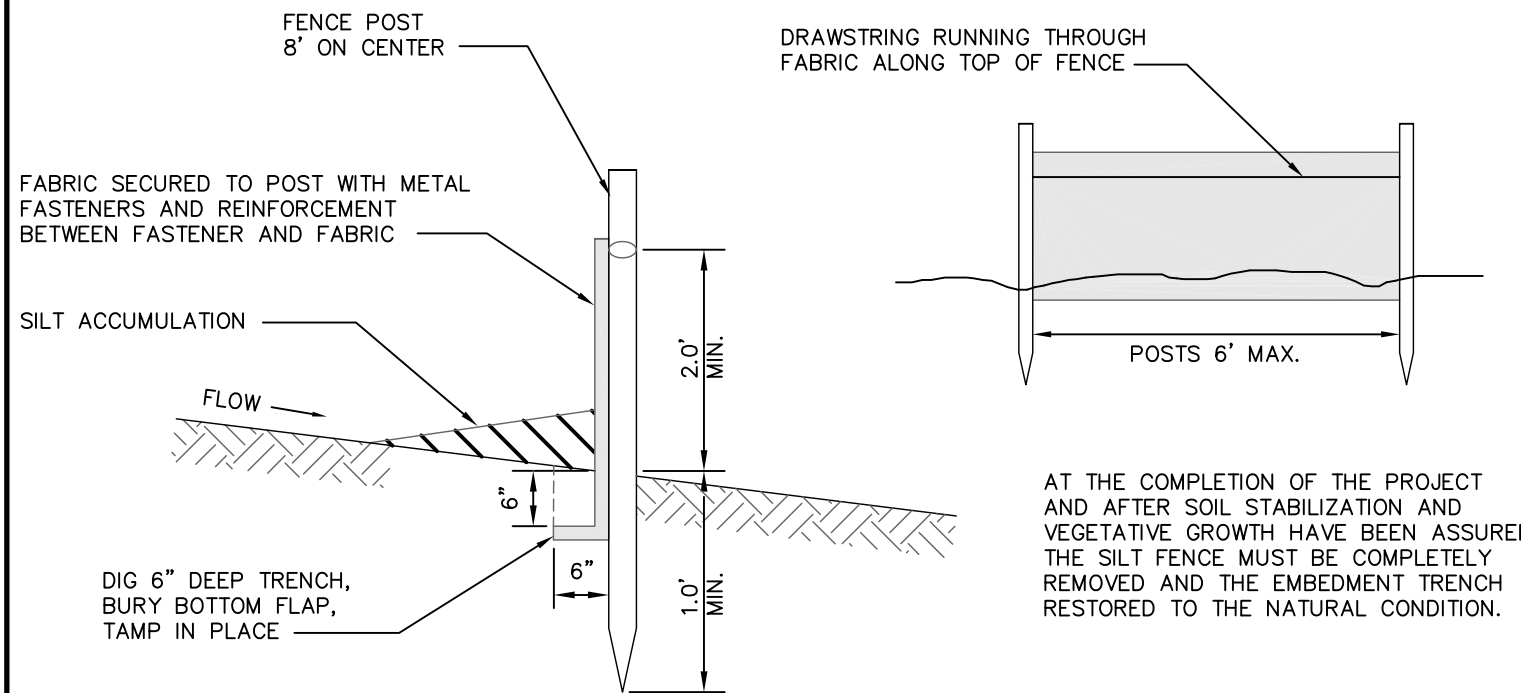
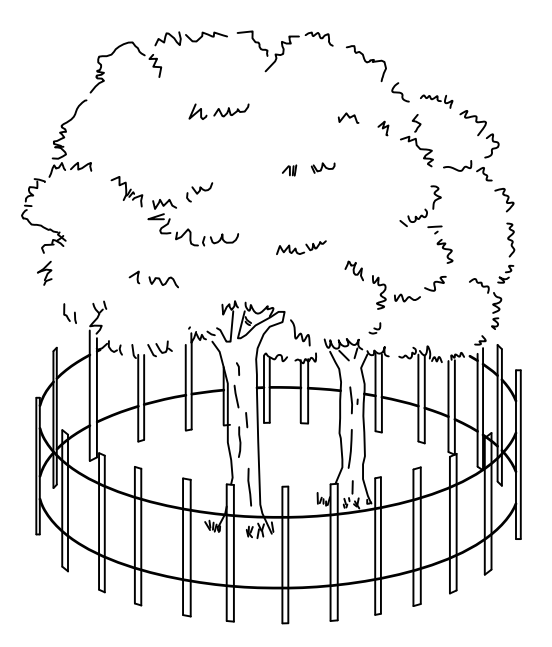


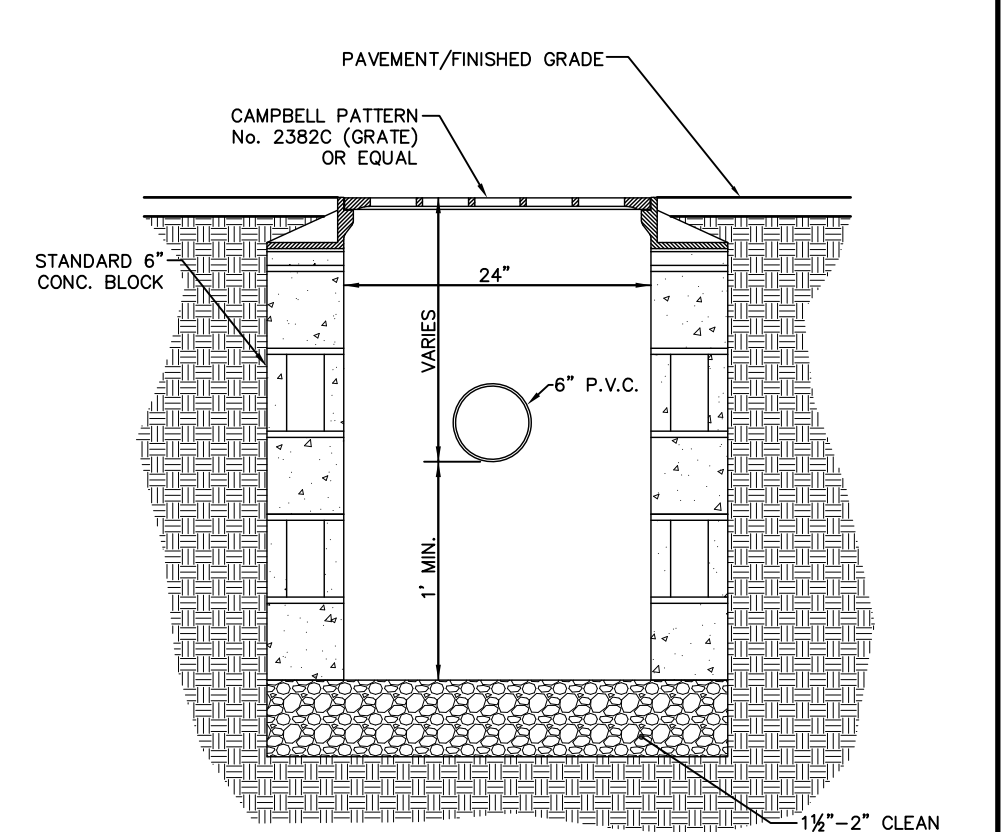
- NOTES:**
- 1.) THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON DECEMBER 19, 2024. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, IT IS NOT AN OFFICIAL COPY AND THE SITE MAY HAVE CHANGED SINCE THE DATE OF THE FIELD SURVEY.
  - 2.) VERTICAL DATUM IS ASSUMED AND IS BASED UPON MANHOLE RIM ELEVATION AS SHOWN ON THIS PLAN, ELEVATION=198.8.
  - 3.) THIS SURVEY DOES NOT INCLUDE INVESTIGATION OF ANY ENVIRONMENTAL MATTERS INCLUDING WETLANDS DELINEATION OR PRESENCE/ABSENCE.
  - 4.) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON SURFACE EVIDENCE, MARKOUTS BY THE UTILITY COMPANIES AND RECORDS AS LISTED ON THIS PLAN AS REFERENCES. ANDREW B. CLARKE, PLS, PE, MAKES NO GUARANTEES, EXPRESS OR IMPLIED, REGARDING THE PRESENCE, ABSENCE OR EXACT LOCATIONS OF ANY UNDERGROUND UTILITIES IN THE VICINITY OF THE SUBJECT SITE, WHETHER OR NOT SHOWN ON THIS PLAN. IT IS THE RESPONSIBILITY OF ANY CONTRACTOR INTENDING TO EXCAVATE TO CALL FOR A MARKOUT AND VERIFY THE EXACT LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
  - 5.) THE CITY ENGINEER MUST BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE OF INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM AND RELATED APPURTANENCES.
  - 6.) THE APPLICANT SHALL CONSTRUCT OR INSTALL SOIL EROSION AND SEDIMENT CONTROL PROTECTIVE MEASURES AS REQUIRED BY THE CITY ENGINEER OR BY THE SOMERSET-UNION SOIL CONSERVATION DISTRICT PRIOR TO ANY SITE DEVELOPMENT WORK AT THE START OF CONSTRUCTION.
  - 7.) THE APPLICANT SHALL NOTIFY THE CITY ENGINEER PRIOR TO COMMENCING CONSTRUCTION AND AT SUCH OTHER TIMES AS MAY BE REQUIRED IN THE GRADING PERMIT APPROVAL.
  - 8.) THE APPLICANT SHALL GRADE THE PROPERTY AND INSTALL ANY REQUIRED CONTROL MEASURES AS MAY BE SHOWN ON THE APPROVED GRADING PLAN OR AS SPECIFIED IN THE GRADING PERMIT, OR BOTH, AND SHALL OBTAIN FINAL GRADING APPROVAL FROM THE CITY ENGINEER.
  - 9.) ALL SOIL EROSION AND SEDIMENT CONTROL PROTECTIVE MEASURES SHALL BE MAINTAINED OPERATIONAL THROUGHOUT THE PROJECT OR UNTIL SUCH TIME AS THE CITY ENGINEER AUTHORIZES REMOVAL.
  - 10.) ALL EXCESS AND/OR EXCESS EXCAVATED SOIL WILL BE REMOVED FROM SITE.
  - 11.) ALL TREES IN THE WORK AREA NOT SCHEDULED FOR REMOVAL ARE TO BE PROTECTED IN ACCORDANCE WITH THIS PLAN AND CITY REQUIREMENTS. FOR THOSE TREES SCHEDULED FOR REMOVAL, A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY.
  - 12.) LEADER DRAINS ARE TO BE CONNECTED TO THE DRY WELL SYSTEM AS SHOWN.
  - 13.) PERCOLATION TEST IS TO BE PERFORMED BEFORE DRY WELL IS CONSTRUCTED. RESULTS ARE TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW PRIOR TO PLACEMENT OF DRYWELL TANKS. IF SOILS ARE SHOWN TO BE UNSUITABLE, AN ALTERNATE METHOD SHALL BE DESIGNED AND SUBMITTED FOR APPROVAL BY THE CITY ENGINEER. THE RESULTS MUST VERIFY THE ABSENCE OF GROUNDWATER WITHIN AT LEAST TWO (2) FEET OF THE BOTTOM OF THE SYSTEM AND THE PERMEABILITY OF THE SOILS MUST BE SUFFICIENT TO FULLY DRAIN THE SYSTEM WITHIN SEVENTY-TWO (72) HOURS. IF THE SOIL IS FOUND TO BE UNSUITABLE, AN ALTERNATIVE DESIGN MUST BE SUBMITTED FOR APPROVAL.
  - 14.) SUMP PUMP DISCHARGES ARE NOT PERMITTED TO BE THROUGH THE CURB IN THE ROADWAY OR TO ANY PROPOSED DRY WELL OR STORMWATER STORAGE FACILITY. DIRECT CONNECTION TO A MUNICIPAL STORM STRUCTURE IS PERMITTED OR THE DISCHARGE SHALL BE OUTSIDE THE DWELLING TO A SPLASH BLOCK OR SIMILAR FEATURE TO DISPERSE FLOWS AND AVOID ANY CONCENTRATED FLOWS. SUMP PUMP DISCHARGES AT GRADE MUST DISCHARGE IN A MANNER WHICH DOES NOT ADVERSELY IMPACT AN ADJACENT PROPERTY OR CAUSE A HAZARDOUS CONDITION IN THE CITY RIGHT OF WAY (ie-ICING).



**SILT FENCE DETAIL**  
SCALE N.T.S.

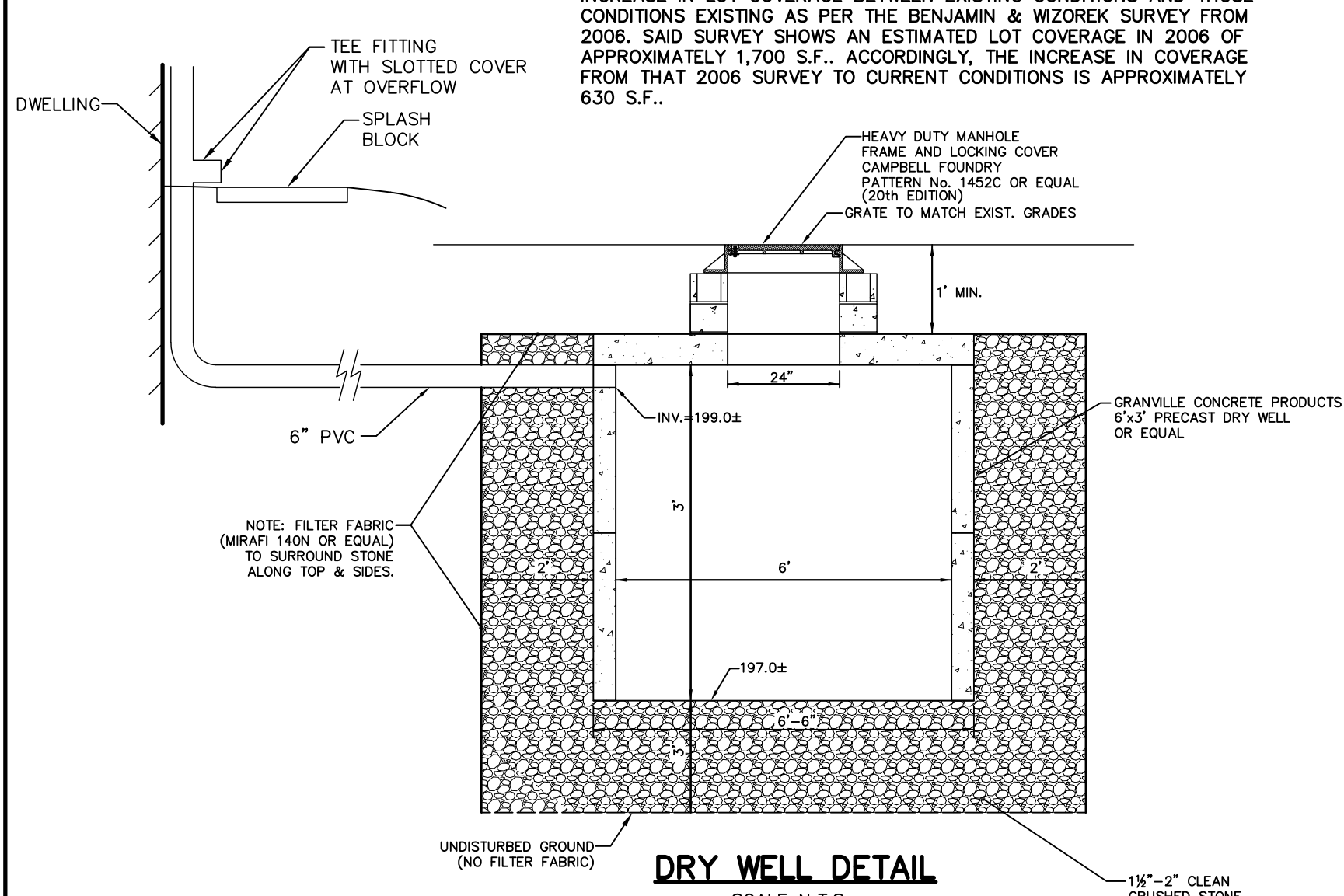


**TREE PROTECTION DETAIL**  
SCALE N.T.S.



**INLET DETAIL**  
SCALE N.T.S.

**STORMWATER MANAGEMENT NOTE:**  
PROPOSED STORMWATER MANAGEMENT IS DESIGNED TO ADDRESS THE INCREASE IN LOT COVERAGE BETWEEN EXISTING CONDITIONS AND THOSE CONDITIONS EXISTING AS PER THE BENJAMIN & WIZOREK SURVEY FROM 2006. SAID SURVEY SHOWS AN ESTIMATED LOT COVERAGE IN 2006 OF APPROXIMATELY 1,700 S.F.. ACCORDINGLY, THE INCREASE IN COVERAGE FROM THAT 2006 SURVEY TO CURRENT CONDITIONS IS APPROXIMATELY 630 S.F..



**DRY WELL DETAIL**  
SCALE N.T.S.

**DRY WELL DESIGN**  
CAPTURED ROOF AREA = 990 FT.<sup>2</sup> ±  
REQUIRED STORAGE:  
(900 FT.<sup>2</sup>)x(3/12) = 248 FT.<sup>3</sup>  
STORAGE PROVIDED:  
USING ONE 6' DIA.x3' HIGH TANK + STONE w/ 40% VOID RATIO  
TANK - (3.14)(3'<sup>2</sup>)(3') = 85 FT.<sup>3</sup>  
STONE - (0.4) [(10.5x10.5x6)-85] = 230 FT.<sup>3</sup>  
TOTAL STORAGE PROVIDED = 315 FT.<sup>3</sup> > 248 FT.<sup>3</sup> -OK

LOT GRADING PLAN

PREPARED FOR

TROY RESIDENCE

37 WEBSTER AVENUE

TAX LOT 21 IN BLOCK 505

CITY OF SUMMIT

UNION COUNTY NEW JERSEY

ABC SURVEYS, LLC

PROFESSIONAL LAND SURVEYING AND ENGINEERING

466 SOUTHERN BOULEVARD

CHATHAM, NEW JERSEY 07928

VOICE 973-377-2174 FAX 973-377-5533

ANDREW B. CLARKE-PLS,PE

NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. GB04105600

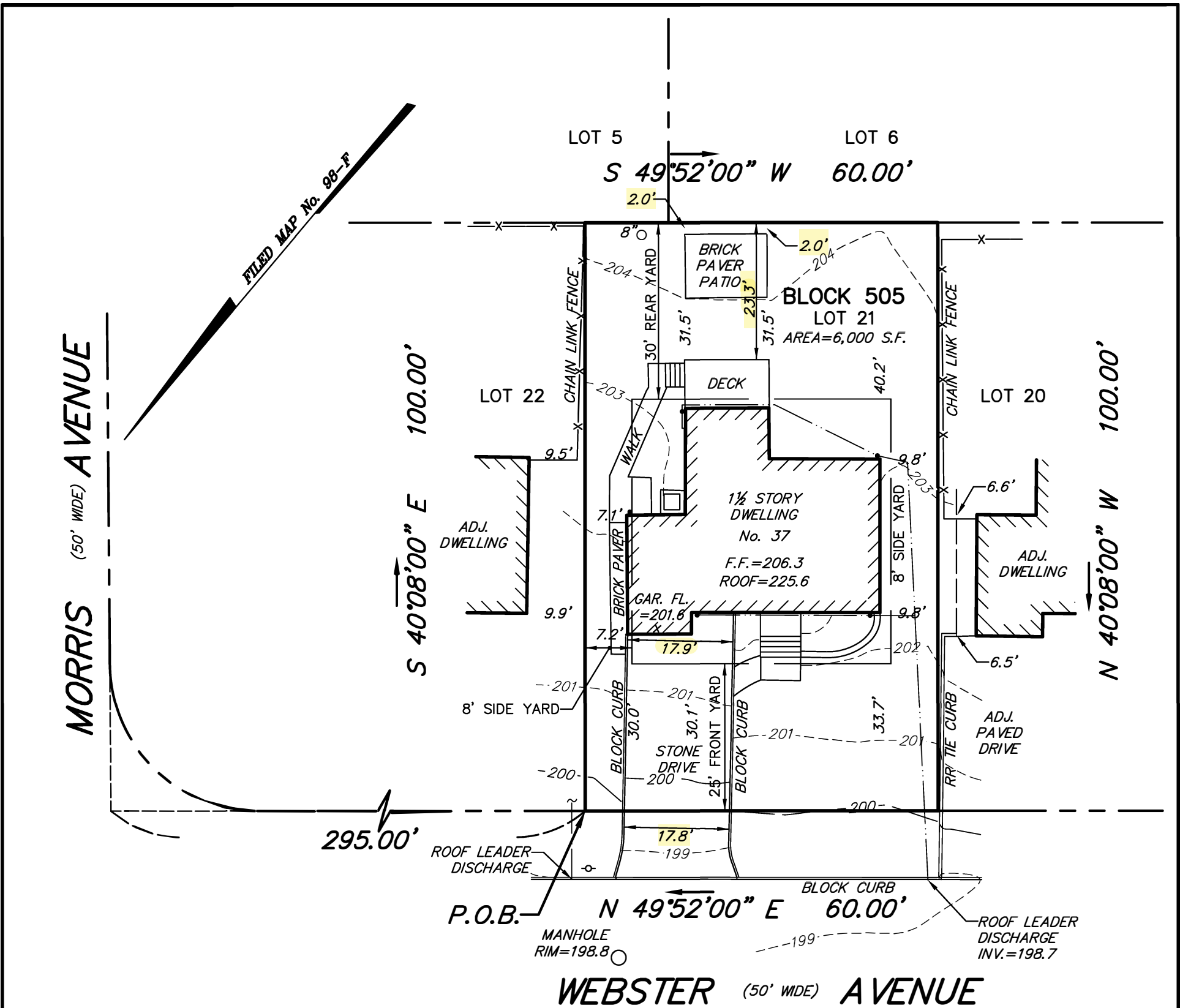
JOB No.: 24013

DES.: A.B.C.

SCALE: 1"=20'

DATE: 04/09/25

REVISED: 04/28/25



R-6 RESIDENCE ZONE

BULK REQUIREMENT DESCRIPTION	REQUIRED/ALLOWED	EXISTING
LOT AREA	6,000 S.F.	6,000 S.F.
LOT WIDTH	60 FT.	60.00 FT.
FRONT YARD	25 FT.	30.0 FT.
REAR YARD-HOUSE	30 FT.	31.5 FT.
REAR YARD-DECK	30 FT.	23.3 FT.*
REAR YARD-ACCESSORY USE	15 FT.	2.0 FT.*
SIDE YARD	8 FT.	7.1 FT./9.8 FT.
COMBINED SIDE YARD	35% (19.8')	28.2% (16.9')
BUILDING HEIGHT	35 FT.	23.5± FT.
MAX. LOT COVERAGE	40% (2,400 S.F.)	38.8% (2,327 S.F.)
MAX. BUILDING COVERAGE	20% (1,200 S.F.)	22.1% (1,323 S.F.)*

\* VARIANCE REQUIRED

COVERAGE CALCULATIONS

	EXISTING
HOUSE	1,192 S.F.
DECK	131 S.F.
FRONT WALK/STEPS	99 S.F.
SIDE WALK	174 S.F.
AC PAD	17 S.F.
REAR PATIO	150 S.F.
STONE DRIVEWAY	564 S.F.
TOTAL COVERAGE	2,327 S.F.

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TOPOGRAPHIC SURVEY

PREPARED FOR:

37 WEBSTER AVENUE

TAX LOT 21 IN BLOCK 505

CITY OF SUMMIT

UNION COUNTY NEW JERSEY

Date: 02/05/25 REVISED: 06/10/25

Job No.: 24103

Scale 1 Inch = 20 Feet



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