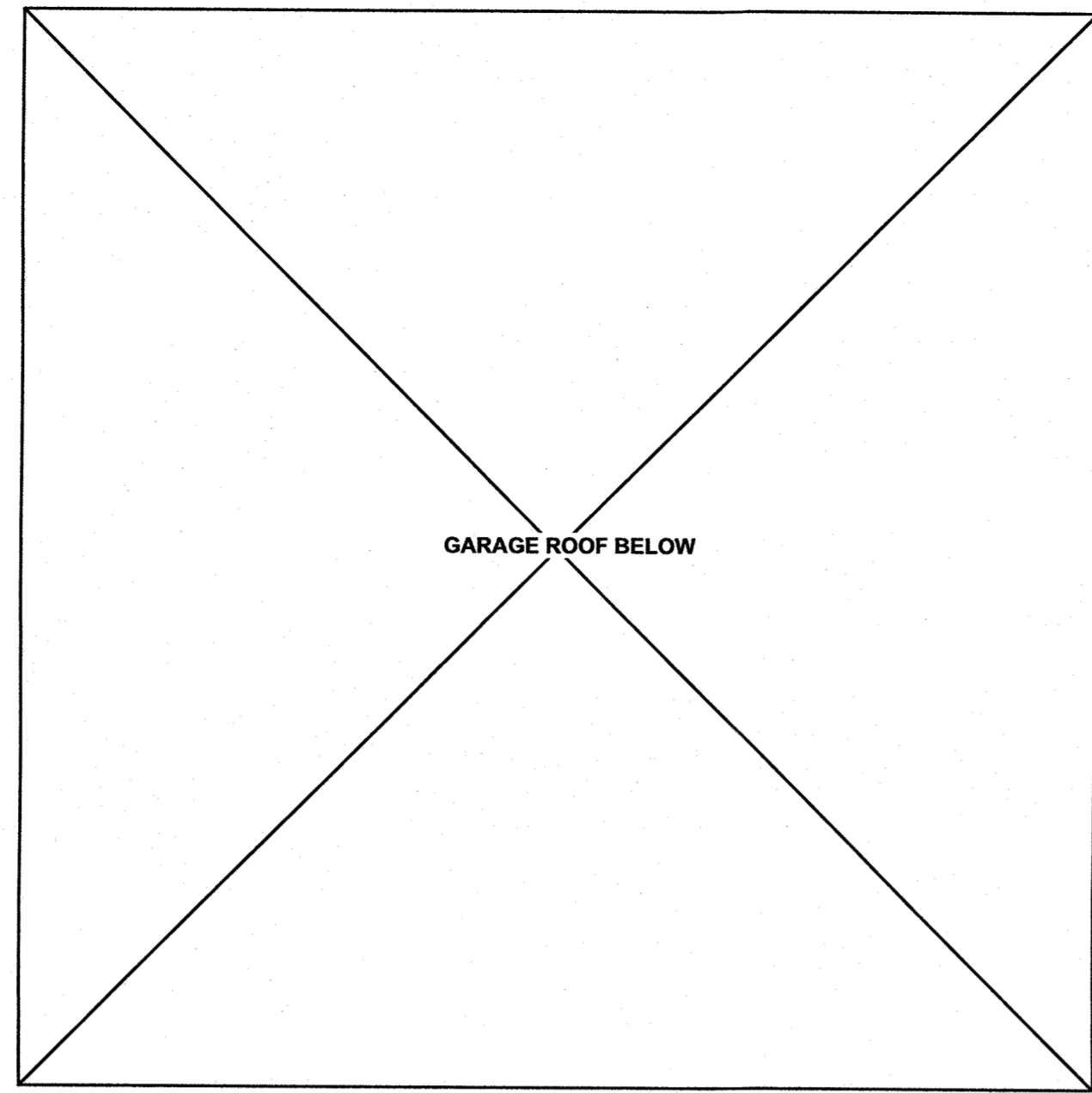
PREPARED FOR
509 PARK STREET LLC
509 PARK STREET
LOT 29 BLOCK 2710
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

STREETSCAPE & FRONT YARD ANALYSIS



J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. NO. 36862 DATED: 11/16/2022

Designer: JMP
Draftsman: MSS
Checked By: JMP
Project No.: 22-219
Scale: AS SHOWN
Sheet:
S-3



J. MICHAEL PETRY, AIA
 DESIGN SERVICES
 155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004
 TEL. (973) 227-5700 • FAX (973) 227-7074

REV	DESCRIPTION	DATE
1	NEW LOT AND REVISED DWELLING	12/07/23

SCALE: 1/4" = 1'-0"
 CHECKED BY: JMP
 DRAFTED BY: MSS

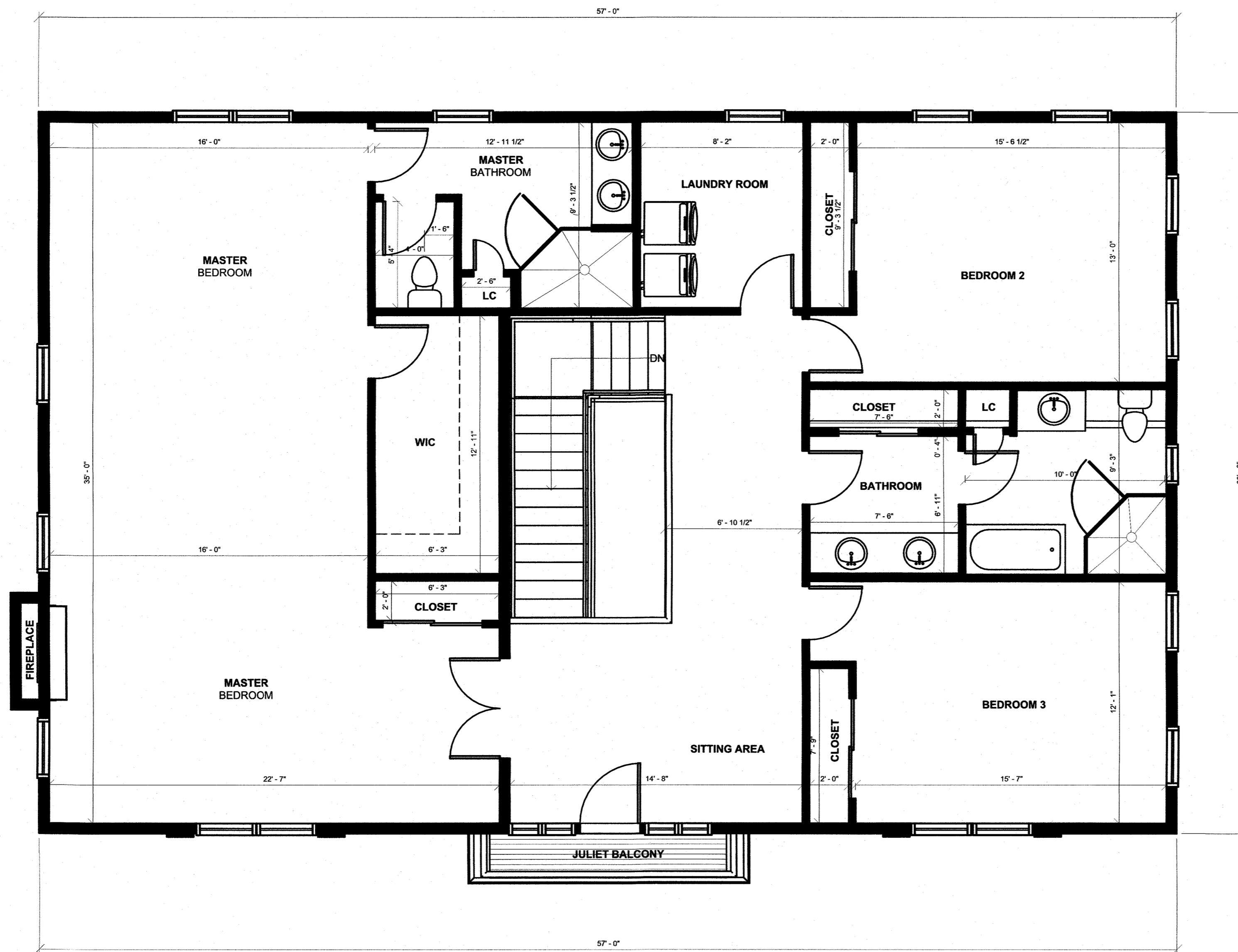
J. MICHAEL PETRY, AIA
 DESIGN SERVICES

J. MICHAEL PETRY-AIA
 NJ REGISTERED ARCHITECT LIC. No. 13144
 DATE: 07-06-2023
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

PREPARED FOR
509 PARK STREET LLC
 509 PARK STREET
 LOT 29.02 BLOCK 2710
 TOWNSHIP OF MONTCLAIR
 ESSEX COUNTY,
 NEW JERSEY

**FIRST FLOOR PLAN -
 LOT 29.02**

PROJECT #: **22-219** SHEET: **A1-101**



1 SECOND FLOOR PLAN
1/4" = 1'-0"

REV	DESCRIPTION	DATE
1	NEW LOT AND REVISED DWELLING	12/07/23

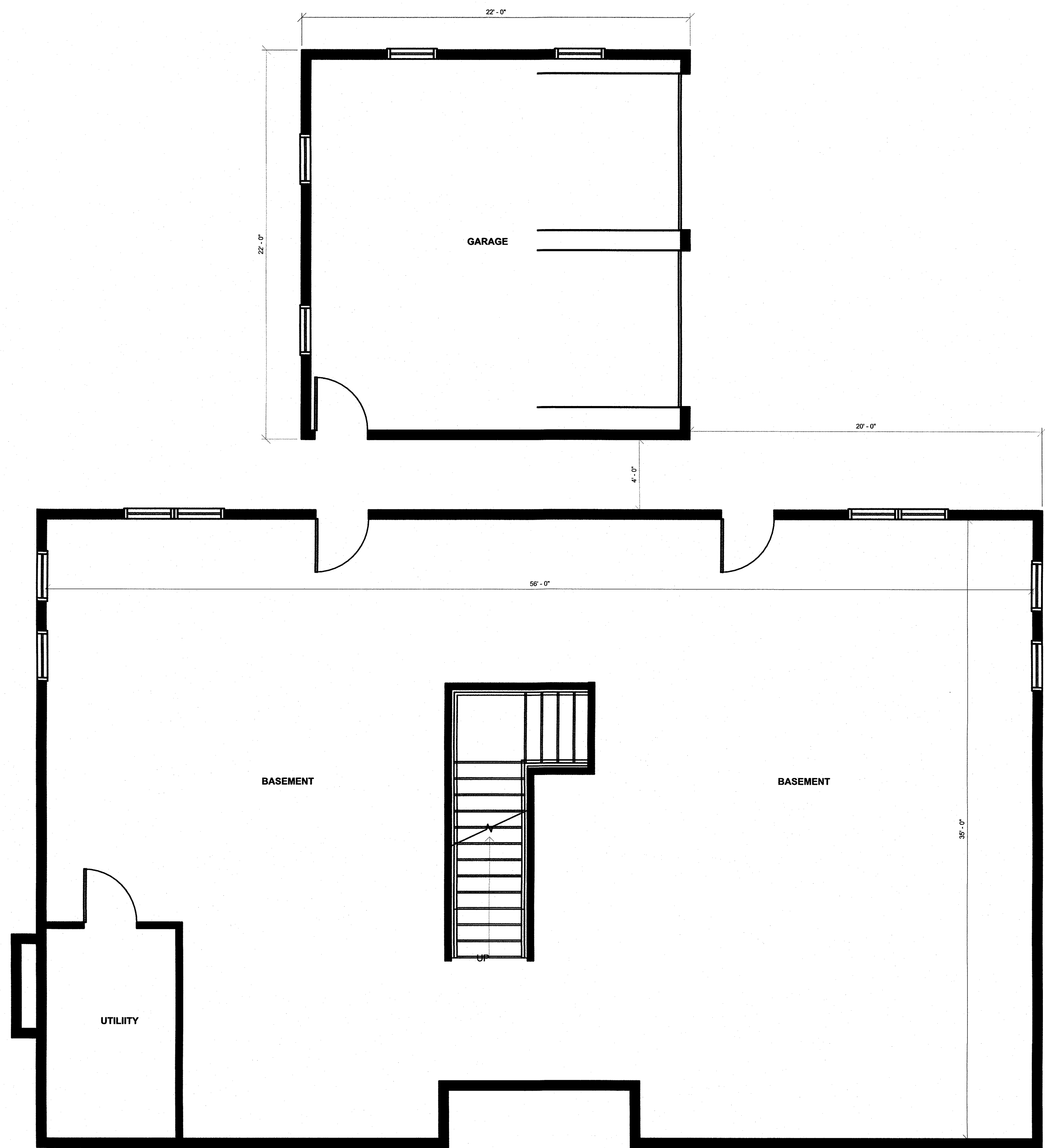
SCALE: 1/4" = 1'-0"
CHECKED BY: JMP
DRAFTED BY: MSS

J. MICHAEL PETRY-AIA
NJ REGISTERED ARCHITECT LIC. No. 13144
DATE: 07-06-2023
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

PREPARED FOR
509 PARK STREET LLC
509 PARK STREET
LOT 29.02 BLOCK 2710
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY,
NEW JERSEY

**SECOND FLOOR PLAN -
LOT 29.02**

PROJECT #: **22-219** SHEET: **A1-102**



① BASEMENT1
1/4" = 1'-0"

REV	DESCRIPTION	DATE
1	NEW LOT AND REVISED DWELLING	12/07/23

SCALE: 1/4" = 1'-0"
CHECKED BY: JMP
DRAFTED BY: MSS

J. MICHAEL PETRY-AIA
NJ REGISTERED ARCHITECT LIC. No. 13144
DATE: 07/06/2023
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNING PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

PREPARED FOR
509 PARK STREET LLC
509 PARK STREET
LOT 29.02 BLOCK 2710
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY,
NEW JERSEY

BASEMENT - LOT 29.02

PROJECT #: **22-219** SHEET: **A1-103**



① PROPOSED EAST ELEVATION
 1/4" = 1'-0"



② PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"

REV	DESCRIPTION	DATE
1	NEW LOT AND REVISED DWELLING	12/07/23

SCALE: 1/4" = 1'-0"
 CHECKED BY: JMP
 DRAFTED BY: MSS

PREPARED FOR
509 PARK STREET LLC
 509 PARK STREET
 LOT 29.02 BLOCK 2710
 TOWNSHIP OF MONTCLAIR
 ESSEX COUNTY,
 NEW JERSEY

PROPOSED ELEVATIONS - LOT 29.02

REV	DESCRIPTION	DATE
1	NEW LOT AND REVISED DWELLING	12/07/23

SCALE: AS NOTED
 CHECKED BY: JMP
 DRAFTED BY: MSS

J. MICHAEL PETRY-AIA
 NJ REGISTERED ARCHITECT LIC. No. 13144
 DATE: 07-06-2023
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

PREPARED FOR
509 PARK STREET LLC
 509 PARK STREET
 LOT 29.02 BLOCK 2710
 TOWNSHIP OF MONTCLAIR
 ESSEX COUNTY,
 NEW JERSEY

PROPOSED ELEVATIONS - LOT 29.02

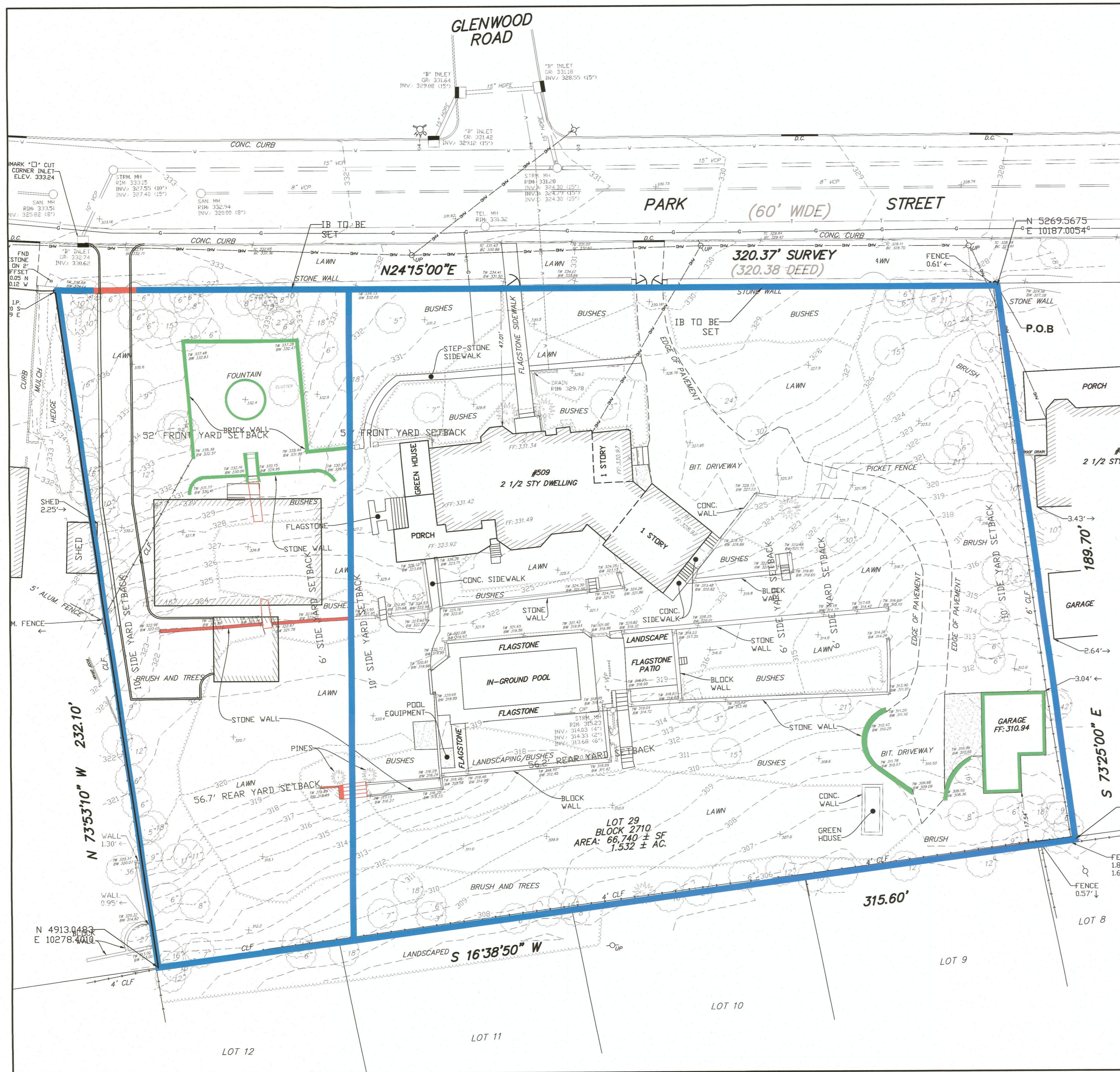
PROJECT #: **22-219** SHEET: **A1-202**



1 PROPOSED NORTH ELEVATION
 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
 1/4" = 1'-0" GARAGE -9'-6"

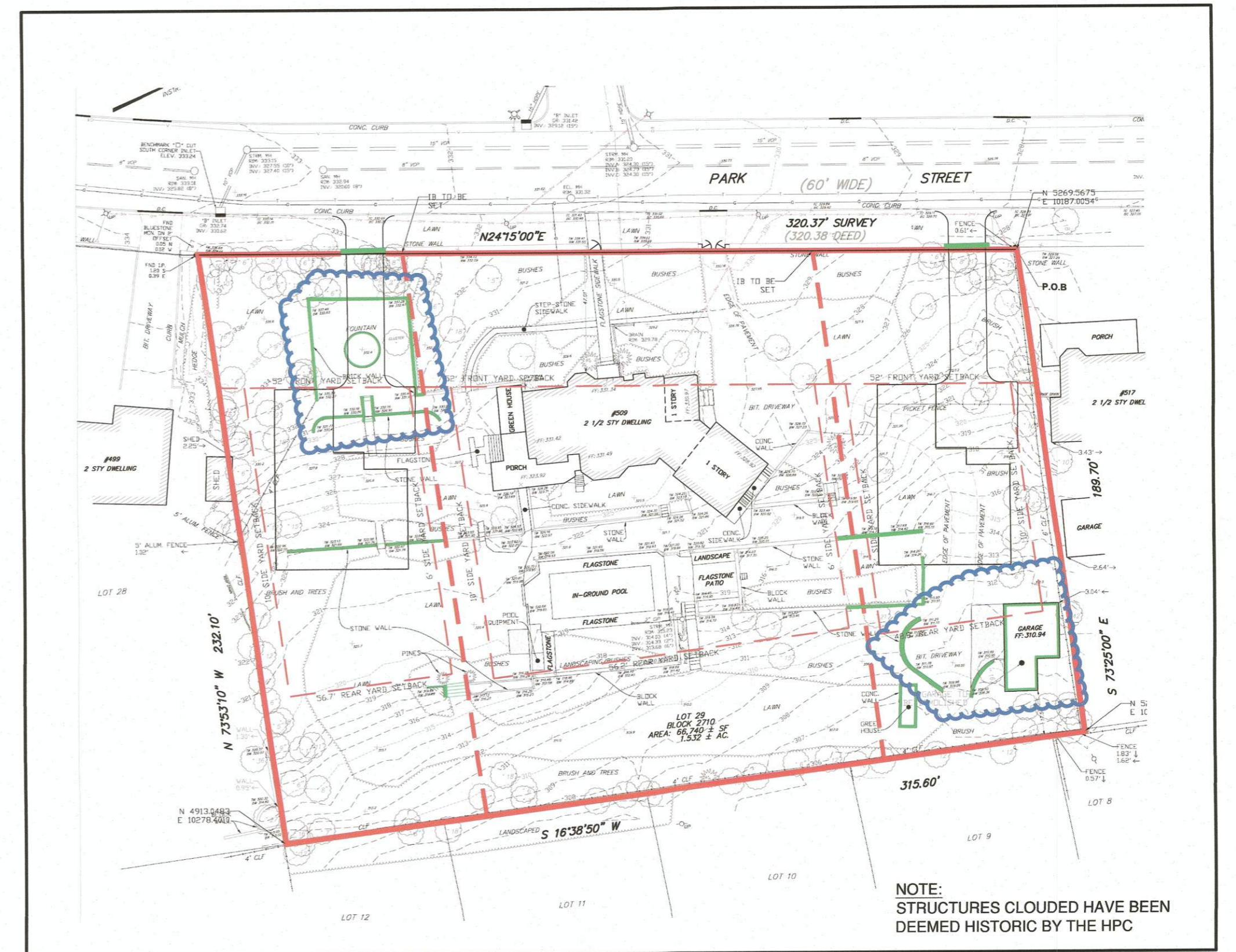


SURVEY - LAYOUT - AND DEMOLITION PLAN

LEGEND

- - TO BE DEMOLISHED
- - DEEMED BY HPC AS HISTORIC AND NOT BEING DEMOLISHED
- - PROPERTY/SUBDIVISION LINE

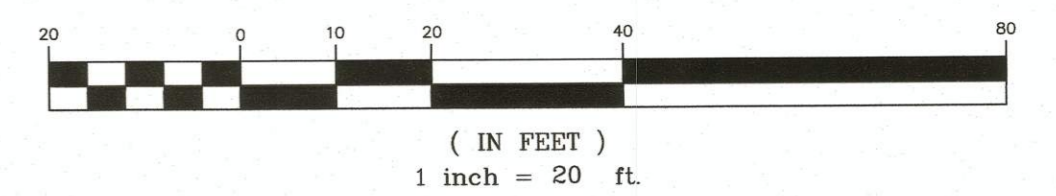
DEED NORTH
INSTR. NO. 2022056177



MARKUP FROM HPC SHOWING HISTORIC STRUCTURES

RECEIVED FROM HPC - JUNE 2, 2023

GRAPHIC SCALE



REVISION	DESCRIPTION	DATE	BY
1	REVISED FROM 3 TO 2 LOTS	12/07/2023	JMP

PREPARED FOR
509 PARK STREET LLC
509 PARK STREET
LOT 29 BLOCK 2710
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

HPC FIGURE

PETRY ENGINEERING, LLC
DIVISION OF CONSUMERS AFFAIRS LICENSE NUMBER J040000000
100 PARADISE AVENUE • FAIRFIELD • NEW JERSEY • 07004
TEL: 973-257-0000 FAX: 973-257-0074

Designer: JMP
Draftsman: MSS
Checked By: JMP
Project No.: 22-219
Scale: N.T.S.
Sheet: **FIG 1**

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. NO. 36662 DATED: 07/07/2023

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.