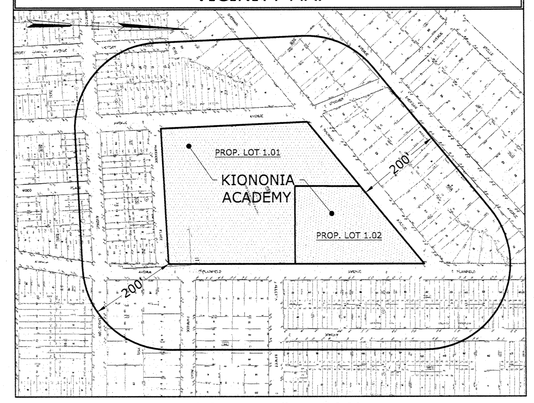
D.B. 4540, PG. 6

SURVEY

N.J.S.P.C.S. (NAD-83)

VICINITY MAP



SCALE: 1"=±500'

NOTES AND REFERENCES

NOTES:

1. EXISTING LOT 1 AREA: 471,442 SF. OR 10.8228 AC.
2. UTILITY LOCATIONS BASED ON SURFACE OBSERVATIONS; SUB-SURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD-VERIFIED VIA TEST PITS AND UTILITY COMPANY MARK-OUTS. PRIOR TO CONSTRUCTION CALL N.J. UNDERGROUND 1-800-272-1000.
3. PROPERTY MARKERS FOUND AND SET AS SHOWN ON JANUARY 24, 2022.
4. FEATURES BEYOND THE PROJECT AREA MAY NOT BE SHOWN. OFFSET DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES AND ARE NOT TO BE USED FOR CONSTRUCTION OF FENCE OR ANY OTHER IMPROVEMENTS.
5. BEING KNOWN AS 1030-1108 PLAINFIELD AVENUE, CITY OF PLAINFIELD,UNION COUNTY, NEW JERSEY.
6. I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE, THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF ACTUAL CONDITIONS AS OF **JANUARY 24, 2022**. THIS CERTIFICATION IS MADE ONLY TO THE PARTIES LISTED BELOW AND IS NOT TRANSFERABLE TO OTHER PARTIES.
7. THE WORD CERTIFY, AS USED HEREIN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT IS NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
8. THIS CERTIFICATION IS ONLY VALID FOR THIS MAP AND COPIES THEREOF IF SAID MAPS BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD. IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY.
11. ALL SHOWN ELEVATIONS BASED UPON NAVD-88 (GEOID-18), ALL SHOWN DISTANCES ARE 'GROUND' DISTANCES. N.J.S.P.C.S. (NAD-83) HAS BEEN ESTABLISHED BY USING RTK GPS.
12. I HAVE RELIED UPON POLICY FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED: AUGUST 17, 2021, FILE No. 126288FA-01.
13. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X"-"OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 34039C0039F, ESSEX COUNTY, NEW JERSEY, EFFECTIVE DATE SEPTEMBER 20, 2006, COMMUNITY NO. 345312, PANEL 39 OF 49.
14. AN ENTIRE PROPERTY IS LOCATED WITHIN "R-3" - LOW/MODERATE DENSITY RESIDENTIAL ZONE AS SHOWN ON ZONING MAP, CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY. DATED JUNE 2015.
15. SOUTHERN PORTION OF THE LOT BEING KNOWN AS FILED MAP LOTS No.359-383 AS SHOWN ON BLOCK "D" OF "MAP OF QUEEN CITY TERRACE - CITY OF PLAINFIELD, UNION COUNTY AND PISCATAWAY TOWNSHIP, MIDDLESEX COUNTY, N.J. - MARCH 1920, OWNED AND DEVELOPED BY J.J. SCHWARTZ INC." FILED IN THE UNION COUNTY CLERK'S OFFICE AS MAP NO. 225A.

REFERENCES:

1. "BOUNDARY AND TOPOGRAPHIC SURVEY, THE KOINONIA ACADEMY, 1040 PLAINFIELD AVENUE, CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY, BLOCK 509 LOT 1" PREPARED BY E2 PROJECT MANAGEMENT LLC ON AUGUST 6, 2021. PROJECT No. P-21-18-39-01.
2. "MAP OF QUEEN CITY TERRACE - CITY OF PLAINFIELD, UNION COUNTY AND PISCATAWAY TOWNSHIP, MIDDLESEX COUNTY, N.J. - MARCH 1920, OWNED AND DEVELOPED BY J.J. SCHWARTZ INC." FILED IN THE UNION COUNTY CLERK'S OFFICE AS MAP No. 225A.
3. PRELIMINARY "ALTA/NSPS LAND TITLE SURVEY, THE KOINONIA ACADEMY, 1030-11-8 PLAINFIELD AVENUE, CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY, BLOCK 509 LOT 1" PREPARED BY E2 PROJECT MANAGEMENT LLC ON 1/25/22.

THIS MINOR SUBDIVISION WAS APPROVED BY THE PLAINFIELD PLANNING BOARD

TITLE DATE

APPROVALS:

CHAIRPERSON

SECRETARY

ENGINEER

LEGEND:

- BOLLARD
- UTILITY POLE
- STREET LIGHT
- AREA LIGHT
- FIRE HYDRANT
- UTILITY BOX
- WATER VALVE
- GAS VALVE
- INLET
- MANHOLE
- SIGN
- FLAG POLE
- EXISTING SPOT ELEVATION
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD WIRES
- U.G. ELECTRIC LINE
- U.G. TELEPHONE LINE
- U.G. GAS LINE
- U.G. WATER LINE
- CONCRETE CURB
- TREE SIZE IN INCHES
- PINE TREE SIZE IN INCHES
- (S) SURVEYED DIMENSION
- (D) DEED DIMENSION

STILLMAN AVENUE
66' WIDE R.O.W. PER FILED MAP No.255A

SHERMAN AVENUE
66' WIDE R.O.W. PER FILED MAP No.255A

HARTRIDGE PLACE
50' WIDE R.O.W. PER FILED MAP No.255A

PLAINFIELD AVENUE
A.K.A. COUNTY ROUTE 603
66' WIDE R.O.W. FILED MAP No.255A

PROPOSED TAX LOT 1.01
AREA 344,596 S.F. OR 7.9108 AC.

PROPOSED TAX LOT 1.02
AREA 126,846 S.F. OR 2.9120 AC.

FLOOD ZONE "X"

BLOCK 509

TAX LOT 1
N/F JANTS OF THE KOINONIA ACADEMY
PER R.D. 4540, PG. 6

N04° 50' 52"W
599.91'(S)
599.72'(D)
N48° 16' 52"E
302.16'
S02° 11' 52"E
269.00'
N02° 11' 52"W
269.00'
10' SIDE SETBACK
IRON ROD W/CAP TO BE SET
317.24'
317.24'
10' SIDE SETBACK
30' REAR SETBACK
N87° 48' 08"E
S87° 48' 08"W
S84° 52' 16"W
554.16'(S)
554.16'(D)
519.67'
P.O.B. PROP. LOT 1.01
S02° 11' 52"E
530.70'
P.O.B. PROP. LOT 1.02
753.41'(S)
753.41'(D)
411.25'
1050.37'
RIGHT-OF-WAY GRANT, UTILITY EASEMENT PER D.B. 3004, PG. 316

GRAPHIC SCALE

50 0 15 30 60 100

(IN FEET)
1 inch = 30 ft.

LIST OF PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	QUAL	C.I.A.	PROPERTY OWNER	PROPERTY LOCATION
508	19		2	BUNCH, ALICIA 1005-07 PLAINFIELD AVE PLAINFIELD, NJ 07060	1005-07 PLAINFIELD AVE
508	17		2	MOORE-TAYLOR, DAVID MOORE-TAYLOR, LAVISE PLAINFIELD, NJ 07062	600-04 SHERMAN AVE
508	18		2	NICHOLS, DONNETTA 604-08 SHERMAN AVENUE PLAINFIELD, NJ 07060	604-08 SHERMAN AVE
508	19		2	MCCARTER BRENDA & RICHARD 610 SHERMAN AVENUE PLAINFIELD, NJ 07062	610-14 SHERMAN AVE
508	20		2	JONES, JEFFERSON A 616-18 SHERMAN AVE PLAINFIELD, NJ 07062	616-18 SHERMAN AVE
508	21		2	PEREZ, JOHN 620-24 SHERMAN AVE PLAINFIELD, NJ 07060	620-24 SHERMAN AVE
508	22		2	SMITH, JOHN 628-30 SHERMAN AVE PLAINFIELD, NJ 07060	628-30 SHERMAN AVE
508	23		2	ROBERTS, PHILLIP & JENNIFER 632 SHERMAN AVE PLAINFIELD, NJ 07060	632-34 SHERMAN AVE
508	24		2	BARCLIFF, JUSTIN 644-46 SHERMAN AVENUE PLAINFIELD, NJ 07062	644-46 SHERMAN AVE
508	25		2	MITCHELL, GREG & CRAIG 652-54 SHERMAN AVE PLAINFIELD, NJ 07062	652-54 SHERMAN AVE
508	26		2	SHERMAN, ROBERT JR - SHERRELL, P 658-62 SHERMAN AVE PLAINFIELD, NJ 07060	658-62 SHERMAN AVE
510	1		2	ROBERTS, EARL C S 716-22 SHERMAN AVE PLAINFIELD, NJ 07060	716-22 SHERMAN AVE
510	6		2	DAVIS, BARBARA 721-23 SHERMAN AVE PLAINFIELD, NJ 07060	721-23 SHERMAN AVE
510	7		2	CLINE, JOSEPH A & SHIRLEY A 1109-24 STILLMAN AVE PLAINFIELD, NJ 07060	1109-24 STILLMAN AVE
510	8		2	BRAY, JOHN BROWN, MARIEL PLAINFIELD, NJ 07060	1126-28 STILLMAN AVE
510	9		2	HARRIS, CHARLES L 1130-32 STILLMAN AVE PLAINFIELD, NJ 07060	1130-32 STILLMAN AVE
510	10		2	CALHOUN, DAVID 1134-36 STILLMAN AVE PLAINFIELD, NJ 07060	1134-36 STILLMAN AVE
510	11		2	YOUNG, TOMMY D & WONDY, WONG 1140-42 STILLMAN AVE PLAINFIELD, NJ 07060	1140-42 STILLMAN AVE
510	12		2	TURNER, SHIRLEY 1144-46 STILLMAN AVE PLAINFIELD, NJ 07060	1144-46 STILLMAN AVE
510	13		2	COLEMAN DARRYL & SUSAN A 1148-50 STILLMAN AVE PLAINFIELD, NJ 07060	1148-50 STILLMAN AVE
510	14		2	THOMAS, DEBORA D 1152-54 STILLMAN AVE PLAINFIELD, NJ 07060	1152-54 STILLMAN AVE
510	15		2	STEWMAN, JUAN 1162-64 STILLMAN AVE ELIZABETH, NJ 07202	1162-64 STILLMAN AVE
510	20		2	KING, CHRISTOPHER & TRICE, ANNETTE 1122-26 VICTORY AVE PLAINFIELD, NJ 07060	1122-26 VICTORY AVE
510	21		2	KING, TERESA 1126-28 VICTORY AVE PLAINFIELD, NJ 07060	1126-28 VICTORY AVE
510	22		2	KING, JOHN LEE 1130-32 VICTORY AVE PLAINFIELD, NJ 07060	1130-32 VICTORY AVE
515	1		2	LEWIS, CYNTHIA A 1140-42 WARTHOUSE PL PLAINFIELD, NJ 07060	1140-42 WARTHOUSE PL
515	2		2	ADDERLEY, ANTHONY 1144-46 WARTHOUSE PL PLAINFIELD, NJ 07060	1144-46 WARTHOUSE PL
515	3		2	ELLIOT THOMAS L & ESTHER W 1148-50 WARTHOUSE PL PLAINFIELD, NJ 07062	1148-50 WARTHOUSE PL
515	4		2	MC NEIL, ELLA M 1154-56 WARTHOUSE PL PLAINFIELD, NJ 07061	1154-56 WARTHOUSE PL
515	5		2	MARTINEZ, JESUS & MAYLOR E 1170-72 WARTHOUSE PL PLAINFIELD, NJ 07060	1170-72 WARTHOUSE PL
515	6		2	LEWIS, DOUGLAS & LEE ANN MARTHOUSE & 1174-76 WARTHOUSE PL PLAINFIELD, NJ 07060	1174-76 WARTHOUSE PL
515	7		2	LEWIS, CHARLES L & CAROLYN 1178-80 WARTHOUSE PL PLAINFIELD, NJ 07060	1178-80 WARTHOUSE PL
515	8		2	SIMMONS, REGINA 1182-84 WARTHOUSE PL PLAINFIELD, NJ 07061	1182-84 WARTHOUSE PL
515	9		2	VALDEZ, NANCY 1183-85 PLAINFIELD AVE PLAINFIELD, NJ 07060	1183-85 PLAINFIELD AVE
515	10		2	WILLIAMS, BARRY 1124-26 PLAINFIELD AVE PLAINFIELD, NJ 07060	1124-26 PLAINFIELD AVE
515	11		2	KENNEDY, DAVID JR 1128-30 PLAINFIELD AVE PLAINFIELD, NJ 07060	1128-30 PLAINFIELD AVE
515	12		2	FOX, CHRISTINE 1130-32 PLAINFIELD AVE PLAINFIELD, NJ 07060	1130-32 PLAINFIELD AVE
515	13		2	PRADO, OLIVEIRANDO & DUTRA 1134-36 PLAINFIELD AVE PLAINFIELD, NJ 07060	1134-36 PLAINFIELD AVE
515	14		2	MC CLOUD, DONALD & LENA F 1136-38 PLAINFIELD AVE PLAINFIELD, NJ 07060	1136-38 PLAINFIELD AVE
515	15		2	EDWARDS, CRAIG J & SARI 1040-50 PLAINFIELD AVE PLAINFIELD, NJ 07060	1040-50 PLAINFIELD AVE
515	16		2	KING, THERESA & KIM HON-TAKARA 1052-56 PLAINFIELD AVE PLAINFIELD, NJ 07060	1052-56 PLAINFIELD AVE
515	17		2	MCDOWELL, GILBERT JR 1058-62 PLAINFIELD AVE PLAINFIELD, NJ 07060	1058-62 PLAINFIELD AVE
515	18		2	MURPHY, JUSTIN D & DYNETTA JO 1064-66 PLAINFIELD AVE PLAINFIELD, NJ 07060	1064-66 PLAINFIELD AVE
515	19		2	BEATTY, PATRICIA A 1066-68 PLAINFIELD AVE PLAINFIELD, NJ 07060	1066-68 PLAINFIELD AVE
515	20		2	GOODWIN, ELIZABETH JR & SHIRLA 1070-72 PLAINFIELD AVE PLAINFIELD, NJ 07060	1070-72 PLAINFIELD AVE
515	21		2	FLOWER, TOMARA A 1076-78 PLAINFIELD AVE PLAINFIELD, NJ 07060	1076-78 PLAINFIELD AVE
515	22		2	STEWART, JEFFREY & CONNIE 1080-82 PLAINFIELD AVE PLAINFIELD, NJ 07060	1080-82 PLAINFIELD AVE
515	23		2	COLEMAN, HARRY - EXAMINER, SHEILA 1084-86 PLAINFIELD AVE PLAINFIELD, NJ 07060	1084-86 PLAINFIELD AVE
515	24		2	LONG PLAINFIELD AVE (NEW) 1090-92 PLAINFIELD AVE PLAINFIELD, NJ 07060	1090-92 PLAINFIELD AVE
515	25		2	CLOWNEY, KEVIN & CHARLENE 1094-96 PLAINFIELD AVE PLAINFIELD, NJ 07060	1094-96 PLAINFIELD AVE
515	26		2	CLOWNEY, KEVIN & CHARLENE 1098-1100 PLAINFIELD AVE PLAINFIELD, NJ 07060	1098-1100 PLAINFIELD AVE
515	27		2	JOHN, ANTHONY & LISA 1102-04 PLAINFIELD AVE PLAINFIELD, NJ 07060	1102-04 PLAINFIELD AVE
515	28		2	TOMLINSON, ANTHONY & LISA 1106-08 PLAINFIELD AVE PLAINFIELD, NJ 07060	1106-08 PLAINFIELD AVE
515	29		2	WADE-LEE, THOMAS MARLEEN 1110-12 PLAINFIELD AVE PLAINFIELD, NJ 07060	1110-12 PLAINFIELD AVE
515	30		2	WILKS, EDNA B 1114-16 PLAINFIELD AVE PLAINFIELD, NJ 07060	1114-16 PLAINFIELD AVE

BULK ZONING REQUIREMENTS
R - 3 ZONE (LOW/MODERATE DENSITY)

Lot Requirements	REQUIRED	EXIST. LOT 1	PROP. LOT 1.01	PROP. LOT 1.02
Min. Lot Area	12,000 S.F.	471,442 S.F.	344,596 S.F.	126,846 S.F.
Min. Lot Frontage	100 Ft.	554.16 Ft.	342.16 Ft.	411.25 Ft.
Min Lot Width	100 Ft.	554.16 FT	263.93 Ft.	317.24 FT
Min Lot Depth	100 Ft.	N/A	N/A	933.85 Ft.
Min. Front Yard Setback	25 Ft.	14.0 Ft. ①	14.4 Ft. ①	14.0 Ft. ①
Min. Side Yard Setback	10 Ft.	N/A	10 Ft.	10 Ft.
Min. Rear Yard Setback	30 Ft.	N/A	N/A	30 Ft
Building Height Requirements				
Principal Bldg	35 Ft	< 35 Ft	< 35 Ft	< 35 Ft

① PRE-EXISTING NON CONFORMING

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN CONFORMANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT, LLC. AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

SVYATOSLAV HRYTSAY, L.S. N.J.
NJPLS' LIC No. 24GS04342600

PROPOSED MINOR SUBDIVISION

THE KOINONIA ACADEMY

1030-1108 PLAINFIELD AVENUE,
CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY
BLOCK 509 LOT 1

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

FIRST ISSUE: 03/30/22
DRAWN BY: SH
CHECKED BY: RSH
SCALE: 1"=30'
PROJECT #: P-21-18-39-01.1
PRINT DATE: 03/30/22

DRAWING NO. MS-1
SHEET NO: 1 OF 1

FILE: K:\PROJECTS\AM SERVICES\PLOTTED\E - FIRST CHILDREN R 108 PLAINFIELD AVE\2 DRAWINGS\1 SURVEY\ALTA_NSPS_KOINONIA ACADEMY.DWG