

SITE PLAN

PREPARED FOR

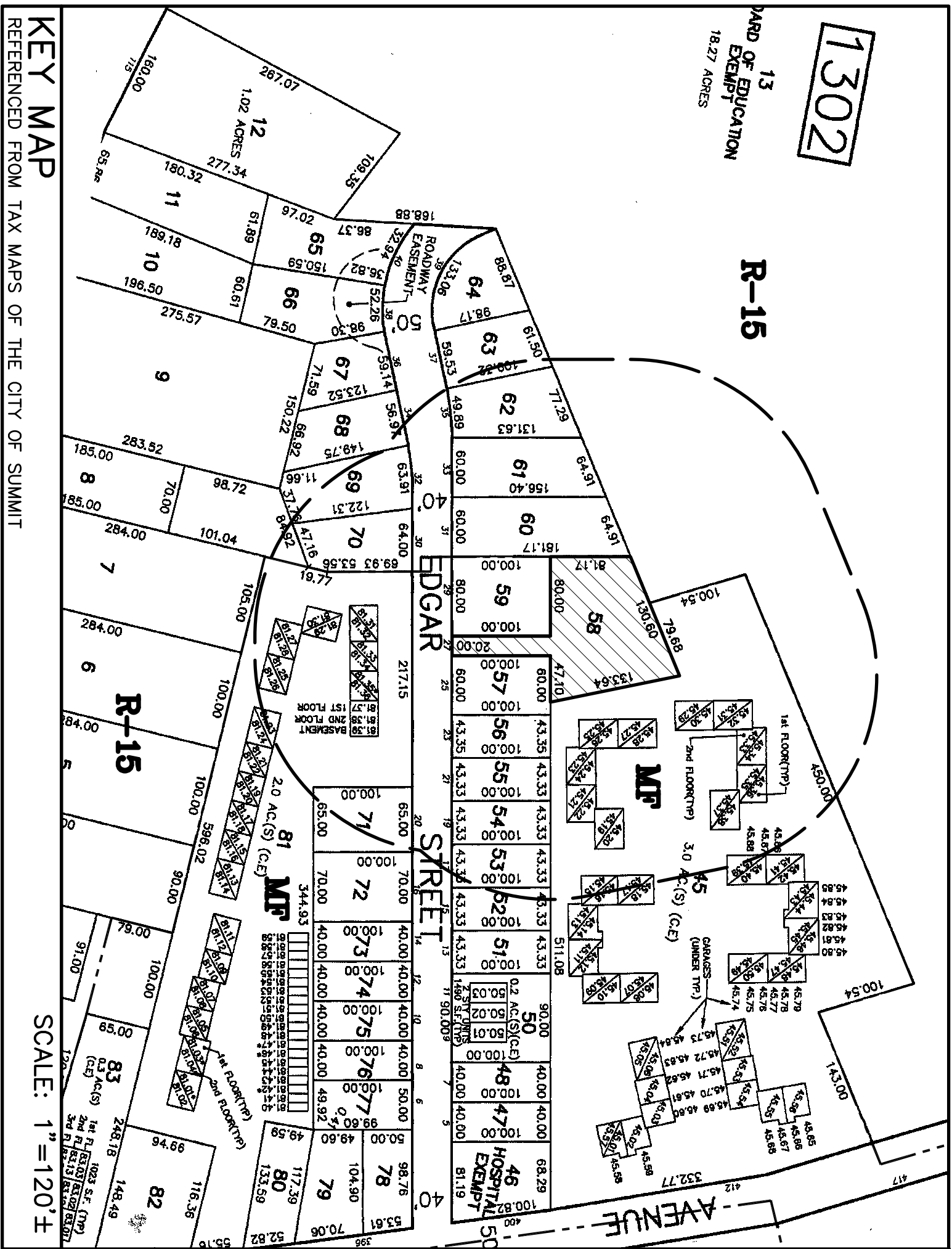
27 EDGAR LLC

27 EDGAR STREET

TAX LOT 58 IN BLOCK 1302

CITY OF SUMMIT

UNION COUNTY NEW JERSEY



SITE DATA CHART

TAX LOT 58 IN BLOCK 1302 (RESIDENTIAL)				
AREA = 16,518± S.F. (0.3792± AC.)				
OWNER & APPLICANT: 27 EDGAR LLC 27 EDGAR STREET SUMMIT, NJ 07959				
PROPOSED USE: TOWNHOUSES (3 UNITS)				
DESCRIPTION	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA	2 Acres	0.3792 Acres	NO CHANGE	E.N.C.
MIN. LOT WIDTH	150 FT.	20 FT.	NO CHANGE	E.N.C.
MIN. FRONT YARD	50 FT.	30.0 FT.	40.6 FT.	YES
MIN. REAR YARD	35 FT.	17.6 FT.	10.0 FT.	YES
MIN. SIDE YARD-LEFT SIDE	25 FT.	25.5 FT.	21.6 FT.	YES
MIN. SIDE YARD-RIGHT SIDE	25 FT.	25.3 FT.	15.0 FT.	YES
MIN. TOTAL SIDE YARD	30%	100%+	100%+	NO
MAX. IMPERVIOUS COVERAGE	70% (11,562 S.F.)	38.8% (646 S.F.)	61% (10,089 S.F.)	NO
MAX. BLDG. COVERAGE	20% (3,303 S.F.)	14.4% (2,380 S.F.)	19.8% (3,271 S.F.)	NO
MAX. BUILDING HEIGHT	35 FT.	16± FT.	33.8 FT.	NO
MAX. BUILDING STORIES	2 STY.	1 STY.	2 STY.	NO
MAX. FLOOR AREA RATIO	40% (6,607 S.F.)	11.3% (1,880 S.F.)	39.8% (6,574 S.F.)	NO
MAX. UNIT DENSITY	6 UNITS/ACRE	2.64 UNITS/ACRE	7.91 UNITS/ACRE	YES
MIN. PARKING SPACES	7 SPACES	4+ SPACES	8 SPACES	NO
PARKING CALCULATIONS: RESIDENTIAL REQUIREMENTS: 2.4 SPACES REQUIRED PER 384 TOWNHOUSE REQUIRED PARKING: (3 UNITS) x (2.4 SPACES/UNIT) = 7.2 SPACES ==> USE 7 SPACES				
COVERAGE CALCULATIONS:				
PRINCIPAL BUILDING PORTIONS	EXISTING 2,380 S.F.	CHANGE REMOVE & REPLACE NEW	PROPOSED 3,217 S.F.	
GARAGE ENCLOSURE	0 S.F.	NEW	81 S.F.	
WALKS/STEPS	96 S.F.	REMOVE & REPLACE	817 S.F.	
DRIVEWAY & PARKING AREA	3,940 S.F.	REMOVE & REPLACE	5,920 S.F.	
TOTAL COVERAGE	6,416 S.F.		10,089 S.F.	

OTHER REQUESTED VARIANCES:

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TITLE PAGE

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27 EDGAR STREET
TAX LOT 58 IN BLOCK 1302
CITY OF SUMMIT
UNION COUNTY NEW JERSEY



465 SOUTHERN BOULEVARD
CHATELAIN NEW JERSEY 07238
VOICE 973-577-2174 FAX 973-577-5533

ANDREW B. CLARKE-PIS, PE
NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. A8000890

REVISED: 09/04/24

JOB NO.: 24042
DES.: A.B.C.
SCALE: N.T.S.
DATE: 07/10/24

APPROVED BY THE ZONING BOARD OF ADJUSTMENT

CHAIRMAN DATE

SECRETARY DATE

CITY ENGINEER DATE

