

REVISION	DESCRIPTION	DATE	BY

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

AERIAL PHOTOGRAPH AND LOT WIDTH



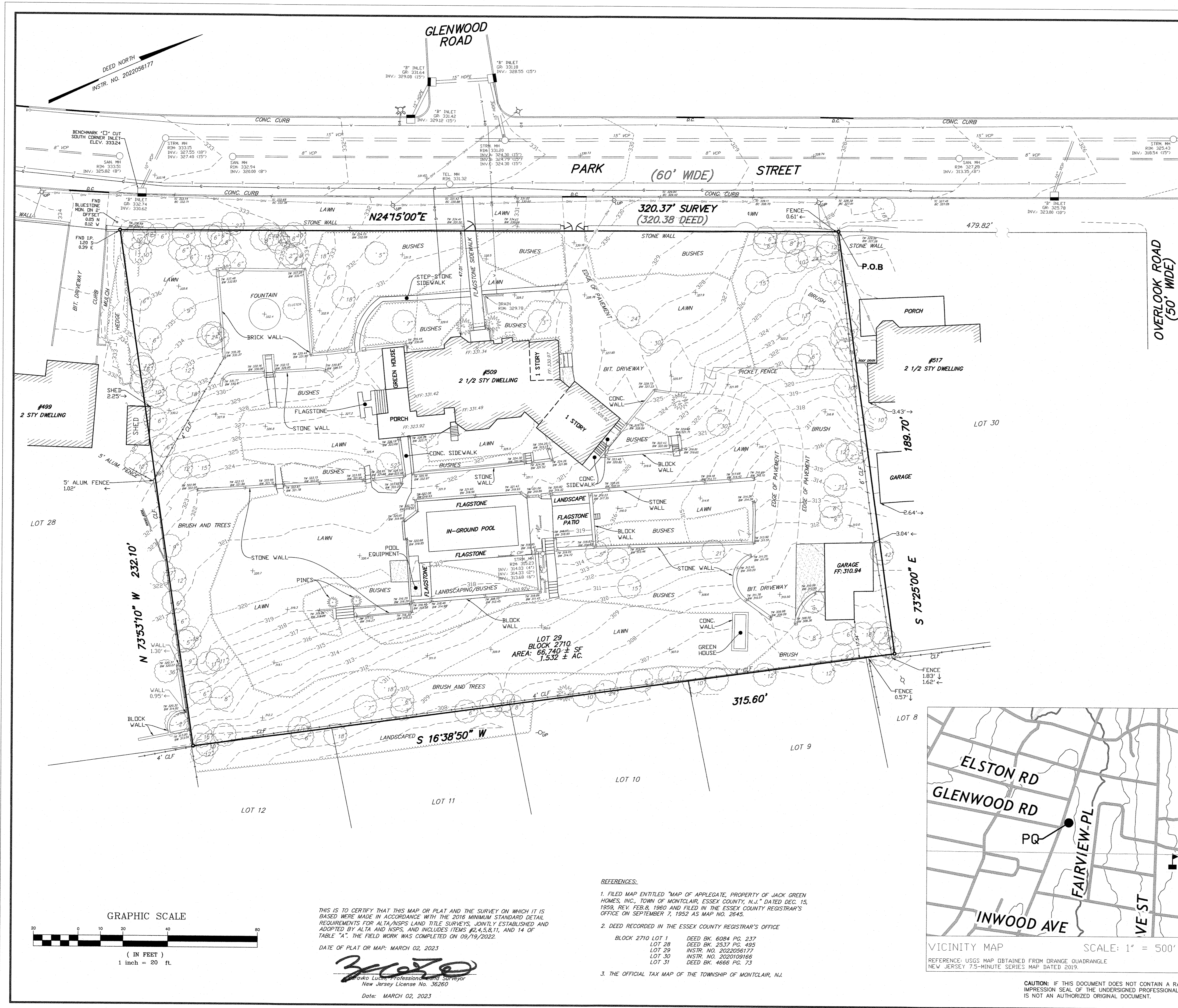
PETRY
ENGINEERING, LLC

DIVISION OF CONSULTANT AFFAIRS LICENSE NUMBER 220485000
150 PARKING AVENUE • FARGO, ND 58103 • 701.785.1111
FAX 701.785.1112

Designer: JMP
 Draftsman: MSS
 Checked By: JMP
 Project No.: 22-219
 Scale: 1"=100'
 Sheet:

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. NO. 36962 DATED:

FIG - 2



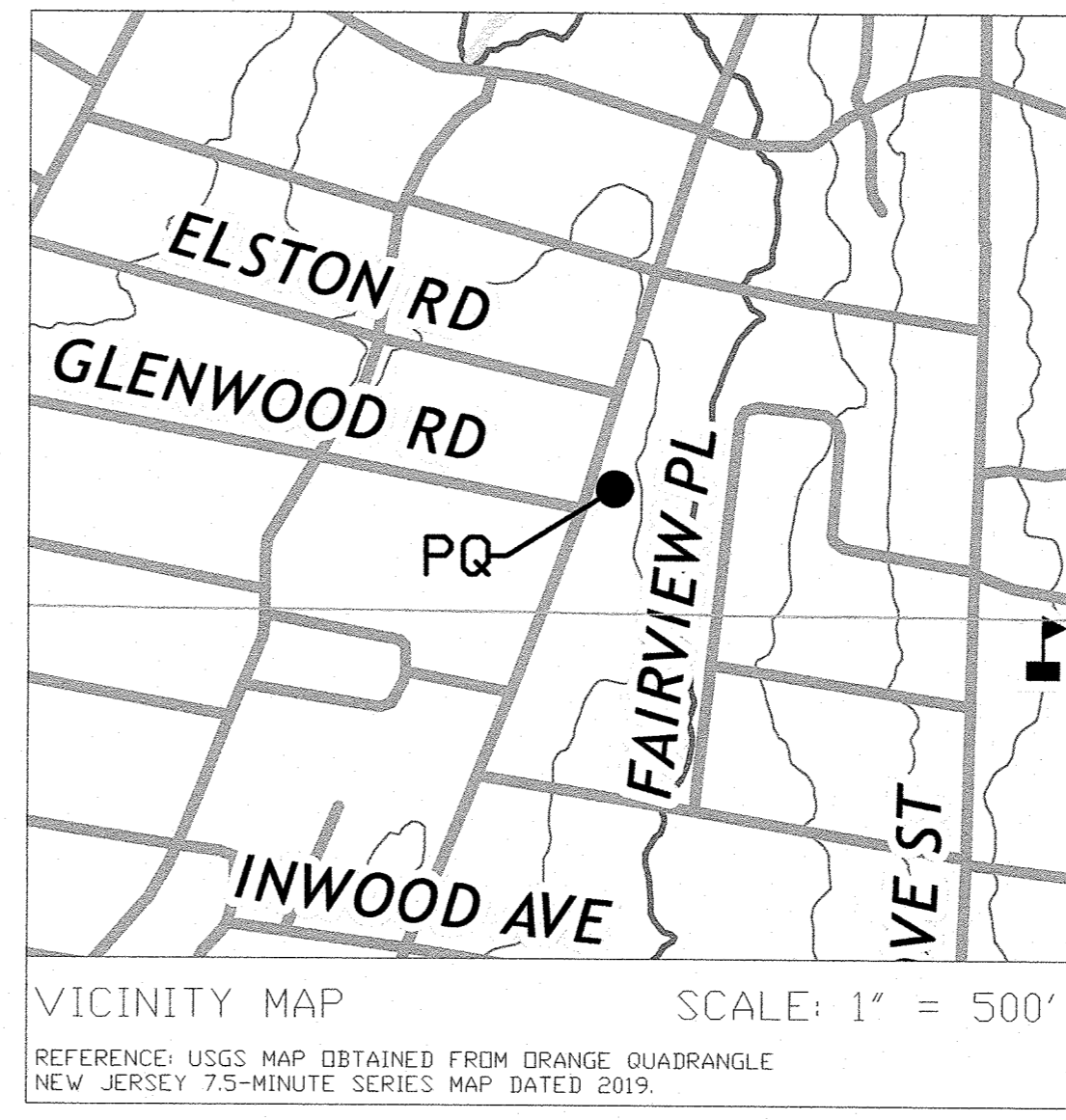
EXISTING TOPOGRAPHY LEGEND

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

LIST OF ABBREVIATIONS

ACP	ASBESTOS CEMENT PIPE	DC	DN CENTER
BC	BOTTOM OF CURB	P.C.	POINT OF BEGINNING
BW	BOTTOM OF WALL	PDB	POINT OF DEPARTURE
BLDG	BUILDING	PI	POINT OF INTERSECT
BLK	BLOCK	PVI	POINT OF VERTICAL INTERSECT
BIT	BITUMINOUS	PT	POINT OF TANGENCY
BM	BENCHMARK	PC	POINT OF CURVATURE
BLL	BILLIARD	RF	ROOF FLASHING
BL	BLOCK	RS	ROOF SLOPE
CP	CENTRELINE	SCB	SPRINKLER CONTROL BOX
CL	CHAIN LINK FENCE	SRF	SPLIT RAIL FENCE
CLF	CONCRETE	ST	STOCKADE FENCE
CLF DRUMP	CONCRETE	STRM	STORM
CM	COMBUSTIBLE METAL PIPE	STW	STONEWALK
CONC	CONCRETE	STY	STORY
D1	DUCTILE IRON	TELE	TELEPHONE
EL	ELECTRIC	TR. LT.	TOP OF CURB
ELEV	ELEVATION	TR. LT.	TRAFFIC LIGHT
EP	EDGE OF PAVEMENT	TW	TOP OF WALL
FEN	FENCE	TG	TOP OF GRATE
FF	FINISHED FLOOR	TYP	TYPICAL
FND	FOUND	UC	UNDERGROUND CONDUIT
FR	FRAME	UP	UTILITY POLE
GR	GRATE	VCP	VITRIFIED CLAY PIPE
GR	GRATE	W	WITH
INV	INVERT	WIF	WROUGHT IRON FENCE
IP	IRON PIPE		
LA	LANDSCAPED		
MAN	MANHOLE		
MON	MONUMENT		
NW	MONITORING WELL		

- NOTES**
1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5
 2. FLOOD ZONES, SUBSURFACE AND ENVIRONMENTAL AND OR HAZARDOUS MATERIALS LOCATION, IF ANY, WERE NOT EXAMINED OR CONSIDERED AS A PART OF CONTRACT.
 3. VERTICAL DATUM IS NGVD 1929, MK. NO. 16.36.30.
 4. 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. 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.
 5. 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).
 6. FIELD SURVEY COMPLETED ON 09/19/2022.



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

PETRY ENGINEERING, LLC
DIVISION OF CONSULTING & FIELD SERVICES - MEMBER SOCIETY OF PROFESSIONAL ENGINEERS
 155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004
 TEL: (973) 327-7000 FAX: (973) 327-7014

ZL LAND SURVEYING • LLC
 20 LOMBARD DRIVE
 WEST CALDWELL NEW JERSEY 07006
 TEL: (973) 808-8488
 CERTIFICATE OF AUTHORIZATION No. 24GA2811800
 EMAIL: - ZAKLUCIN@AZL.COM

Designer: ZL
 Draftsman: DJK
 Checked By: ZL
 Project No.: 22-219
 Scale: 1" = 20'

ZDRAVKO LUCIN - LS
 N.J. PROFESSIONAL LAND SURVEYOR LIC. No. 36260 DATE: 03/02/2023 Sheet 1 of 1

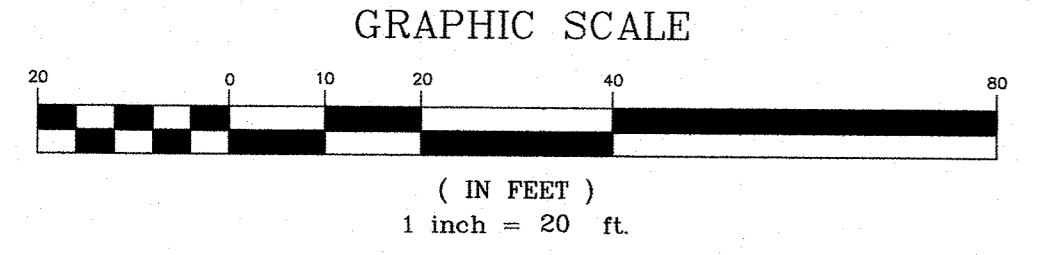
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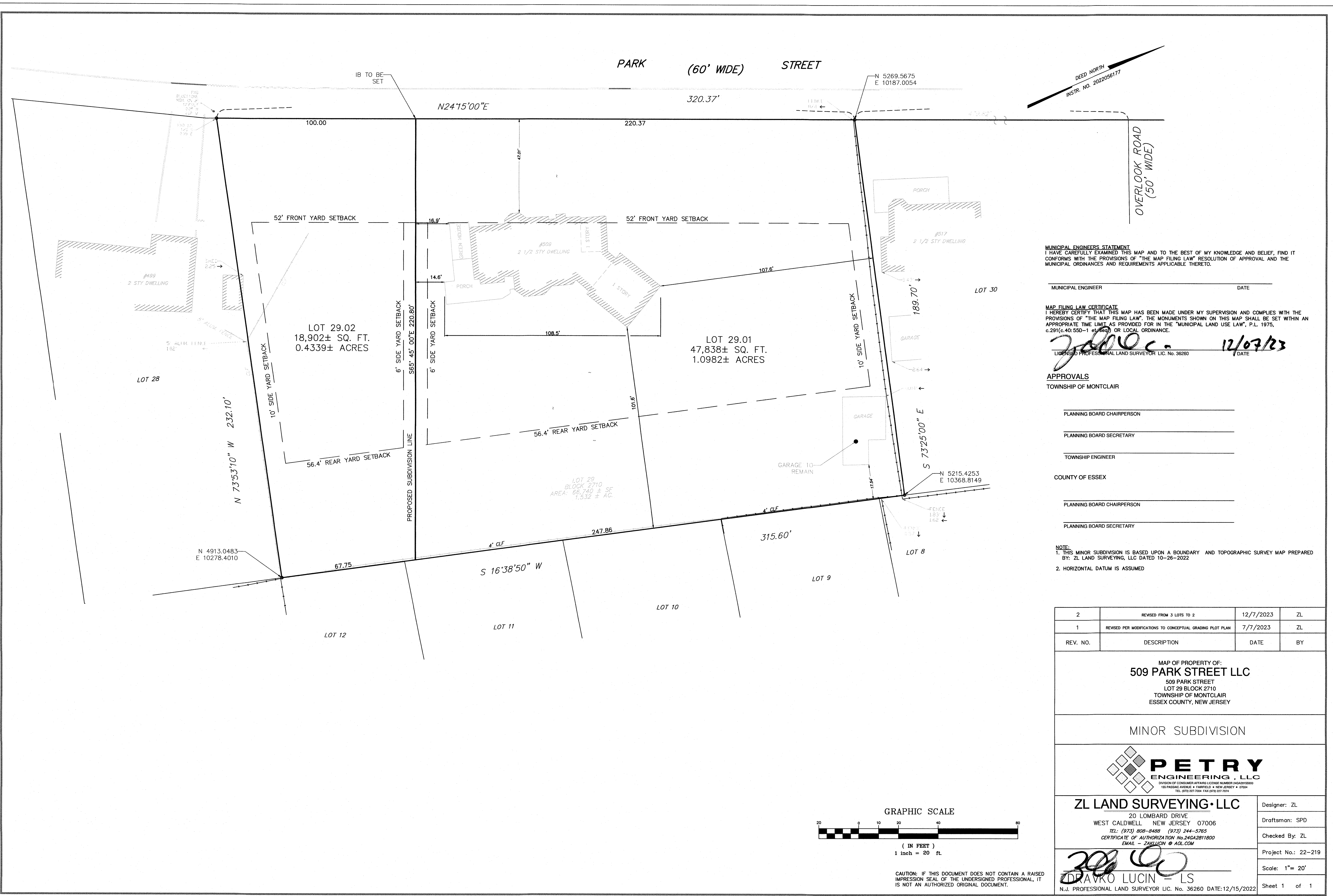
1. FILED MAP ENTITLED "MAP OF APPLICATE, PROPERTY OF JACK GREEN HOMES, INC., TOWN OF MONTCLAIR, ESSEX COUNTY, N.J." DATED DEC. 15, 1959, REV. FEB. 8, 1960 AND FILED IN THE ESSEX COUNTY REGISTRAR'S OFFICE ON SEPTEMBER 7, 1952 AS MAP NO. 2645.
2. DEED RECORDED IN THE ESSEX COUNTY REGISTRAR'S OFFICE
 BLOCK 2710 LOT 1 DEED BK. 6084 PG. 237
 LOT 28 DEED BK. 2537 PG. 495
 LOT 29 INSTR. NO. 2022056177
 LOT 30 INSTR. NO. 202109166
 LOT 31 DEED BK. 4666 PG. 73
3. THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONTCLAIR, N.J.

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, 5, 8, 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





MUNICIPAL ENGINEERS STATEMENT
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER _____ DATE _____

MAP FILING LAW CERTIFICATE
I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW". THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, c.291(c.40:550-1 et seq.) OR LOCAL ORDINANCE.

ZL _____ *12/07/23*
LICENSED PROFESSIONAL LAND SURVEYOR LIC. No. 36260 DATE

APPROVALS
TOWNSHIP OF MONTCLAIR

PLANNING BOARD CHAIRPERSON _____
PLANNING BOARD SECRETARY _____
TOWNSHIP ENGINEER _____
COUNTY OF ESSEX
PLANNING BOARD CHAIRPERSON _____
PLANNING BOARD SECRETARY _____

NOTE:
1. THIS MINOR SUBDIVISION IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY MAP PREPARED BY: ZL LAND SURVEYING, LLC DATED 10-26-2022
2. HORIZONTAL DATUM IS ASSUMED

REV. NO.	DESCRIPTION	DATE	BY
2	REVISED FROM 3 LOTS TO 2	12/7/2023	ZL
1	REVISED PER MODIFICATIONS TO CONCEPTUAL GRADING PLOT PLAN	7/7/2023	ZL

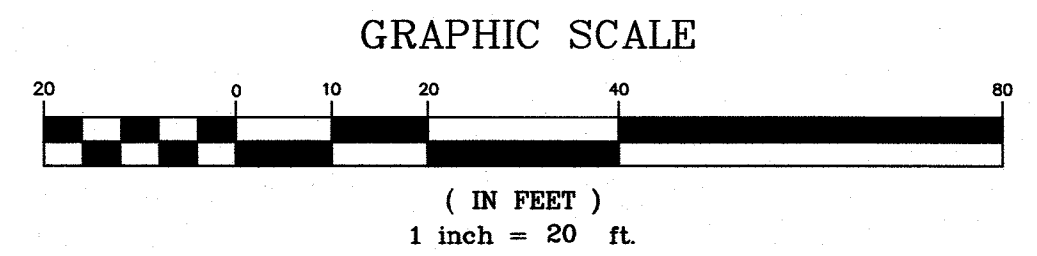
MAP OF PROPERTY OF:
509 PARK STREET LLC
509 PARK STREET
LOT 29 BLOCK 2710
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

MINOR SUBDIVISION

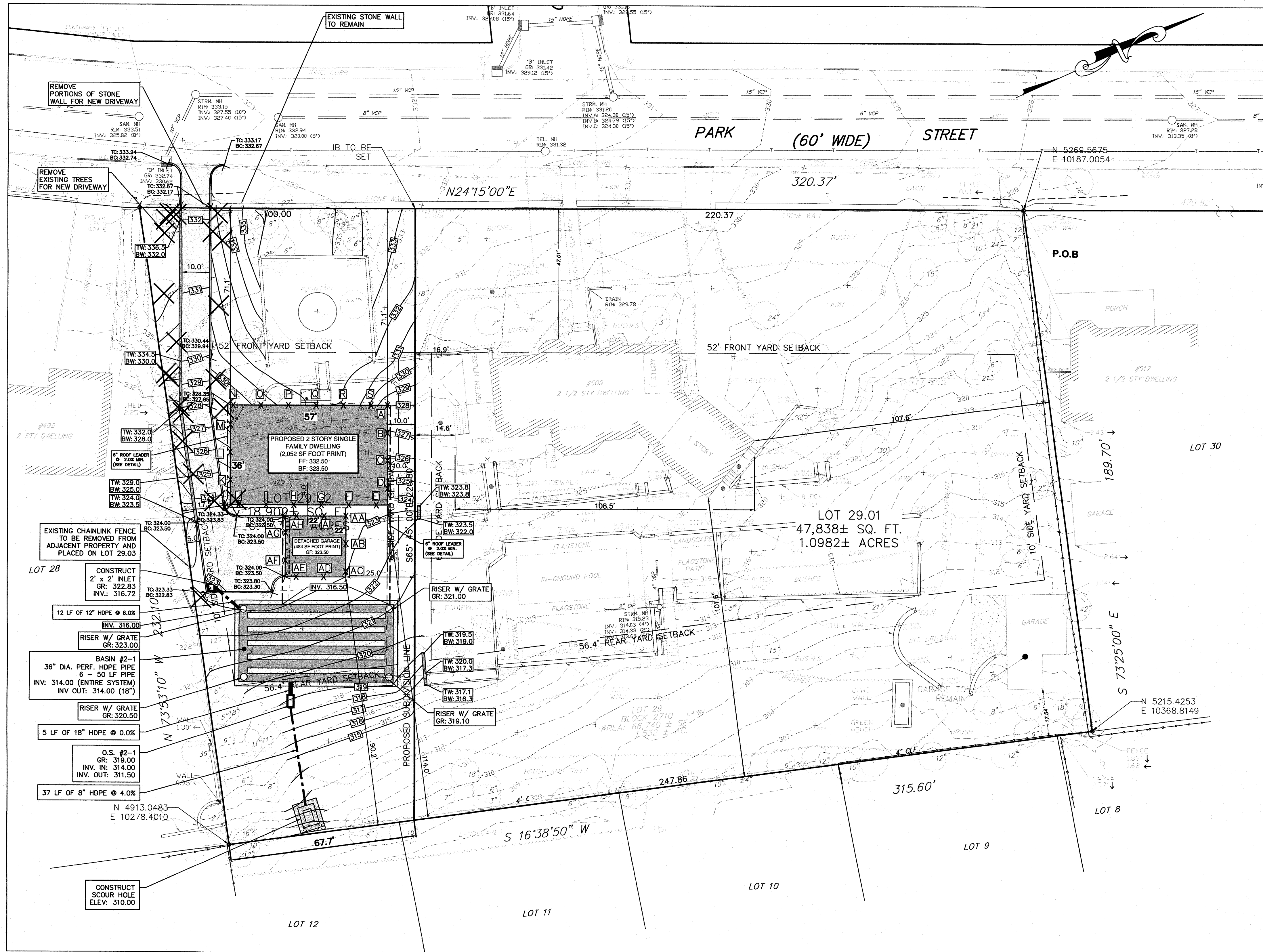


ZL LAND SURVEYING • LLC
20 LOMBARD DRIVE
WEST CALDWELL, NEW JERSEY 07006
TEL: (973) 808-8488 (973) 244-5765
CERTIFICATE OF AUTHORIZATION No. 24GA2811800
EMAIL - ZAKLUCIN @ AOL.COM

ZL _____
ZL DRAVKO LUCIN - LS
N.J. PROFESSIONAL LAND SURVEYOR LIC. No. 36260 DATE: 12/15/2022

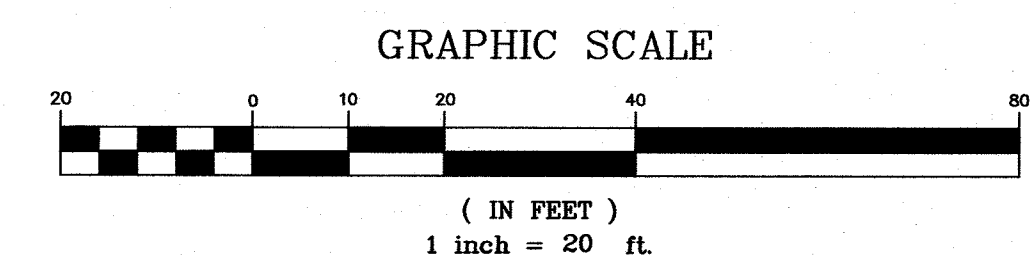
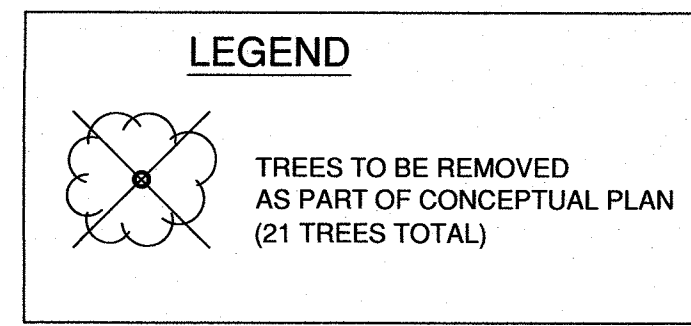


CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.



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 240200000
 100 HESSIAWAY AVENUE • HARRISON, NJ 07033 • 609-681-0000
 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:
 $V = A * L = \pi * r^2 * L = [\pi * (1.50')^2 * (300')] = 2,120 \text{ CF}$

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'

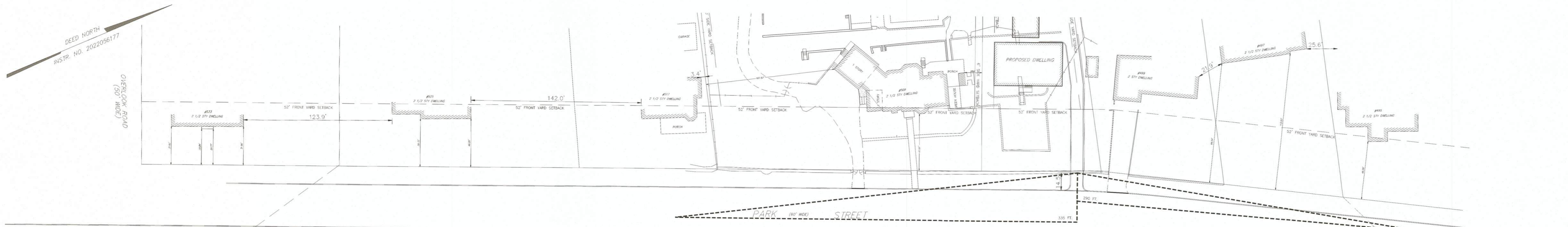
BASEMENT DETERMINATION:

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

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FRONT YARD ANALYSIS
SCALE: 1"=40'

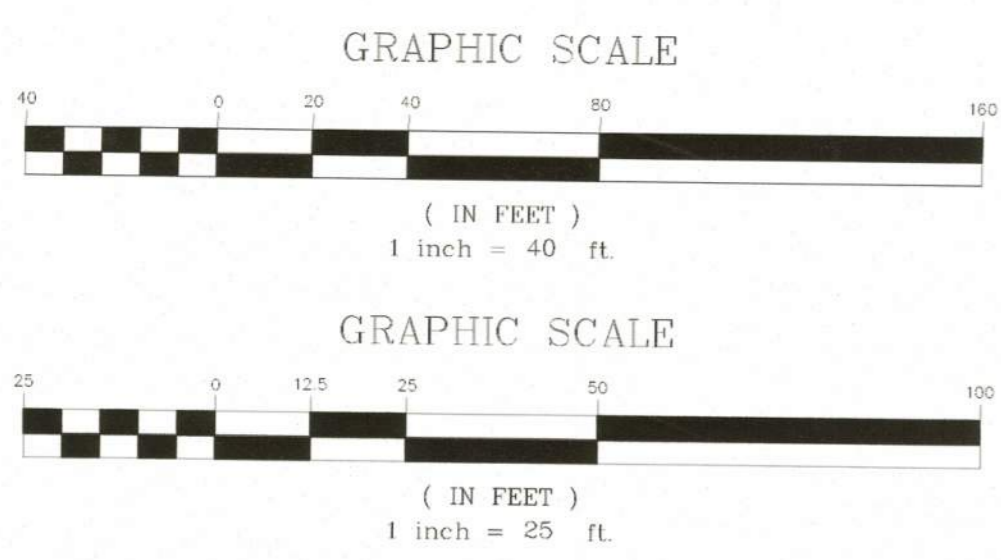


#525 PARK STREET #518 PARK STREET PARK STREET #509 PARK STREET PROPOSED DWELLING #499 PARK STREET #497 PARK STREET



#525 PARK STREET #518 PARK STREET PARK STREET #509 PARK STREET #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:

- 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

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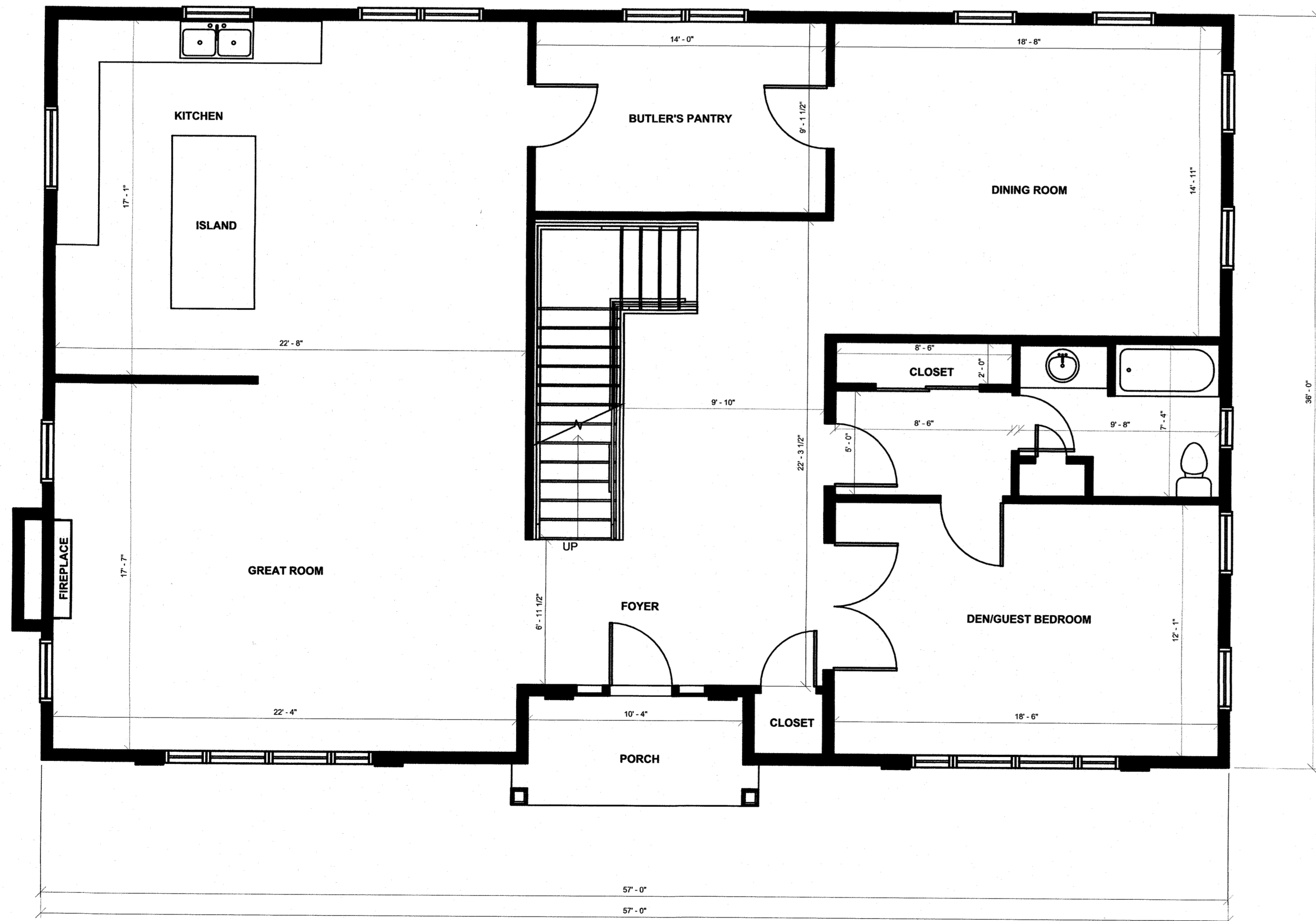
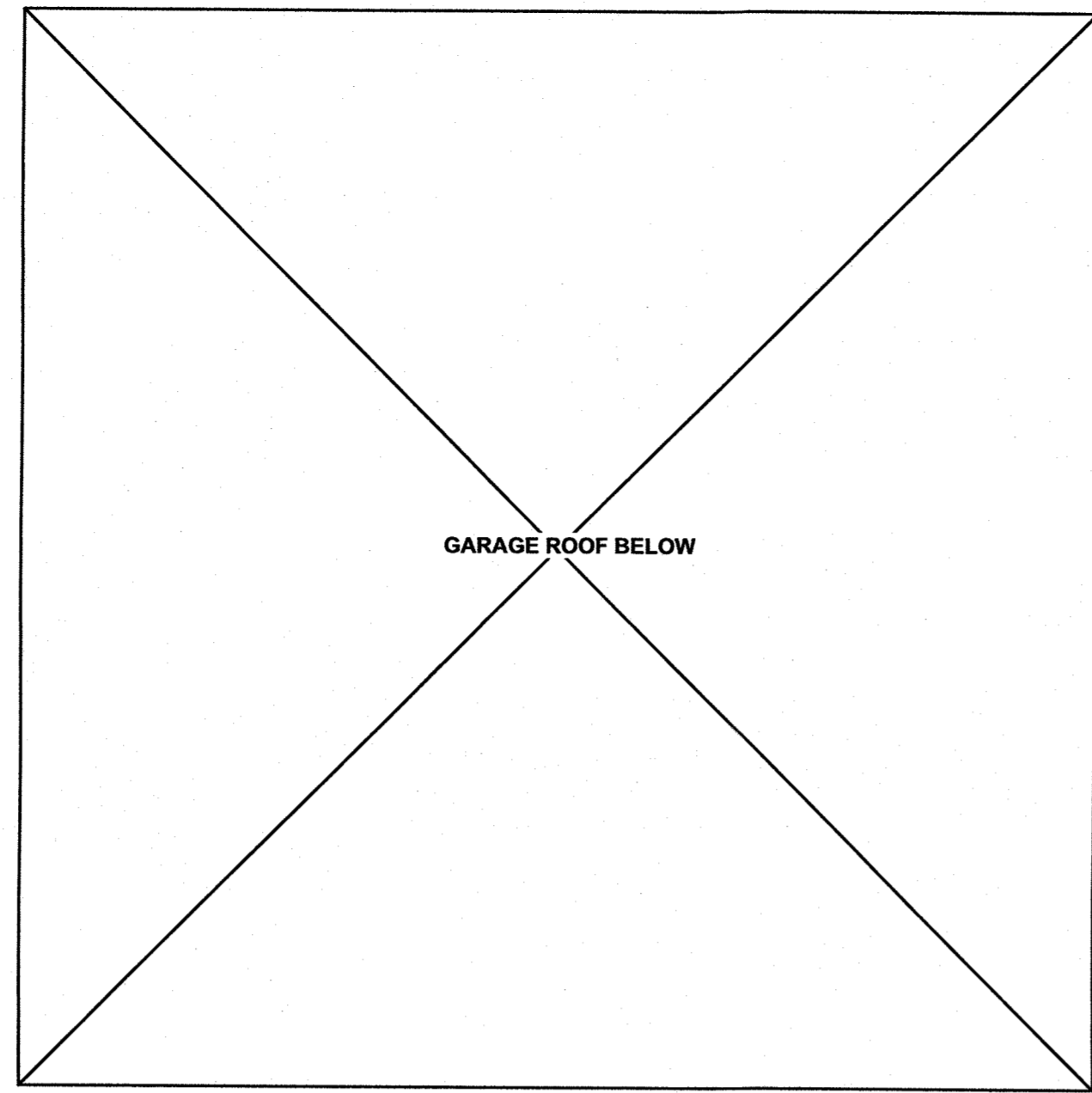
PREPARED FOR
509 PARK STREET LLC
509 PARK STREET
LOT 29 BLOCK 2710
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

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) 227-9700 • 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

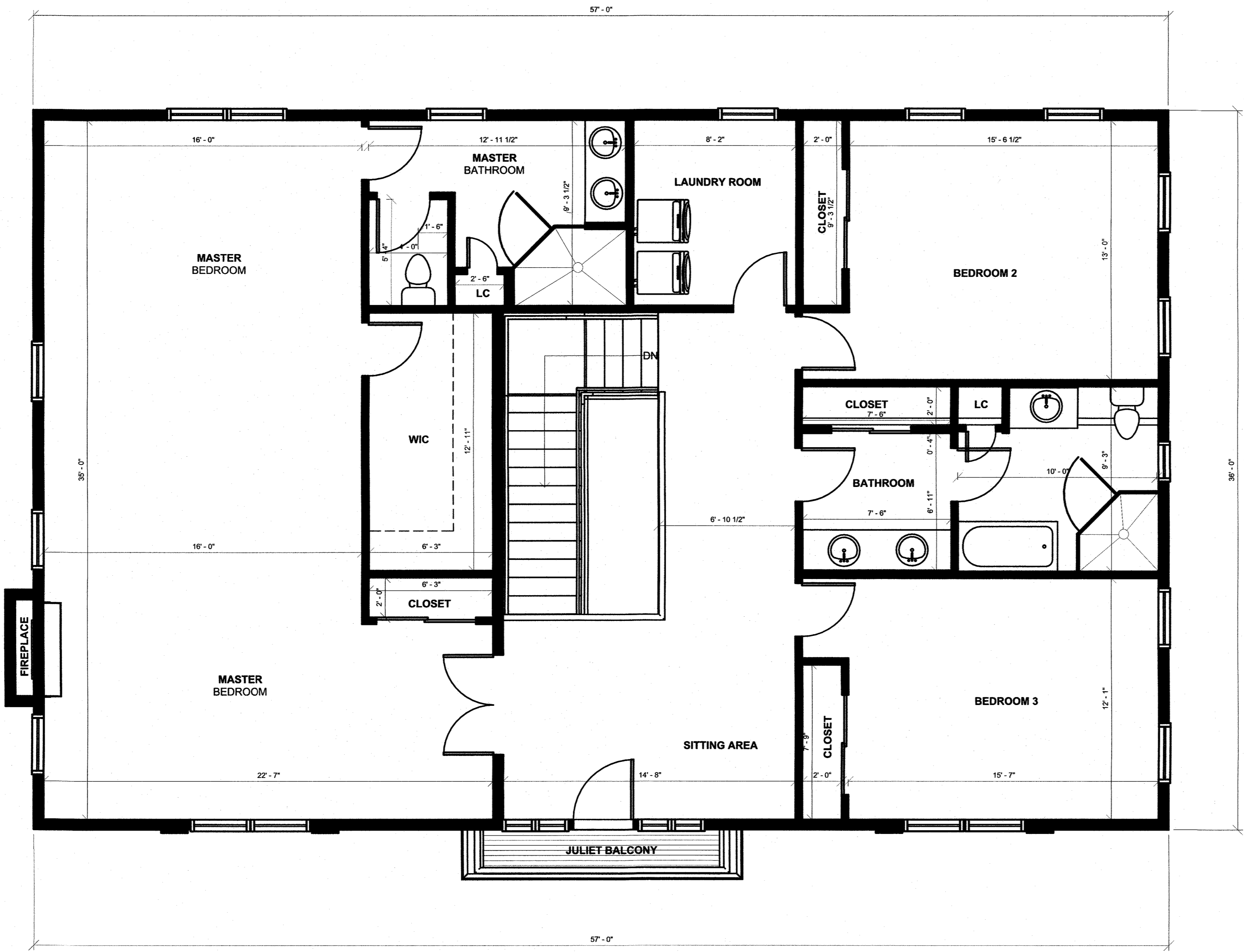
J. MICHAEL PETRY, AIA
 DESIGN SERVICES

J. MICHAEL PETRY-AIA
 NJ REGISTERED ARCHITECT LIC. No. 13144
 DATE: 07-06-2023
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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

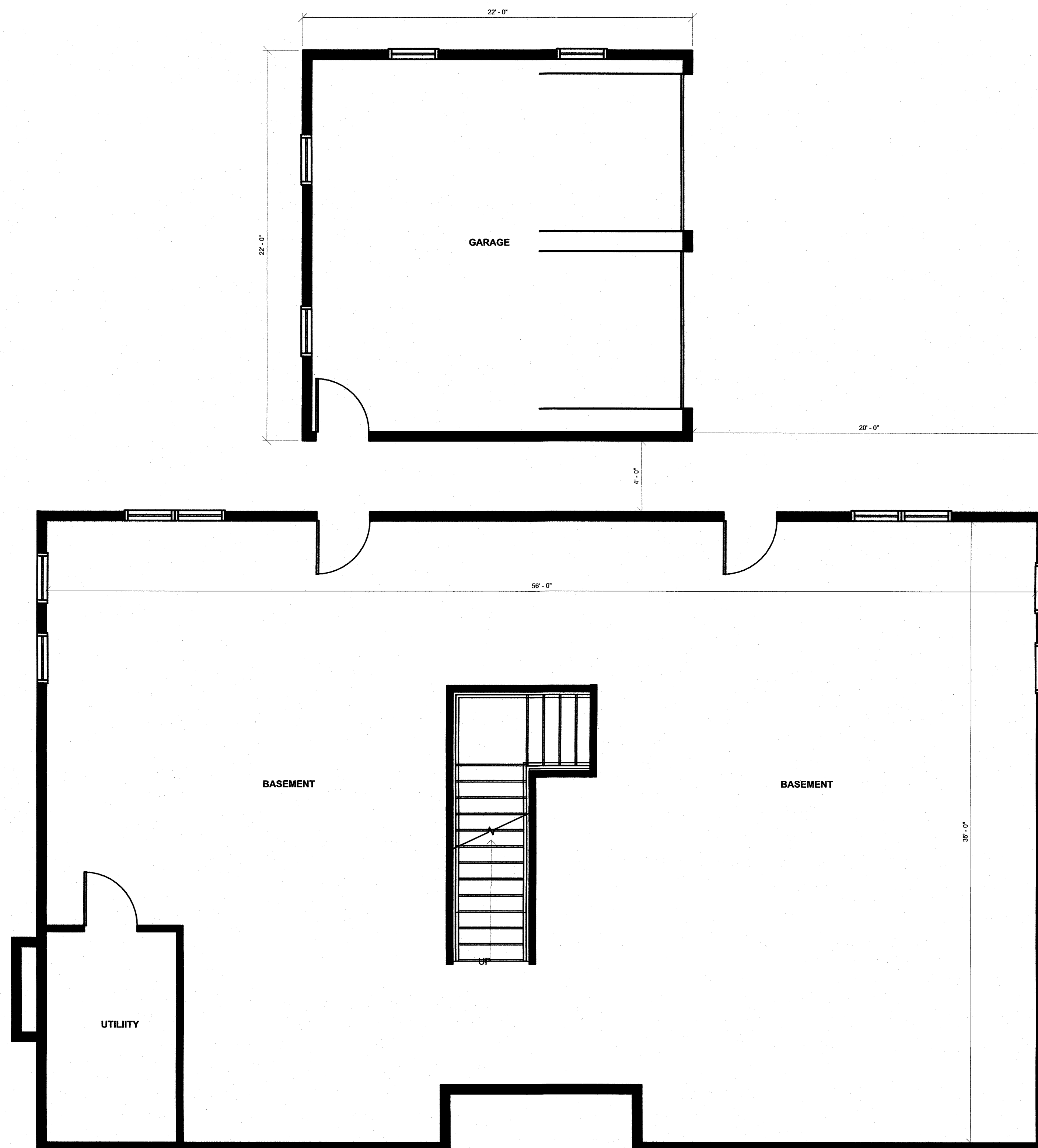
SCALE: 1/4" = 1'-0"
 CHECKED BY: JMP
 DRAFTED BY: MSS

J. MICHAEL PETRY-AIA
 NJ REGISTERED ARCHITECT LIC. No. 13144
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 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
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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"

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SCALE: 1/4" = 1'-0"
 CHECKED BY: JMP
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 509 PARK STREET
 LOT 29.02 BLOCK 2710
 TOWNSHIP OF MONTCLAIR
 ESSEX COUNTY,
 NEW JERSEY

PROPOSED ELEVATIONS - LOT 29.02

REV	DESCRIPTION	DATE
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SCALE: AS NOTED
 CHECKED BY: JMP
 DRAFTED BY: MSS

J. MICHAEL PETRY-AIA
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 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"