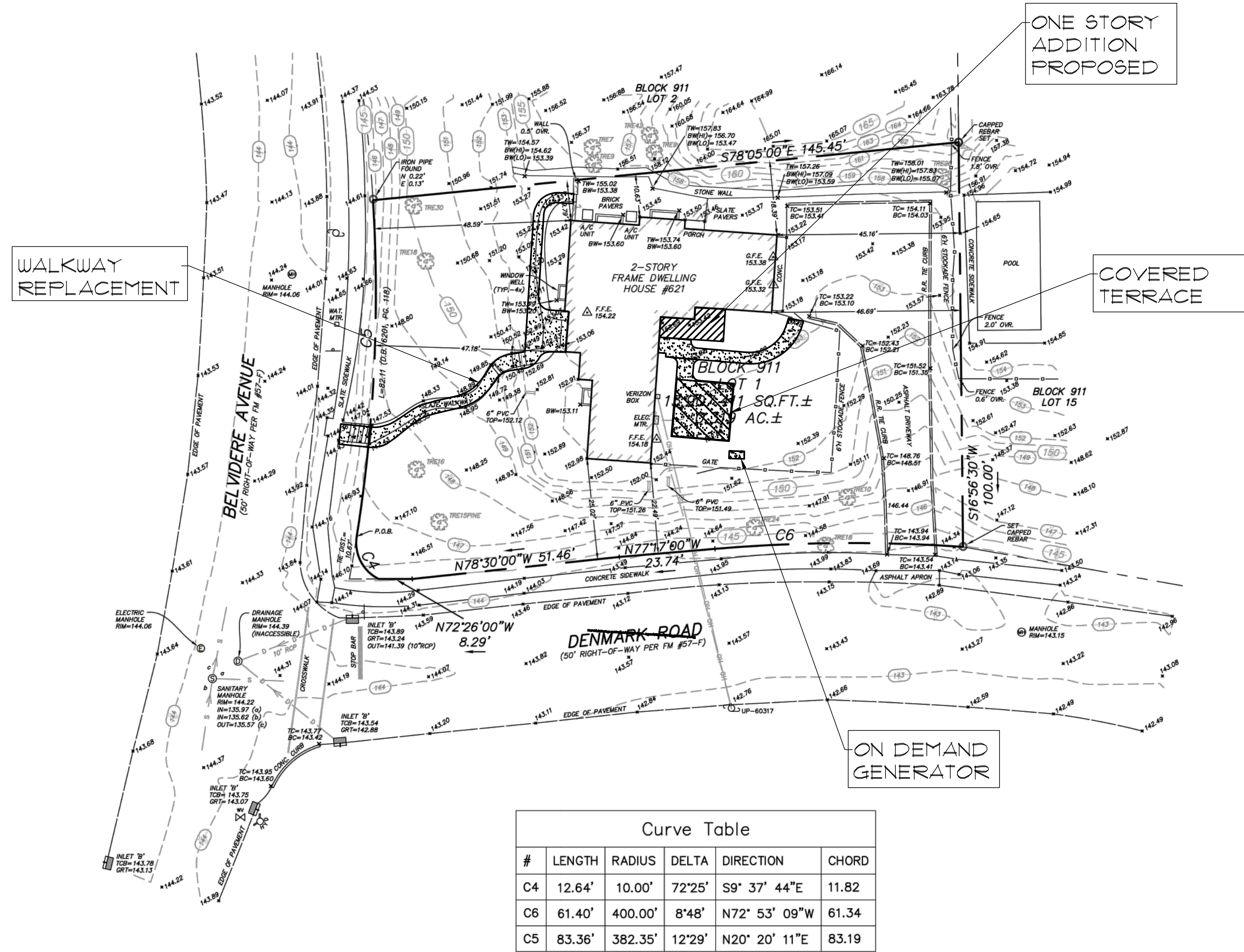


PROPOSED



Curve Table					
#	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C4	12.64'	10.00'	72°25'	S9° 37' 44"E	11.82
C6	61.40'	400.00'	8°48'	N72° 53' 09"W	61.34
C5	83.36'	382.35'	12°29'	N20° 20' 11"E	83.19

CERTIFIED TO:

ELAINE JUNGUENET

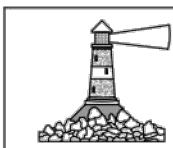
I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP OR PLAN IS A RESULT OF A FIELD SURVEY MADE IN JULY 2021 BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, NJAC 13:40-5.1 LAND SURVEYOR, PREPARATION OF LAND SURVEYS".

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.

THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE EXCEPT AS FOLLOWS:

- TO THE TITLE INSURER SO IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON.
- TO THE MORTGAGE HOLDER THE DECLARATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS.

CERTIFICATE OF AUTHORITY
IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, ITS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.



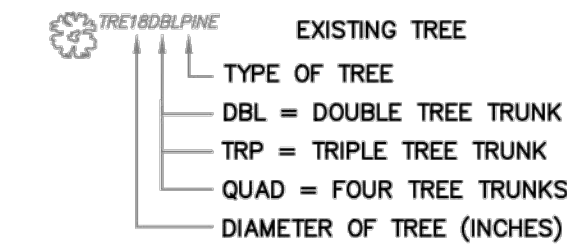
Landmark
Surveys

51 BRIDGE STREET
METHUEN, N.J. 08840-2277
OFFICE (732) 546-8782
WWW.LMSPLS.COM

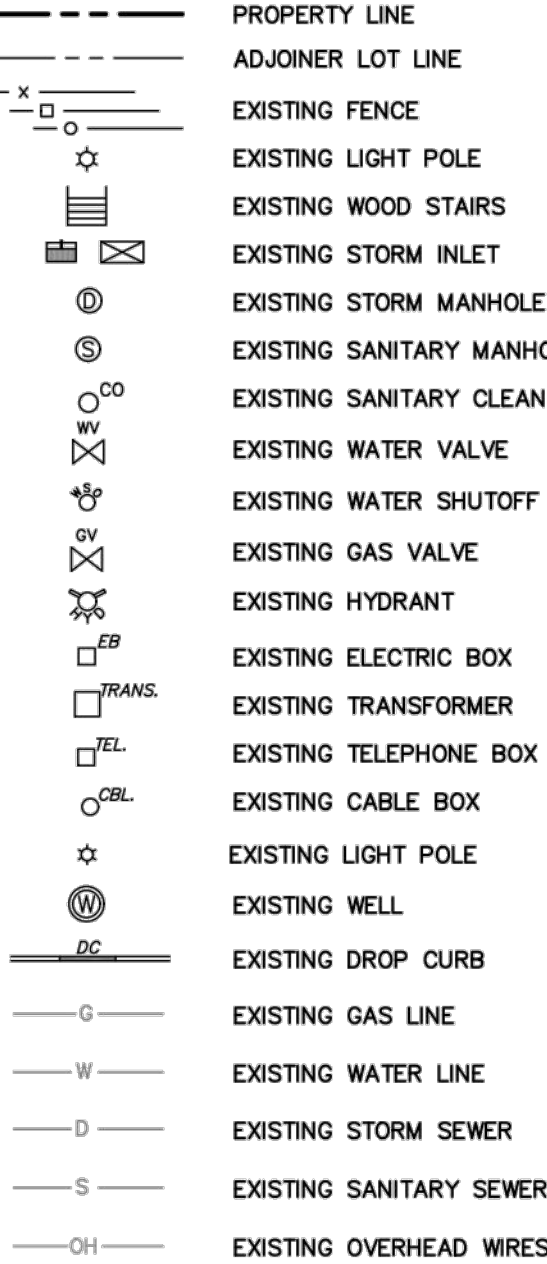
CERTIFICATE OF AUTHORITY
REV# DATE ADDED GRADE ELEV. ALONG SIDEWALK PER ARCH. COMMENTS

OTTO CRAIG ROSSMEYER
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 43214

TREE LEGEND



LEGEND



NOTES:

- PROPERTY IS KNOWN AND DESIGNATED AS LOT 1 IN BLOCK 911 AS SHOWN ON THE CITY OF PLAINFIELD TAX MAPS.
- BOUNDARY INFORMATION SHOWN HEREON PREPARED BY LANDMARK SURVEYS IN JULY 2021, AND BASED ON A DEED FROM NOVA TERRA GROUP, LLC TO ELAINE JUNGUENET, DATED DECEMBER 20, 2019 AND FILED ON DECEMBER 30, 2019 IN THE UNION COUNTY CLERK'S OFFICE IN DEED BOOK 6353, PAGE 2283.
- UNDERGROUND UTILITIES ARE SHOWN ONLY TO THE EXTENT OF VISIBLE SURFACE STRUCTURES THAT WERE EVIDENT AT THE TIME OF PERFORMING THE SURVEY.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR OTHER RESTRICTIONS AND AGREEMENTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- PRINTS OF THIS DRAWING ARE NOT VALID UNLESS MADE FROM THE SURVEYOR'S ORIGINAL DRAWING AND UNLESS THE EMBOSSED SEAL OF THE SURVEYOR HAS BEEN AFFIXED.
- NO ENVIRONMENTAL CONCERNS SUCH AS WATERCOURSES, HAZARDOUS ISSUES OR HAZARDOUS CONTAMINATES WERE INVESTIGATED OR LOCATED AS PART OF THIS SURVEY, NOR ARE THEY SHOWN ON THIS SURVEY MAP.
- "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)."
- VERTICAL DATUM IS NAVD1988 BASED UPON GPS CONTROL SET BY LANDMARK SURVEYS, LLC ON JULY 6, 2020.

REFERENCES:

- TAX MAP OF THE CITY OF PLAINFIELD, MIDDLESEX COUNTY, NEW JERSEY, DATED MARCH 24, 1987, SHEET NO. 49.
- DEED BOOK 6353, PAGE 2283.
- A MAP ENTITLED "MAP OF NETHERWOOD HOTEL ESTATE, CITY OF PLAINFIELD, UNION COUNTY, N.J.", DATED JULY 27, 1927, PREPARED BY F.A. DUNHAM, INC., FILED ON FEBRUARY 6, 1928 AS MAP NUMBER 57F IN THE UNION COUNTY CLERK'S OFFICE.

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

**BOUNDARY & TOPOGRAPHIC SURVEY
FOR
ELAINE JUNGUENET**

UNION COUNTY		CITY OF PLAINFIELD		NEW JERSEY	
BLOCK 911		LOT 1			
LS #21152	TAX SHEET NO. 26	DATE: 07-19-2021	SCALE: 1" = 20'		
SHEET 1 OF 1	DRAWN BY: HC	CHECKED BY: OCR	DESIGNED BY: OCR		

BUILDING & LOT COVERAGE SQUARE FEET

EXISTING
HOUSE 1768.4

DRIVE 1829.9
SIDE TERRACE 443.3
FRONT WALK 278.0
TOTAL 2551.2

LOT COVER
TOTAL 4319.6

PROPOSED
HOUSE 1768.4
ADDTN' 1011
TOTAL 1869.5

DRIVE 1829.9
SIDE TERRACE 443.3
FRONT WALK 353.1
SIDE WALK 148.3
COV. TERRACE 227.8
GENERATOR PAD 8.0
TOTAL 3011.0

LOT COVER
TOTAL 4880.5

Owner: Elaine Junguenet
Job Number: 21-0240
Address: 621 Belvidere Ave
Municipality: Plainfield NJ
Zoning District: R-NH
Netherwood Heights Historic District
Lot: 1
Block: 911
Date: January 28, 2022
Calculated by: WT
Checked by: WT

Zoning Review Data

Item	Required	Existing	Proposed	Variance reqd'
Lot Area, (Min):	40,000 sf	13,907.41 sf	NC	ENC - NO
Maximum Density	1.0 d.u.	1.0 d.u.	NC	NO
Lot Width, (Min):	200 ft	94 ft	NC	ENC - NO
Lot Frontage, (Min):	200 ft	94 ft	NC	ENC - NO
Lot Depth, (Max):	200 ft	145 ft	NC	ENC - NO
Front Setback, (Min):	30 - 60 ft	47.18 ft	NC	NO
		22.49 ft	NC	ENC - NO
Side Setback, (Min):	20 ft	9.79 ft	NC	ENC - NO
Side combined, (Min):	40 ft	N/A	NC	NO
Rear Setback, (Min):	50 ft	45.16 ft	NC	ENC - NO
Building Coverage: (Max.)	15 %	12.7 %	NC	NO
	2086 sf	1768.4 sf	2065.5 sf	NO
	25 %	31.2 %	NC	YES
Lot Coverage: (Max.)	3476.8 sf	4319.6 sf	4880.5 sf	NO
	3 ft	2 1/2 ft	NC	NO
Stories, (Max):	3 ft	30 ft	NC	NO
Building Ht., (Max):	6000 sf	2648.8sf	NC	ENC - NO
M.L.A.:	54 ft dia.	43.8 ft dia.	NC	ENC - NO
M.L.A., (diameter):				

Accessory Structure

Item	Required	Existing	Proposed	Variance reqd'
Height, (Max):	> 15 ft	0 sf	15 ft	NO
Bldg. Coverage:	> 35 % of Principal Structure	0 %	9.5 %	NO
			196 sf	

Revisions
By

PROPOSED
SURVEY_ZONING_DATA

ALTERATIONS FOR:
JUNGUENET RESIDENCE
621 BELVIDERE AVENUE
PLAINFIELD, NJ 07062

WILLIAM TOTH - ARCHITECTURE
950 FERNWOOD AVENUE
PLAINFIELD, NJ 07062
908.229.9342
email: billy@totarchitecture.com
Architect: William Toth

NJ 21A01447500
William Toth

Date 01-31-2021

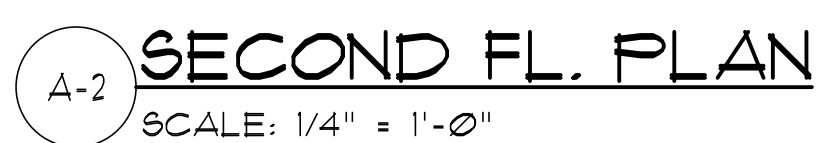
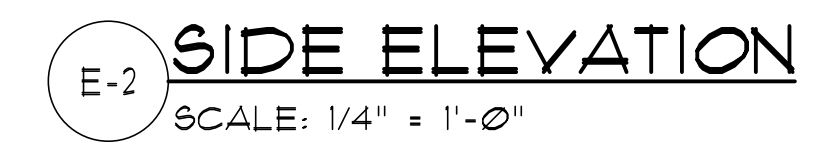
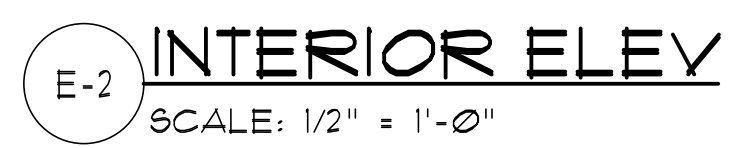
Scale

Drawn BT

Job No. 21-0240

File SK-3

Sheet
of 3
SK-1
Sheets



CITY ENGINEER

BOARD CHAIRMAN

BOARD SECRETARY

WILLIAM TOTH - ARCHITECTURE 950 FERNWOOD AVENUE PLAINFIELD, NJ 07062 908.229.9342 Architect: William Toth email: billy@tobarchitecture.com		ALTERATIONS FOR: JUNGUENET RESIDENCE 621 BELVIDERE AVENUE PLAINFIELD, NJ 07062		PROPOSED PLAN_&_ELEVATIONS	
NJ 21-000445700 William Toth		Date 01-31-2021		Revisions	
Scale AS-NOTED		Drawn BT		By	
Job No. 21-0240		File SK-3		1	
Sheet 2 of 3		SK-2 Sheets		2	

