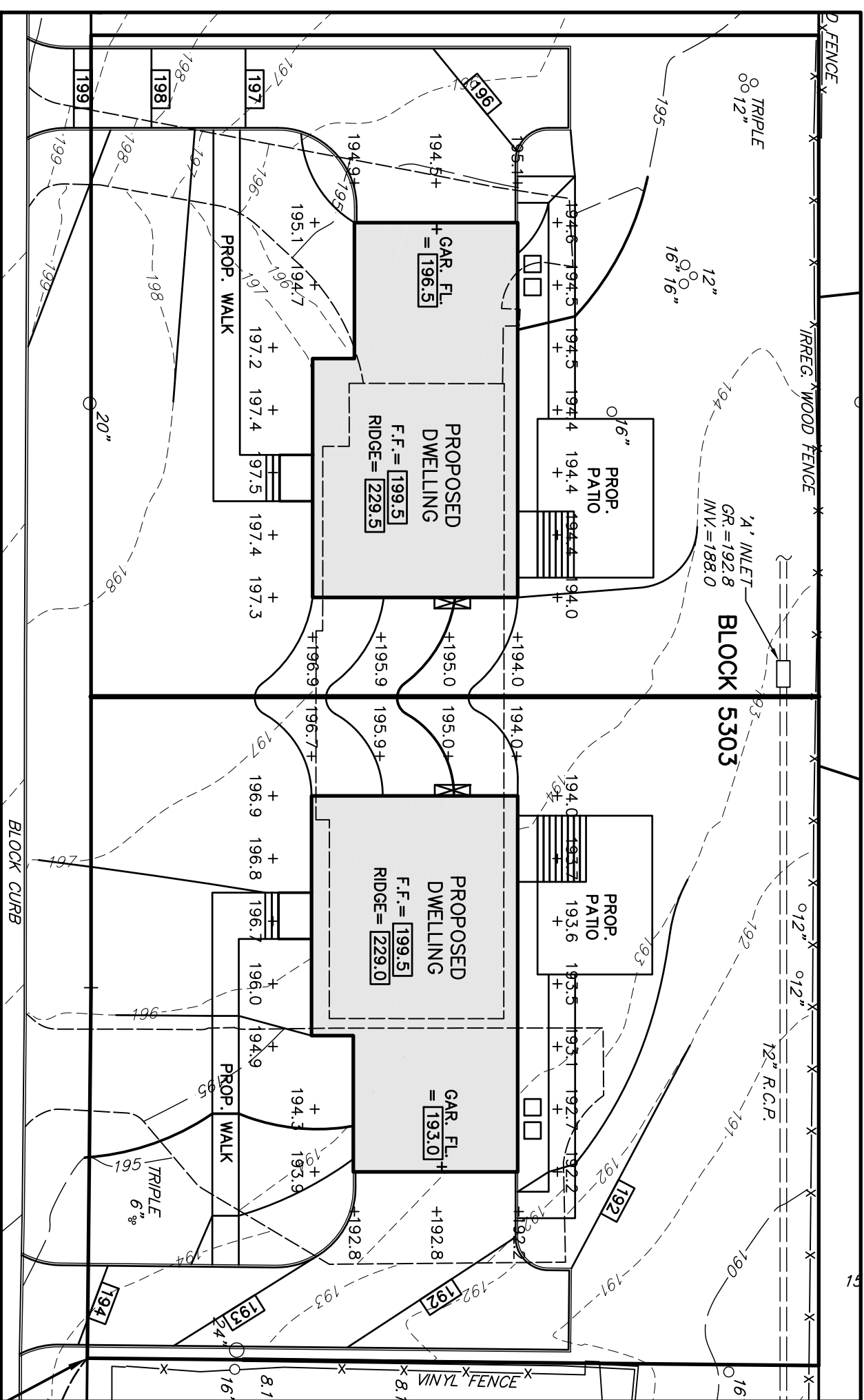
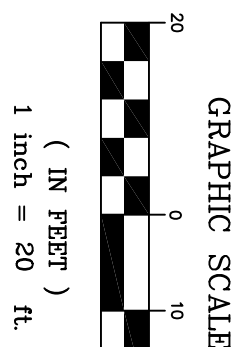
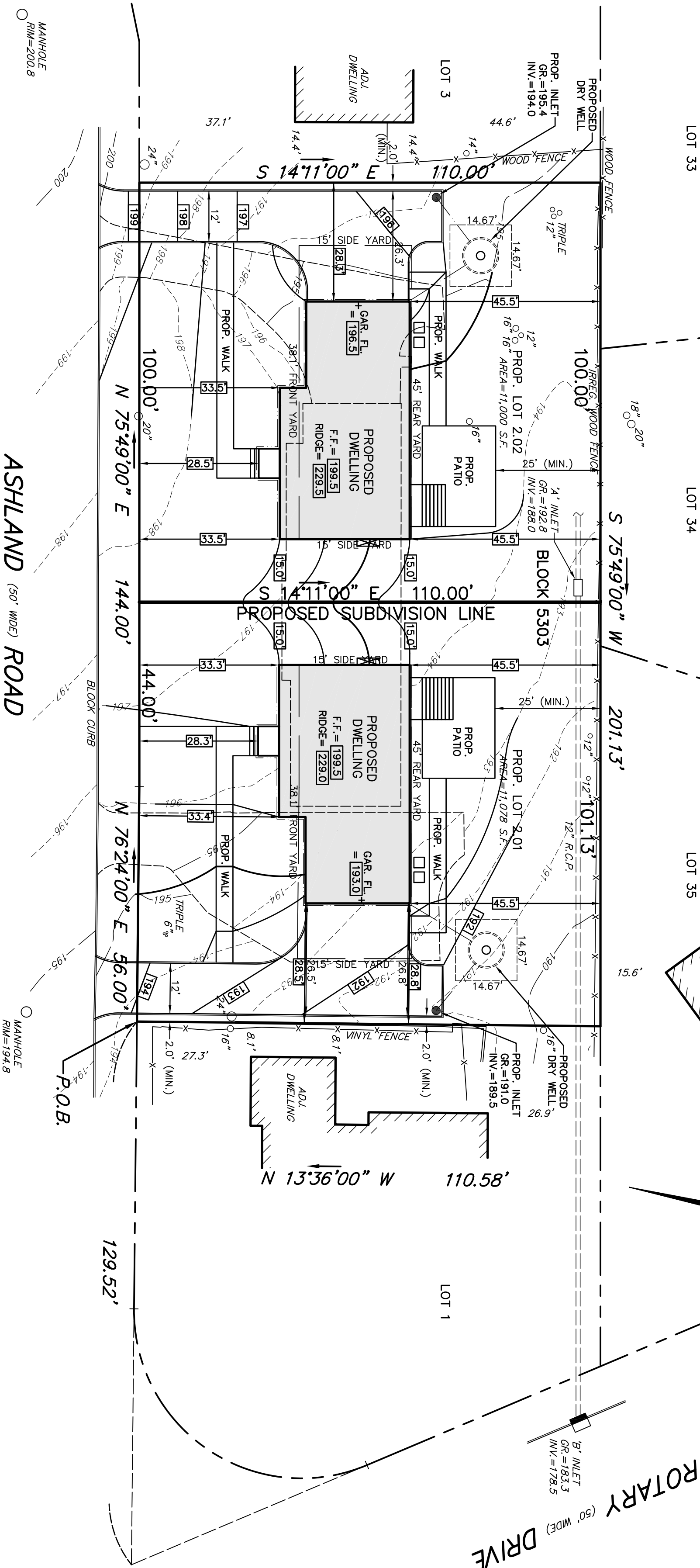


COVERAGE CALCULATIONS
PROPOSED LOT 2.02
HOUSE 1,627 S.F.
PORTICO 35 S.F.
FRONT WALKS 268 S.F.
REAR WALKS 253 S.F.
PAVED DRIVE 1,250 S.F.
TOTAL COVERAGE 3,795 S.F.

COVERAGE CALCULATIONS
PROPOSED LOT 2.01
HOUSE 1,641 S.F.
PORTICO 35 S.F.
FRONT WALKS 267 S.F.
REAR WALKS 253 S.F.
PAVED DRIVE 1,265 S.F.
TOTAL COVERAGE 3,823 S.F.

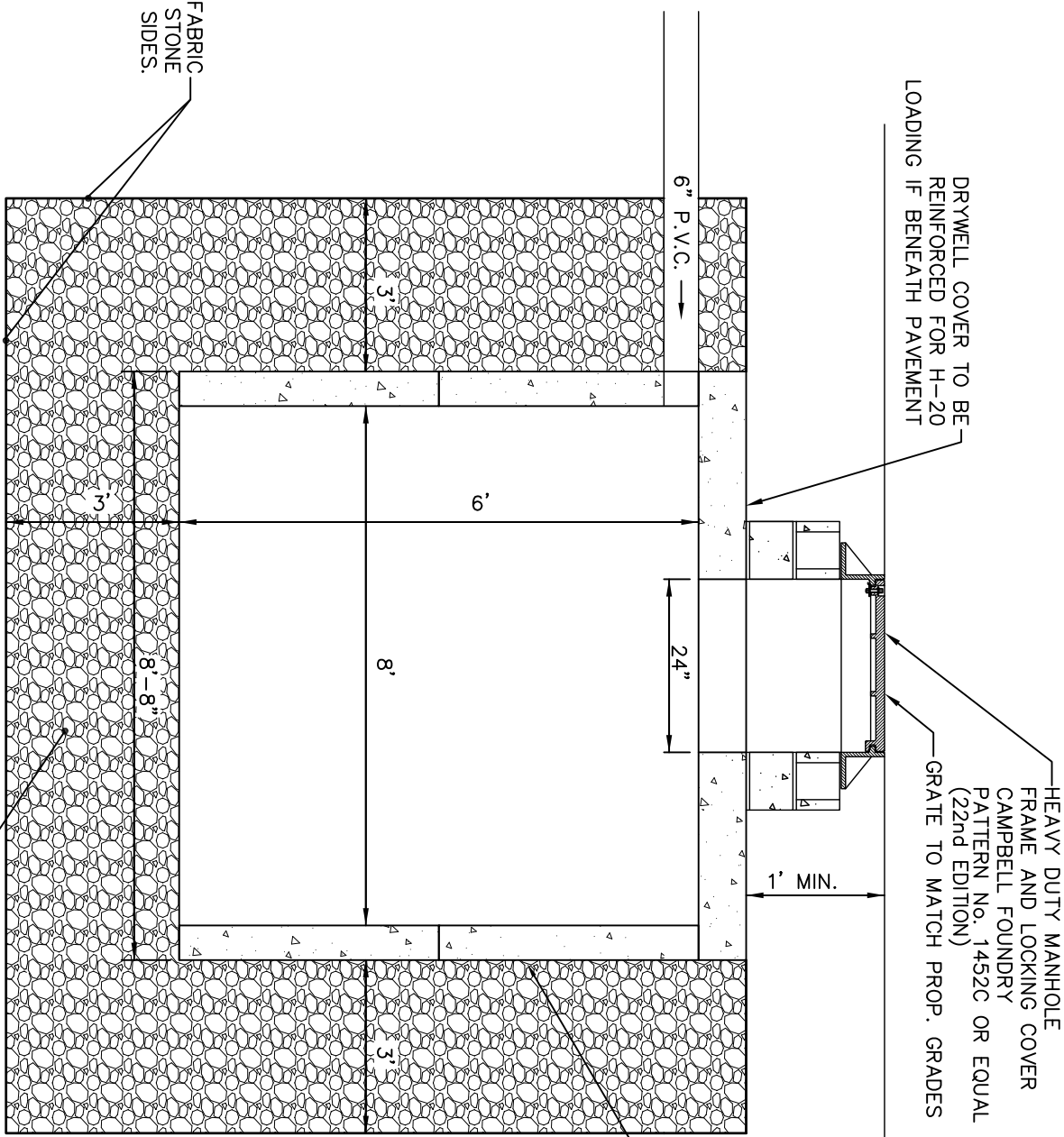
NEIGHBORHOOD AVERAGE ANALYSIS					
BLOCK	LOT	ADDRESS	LOT WIDTH	LOT AREA	FRONT YARD
5303	1	6 ROTARY	108.20'	10,841 S.F.	27.3'
5303	3	264 ASHLAND	92.77'	11,034 S.F.	37.1'
5303	4	260 ASHLAND	90.00'	10,800 S.F.	30.4'
5303	5	256 ASHLAND	90.30'	10,836 S.F.	30.2'
5204	7	269 ASHLAND	53.81'	37,424 S.F.	N/A
5204	8	271 ASHLAND	71.00'	15,000 S.F.	44.8'
5204	9	273 ASHLAND	70.00'	15,702 S.F.	59.0'
AVERAGE:			82.30'	15,948 S.F.	38.1'



PROPOSED HEIGHT ANALYSIS

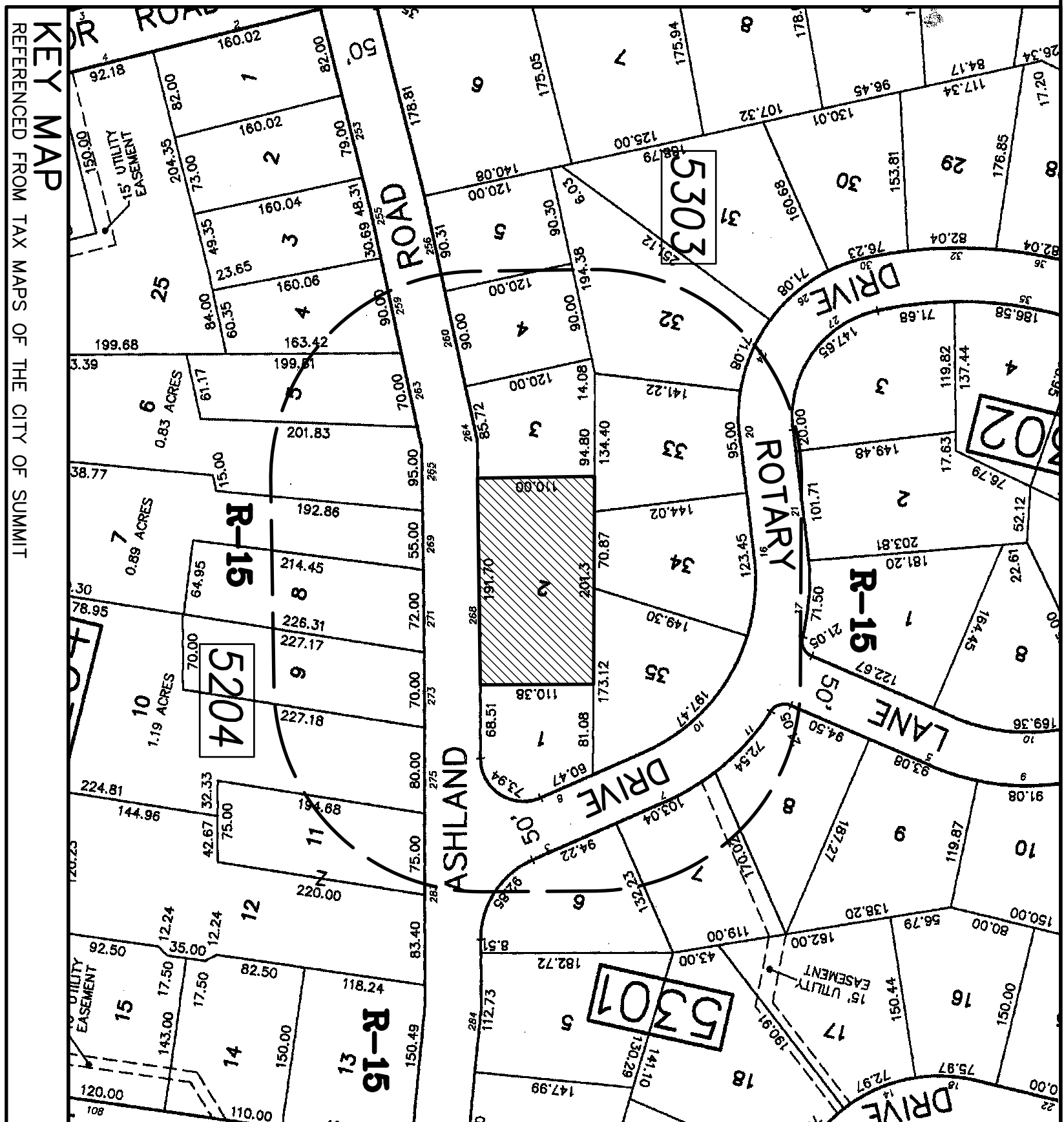
LOT 2.02 AVERAGE GRADE PLANE:
AVERAGE GRADE FOR 42 DATA POINTS SHOWN = 195.4
LOT 2.02 PROP. BUILDING HEIGHT:
PROP. ROOF PEAK - AVG. GRADE PLANE = 229.0 - 194.4 = 34.6 FT.

LOT 2.01 AVERAGE GRADE PLANE:
AVERAGE GRADE FOR 21 DATA POINTS SHOWN = 194.4
LOT 2.01 PROP. BUILDING HEIGHT:
PROP. ROOF PEAK - AVG. GRADE PLANE = 229.0 - 194.4 = 34.6 FT.



DRY WELL DETAIL

DRY WELL DESIGN
CAPTURED ROOF + DRIVEWAY AREA = 2,950 FT.² ±
REQUIRED STORAGE
(2,950 FT.²) x (6/12) = 738 FT.³
STORAGE PROVIDED: 6" HIGH TANK + STONE w/ 40% VOID RATIO
TANK ONE (3.1)(4.7)(6) = 101 FT.³
STONE - (0.4) [(167)(4)(79)-30] = 654 FT.³
TOTAL STORAGE PROVIDED = 955 FT.³ > 738 FT.³ - OK



SCHEDULE OF SPACE REGULATIONS-RESIDENTIAL ZONES			
R-15, SINGLE-FAMILY RESIDENTIAL			
REQUIREMENTS	EXISTING LOT 15	PROPOSED LOT 2.02	PROPOSED LOT 2.01
LOT AREA MIN. (S.F.)	15,948 S.F.	22,078 S.F.	11,078 S.F.*
LOT WIDTH MIN.	82.30'	200.00'	100.00'
FRONT YARD MIN.	38.1'	34.0'	28.3*
REAR YARD MIN.	45'	47.5'	45.5'
SIDE YARD MIN.-RIGHT SIDE	15'	51.3'	28.6'
SIDE YARD MIN.-LEFT SIDE	15'	52.6'	15.0'
TOTAL SIDE YARD MIN.	35%	52.0%	43.6%
LOT COVERAGE MAX. %	35%	32.6%	34.5%
BUILDING COVERAGE MAX. %	18%	12.1%	15.1%
BUILDING HEIGHT MAX.	35'	26.3'	34.1'
MAXIMUM STORIES	2	2	2
FLOOR AREA RATIO	25%	19.3%	24.6%

* VARIANCE REQUIRED

- NOTES:
- THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON JANUARY 14, 2025. IF THIS PLAN DOES NOT HAVE A PERMANENT SEAL SINCE THE DATE OF THE FIELD SURVEY, THE SITE MAY HAVE CHANGED.
 - VERTICAL DATUM IS ASSUMED AND IS BASED UPON MANHOLE RM ELEVATIONS AS SHOWN ON THIS PLAN. ELEVATIONS AS SHOWN.
 - THIS SURVEY DOES NOT INCLUDE INVESTIGATION OR PRESENCE/ABSENCE OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON SURFACE EVIDENCE. MARKED BY THE UTILITIES COMPANIES AND ANDREW B. CLARKE, PLS. PE. MAKES NO WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE PRESENCE, ABSENCE OR EXACT LOCATIONS OF ANY UNDERGROUND UTILITIES IN THE MOUNTAIN OF THE SUBJECT SITE. ANY CONTRACTOR INTENDING TO EXCAVATE TO CALL FOR A MAROULT AND VERIFY THE EXACT LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
 -

PROPOSED MINOR SUBDIVISION

PREPARED FOR
GIANNI RESIDENCE
270 ASHLAND ROAD
TAX LOT 2 IN BLOCK 5303
CITY OF SUMMIT
UNION COUNTY NEW JERSEY

ABC SURVEYS, LLC
PROFESSIONAL LAND SURVEYING AND ENGINEERING
466 SOUTHERN BOULEVARD
CHATELAIN NEW JERSEY 07938
VOICE 973-577-2174 FAX 973-577-5533

ANDREW B. CLARKE-PLS, PE
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE NO. 880105800
JOB NO.: 24110
DES.: A.B.C.
SCALE: 1"=20'
DATE: 07/07/25