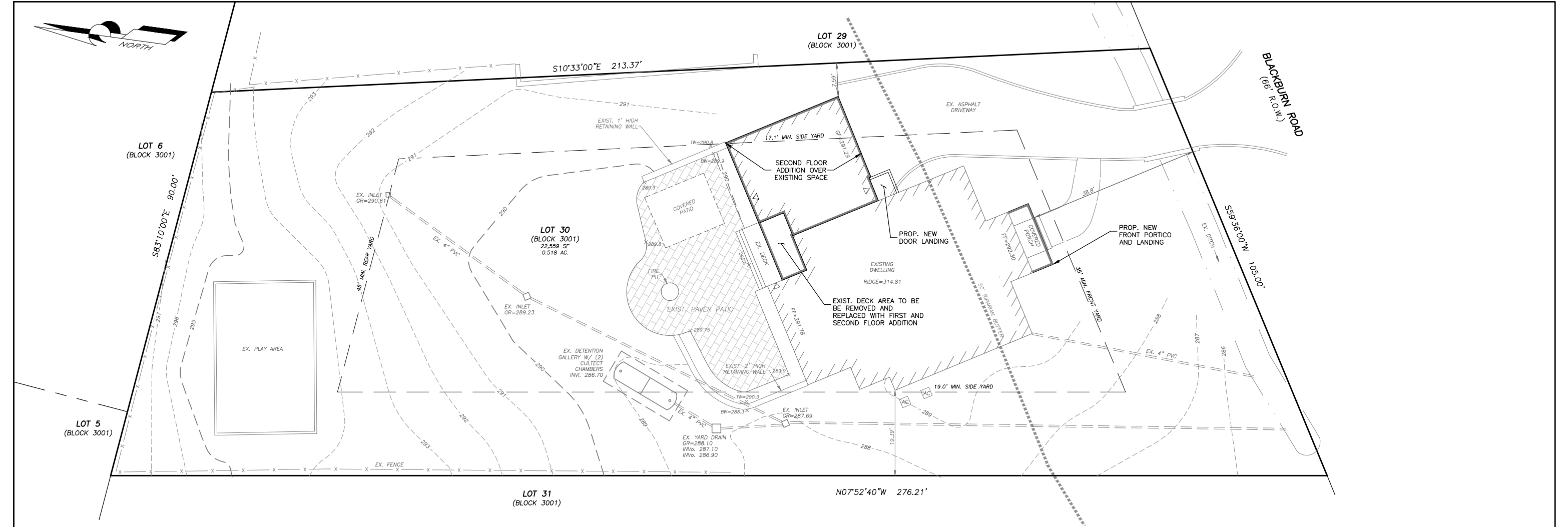




ZONING INFORMATION

R-15 RESIDENTIAL		REQUIRED	EXISTING
MIN. LOT AREA		15,000 SF	22,559 SF
LOT WIDTH		90'	103.13'
PRINCIPAL	MIN. FRONT YARD	35'	38.8'
	MIN. REAR YARD	45'	117.3'
	MIN. SIDE YARD (EACH)	15'	7.59' (P)
	MIN. SIDE YARD (COMBINED)	35% (36.10')	26.16% (P) (26.98')
	MAX. BUILDING HEIGHT	35'	<35'
MAX. BUILDING COVERAGE		18%	13.5%
MAX. LOT COVERAGE		35%	24.7%
MAX. FLOOR AREA (ACCESSORY)		576 SF	180 SF
MAX. BUILDING DIMENSION (ACCESSORY)		24'	14.5'

(P) = PRE-EXISTING NON-CONFORMING CONDITION

EXISTING LOT COVERAGE

DWELLING	2,671 SF	*
PORCHES/STEPS >1' ABOVE GRADE	41 SF	*
DECK/STEPS >1' ABOVE GRADE	153 SF	*
ACCESSORY STRUCTURE	180 SF	*
DRIVEWAY	1,333 SF	
PATIO	959 SF	
WALKS/ STEPS/ MISC.	234 SF	
	5,571 SF	

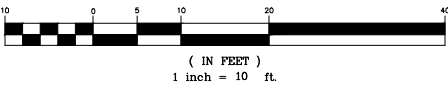
* = INCLUDED IN BUILDING COVERAGE

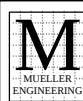
FOR PROPOSED ZONING INFORMATION SEE ADDITION AND RENOVATIONS TO THE GRANT RESIDENCE 221 BLACKBURN ROAD SUMMIT, NJ 07901 PLANS PREPARED BY ELIZABETH RUSH ARCHITECT.

GENERAL NOTES/REFERENCES:

- EXISTING BOUNDARY, UTILITIES, IMPROVEMENTS, & PHYSICAL FEATURES ACQUIRED FROM A TOPOGRAPHIC SURVEY PREPARED BY JAMES P. DEADY SURVEYOR LLC, DATED 4/13/21.
- EXISTING TOPOGRAPHY ACQUIRED FROM ABOVE REFERENCED SURVEY. VERTICAL DATUM IS ASSUMED.
- THE INFORMATION CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. ALL EXISTING UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH THE NEW JERSEY ONE-CALL REGULATIONS BY CALLING 1-800-272-1000 AND PROVIDE THE MUNICIPALITY WITH THE CONFIRMATION NUMBER PROVIDED PRIOR TO COMMENCING EXCAVATION WORK.
- EXISTING PATIO IMPROVEMENTS TAKEN FROM PLOT PLAN/SOIL EROSION & SEDIMENT CONTROL PLAN FOR BLOCK 3001, LOT 30 PREPARED BY PAGE-MUELLER ENGINEERING CONSULTANTS, PC DATED 06/08/21 LAST REVISED 07/06/21.

GRAPHIC SCALE



 MUELLER ENGINEERING CONSULTANTS, P.C. POST OFFICE BOX 4819 WARREN, NEW JERSEY 07059 (732) 805 - 3979	project name 221 BLACKBURN ROAD BLOCK 3001: LOT 30 (TAX MAP SHEET 30) CITY OF SUMMIT UNION COUNTY, NEW JERSEY	
	drawing name HOUSE ADDITION PLAN	drawing no. 1 OF 1
drawn by CATHERINE A. MUELLER, P.E. NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. GE44252	checked by JRD	date 06/04/XX
	scale 1"=10'	project no. 2177-010