



Know what's below  
Call before you dig.

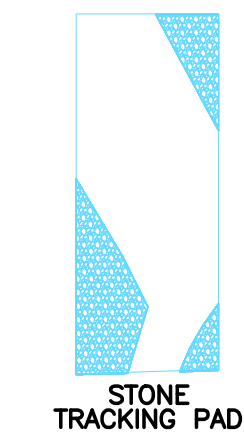
CONTRACTOR SHALL CONTACT NEW JERSEY STATE DIG SAFE PRIOR TO COMMENCEMENT OF ANY EXCAVATION.

CONTRACTOR MUST CALL NJ-ONE-CALL FOR UTILITY MARKOUT AT LEAST 72 HRS. BEFORE CONSTRUCTION, 1-800-272-1000

UTILITY LOCATIONS SHOWN ARE APPROXIMATE, THE CONTRACTOR MUST VERIFY UTILITY LOCATIONS, WITH TEST PITS AS NECESSARY.

UTILITY LINES & CONNECTIONS SHALL BE LOCATED AND PRESERVED DURING CONSTRUCTION.

- DISTURBANCE LIMIT (typ)
- SILT FENCE INSTALLED (typ)
- INLET PROTECTION INSTALLED (typ)
- SOIL TYPE ON SITE  
HatB  
Haledon Urban land  
Hasbrouck complex  
SOIL TYPE (USDA WEB SURVEY)
- TOPSOIL STOCKPILE



STONE TRACKING PAD

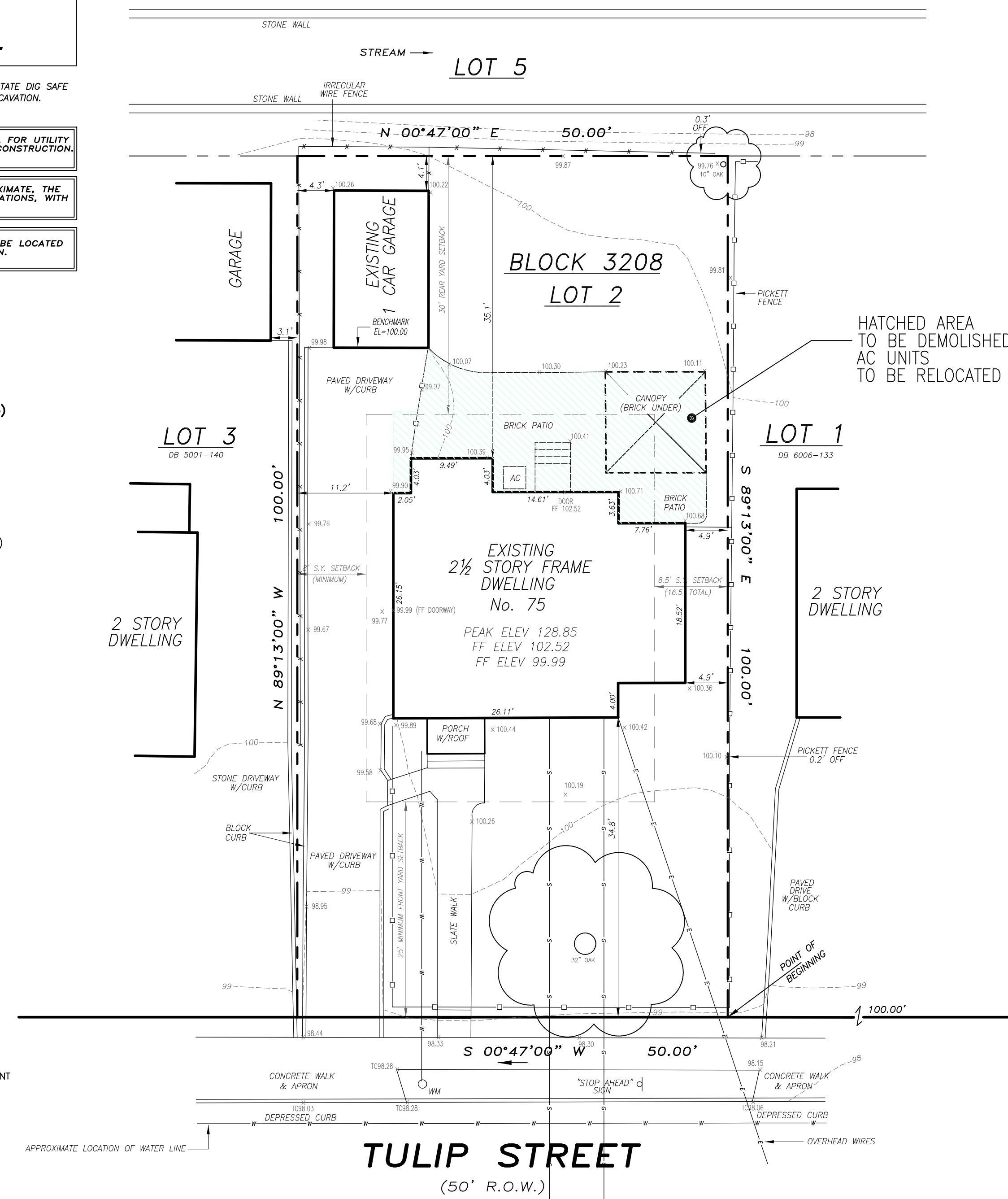
SYMBOL DENOTES EXISTING TREE & DBH

SYMBOL DENOTES TREE TO BE REMOVED

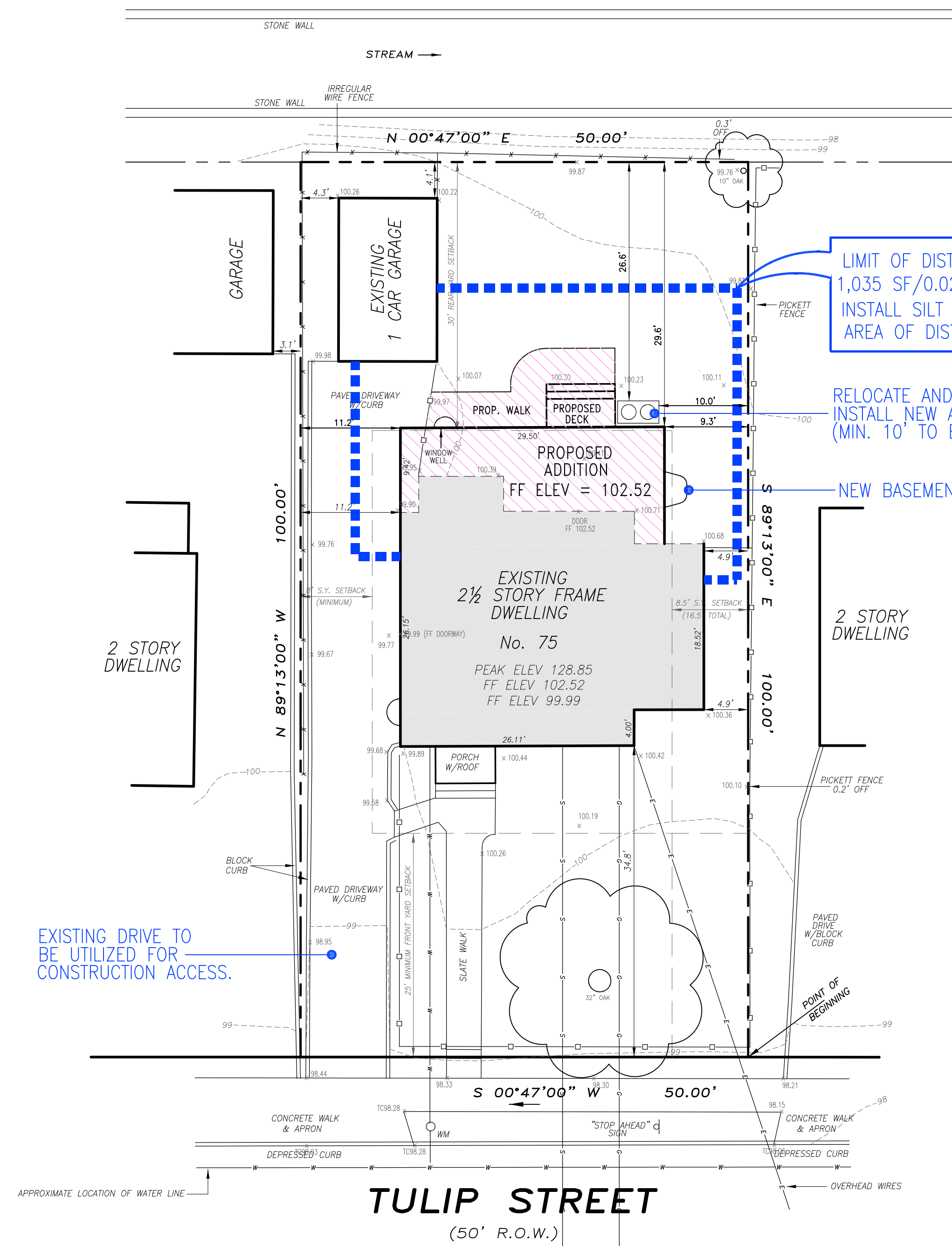
HATCH DENOTES IMPROVEMENT TO BE REMOVED

HATCH DENOTES PROPOSED ADDITION/IMPROVEMENT

# EXISTING CONDITIONS SURVEY & DEMOLITION PLAN



# LOT GRADING PLAN



ZONING REQUIREMENTS: RESIDENTIAL DISTRICT R-6

	ZONE R-6	EXISTING	PROPOSED	VARIANCE
LOT AREA:	6,000 SF	5,000 SF	NO CHANGE	EX-CON *
LOT FRONTAGE:	60 FT	50.00 FT	NO CHANGE	EX-CON *
LOT WIDTH (AT SETBACK):	60 FT	50.00 FT	NO CHANGE	EX-CON *
MINIMUM LOT DEPTH:	N/A	100.00 FT	NO CHANGE	NO
PRINCIPAL BUILDING FRONT YARD (MIN):	25 FT	34.8 FT	NO CHANGE	NO
PRINCIPAL BUILDING AVERAGE SETBACK:	-	34.8 FT	NO CHANGE	NO
PRINCIPAL BUILDING SIDE YARD (MIN):	8 FT	4.9 FT	21.00 FT	NO
COMBINED SIDE YARD SETBACK (MIN):	33%/16.5 FT	16.1 FT	21.00 FT	NO
PRINCIPAL BUILDING REAR YARD (MIN):	30 FT	35.1 FT	29.6 FT	YES
ACCESSORY SIDE YARD:	4 FT	4.3 FT	4.3 FT	NO
ACCESSORY REAR YARD:	4 FT	4.1 FT	4.1 FT	NO
MAXIMUM LOT COVERAGE:	40%	2535 SF/50.7%	2444 SF/48.8%	YES **
MAXIMUM BUILDING COVERAGE:	20%	1067 SF/21.3%	1318 SF/26.4%	YES **
MAXIMUM FLOOR AREA RATIO:	0.35	-	0.42	YES
MAXIMUM BUILDING HEIGHT:	2 STY/35 FT	-	2STY/28.8 FT	NO

PROPOSED FLOOR AREA:  
 FIRST FLOOR: 1099 SF  
 SECOND FLOOR: 1013 SF  
 TOTAL: 2112 SF

\*\* A PRIOR APPLICATION, APPROVED IN 2010, PROPOSED 2368 SF (47.4%) OF IMPERVIOUS COVER AND 1072 SF (21.4%) OF BUILDING COVER.

- GENERAL NOTES:
- THIS PLAN IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE. SUBJECT TO EASEMENTS OF RECORD, THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY ENSURPLAN, INC.
  - BEARING BASIS IN ACCORD WITH RECORDED DEED BOOK 5789-10. HORIZONTAL DATUM IS ASSUMED. VERTICAL DATUM IS NAVD 88.
  - UNDERGROUND STRUCTURES OR UTILITIES HAVE NOT BEEN LOCATED. ANY UTILITY LINES INDICATED HEREON ARE IN ACCORD WITH LOCATIONS MARKED OUT BY UTILITY COMPANIES.
  - THE PRESENCE OR ABSENCE OF WETLANDS HAS NOT BEEN DETERMINED.
  - OFFSETS ARE NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR OTHER STRUCTURES.
  - THIS PLAN IS NOT VALID WITHOUT A SIGNATURE AND RAISED SEAL. IF THIS PLAN DOES NOT CONTAIN A RAISED SEAL IT MAY HAVE BEEN ALTERED.

- PROPERTY NOTES:
- PROPERTY KNOWN AS LOT 2 IN BLOCK 3208 ON THE CURRENT TAX MAPS OF THE CITY OF SUMMIT, SHEET NO. 32, DATED JANUARY 2020.
  - BEING MORE COMMONLY KNOWN AS 75 TULIP STREET, CITY OF SUMMIT, NEW JERSEY.
  - BEING THE SAME PREMISES DESCRIBED IN A DEED RECORDED IN THE UNION COUNTY CLERK'S OFFICE ON NOVEMBER 9, 2009 IN DEED BOOK 5789-10.
  - PROPERTY CONTAINS 5,000 SQUARE FEET OR 0.114 ACRES (MORE OR LESS).
  - SETBACK SHOWN IN ACCORD WITH THE CURRENT ZONING REQUIREMENTS FOR ZONE R-6 (ZONING MAP DATED REVISED 12/01/2020).
  - PROPERTY SITUATED IN FLOOD ZONE X (AREA OF MINIMAL FLOODING, X-HATCHED AND SPECIAL FLOOD ZONE A ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR UNION COUNTY, NEW JERSEY, (PAGE 9 OF 49) ON MAP NO. 34039C0099 DATED SEPTEMBER 20, 2006 AND ON PRELIMINARY FLOOD MAP NO. 34039C0096 DATED APRIL 18, 2016.

OWNER & APPLICANT:  
 ANTHONY & ERIKA PAPEO  
 75 TULIP STREET  
 SUMMIT, NJ 07901  
 apapeo@gmail.com  
 ecatoro@yahoo.com

Revision Table:

1)	08-30-2022	REDUCE LOT COVER
0)	08-15-2022	INITIAL ISSUE

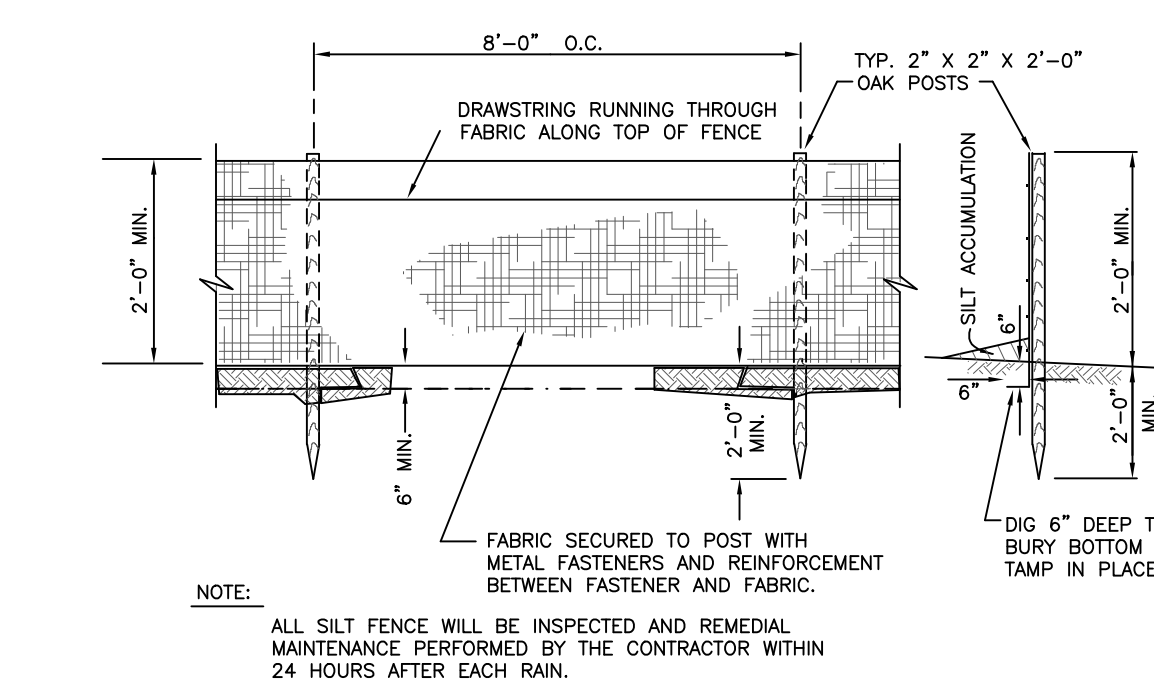
*Nancy J. Scott*  
**NANCY J. SCOTT, P.L.S.**  
 Professional Land Surveyor,  
 N.J. License No. G535875

*William S. Scott*  
**WILLIAM S. SCOTT, P.E.**  
 Professional Engineer  
 N.J. License No. GE44863

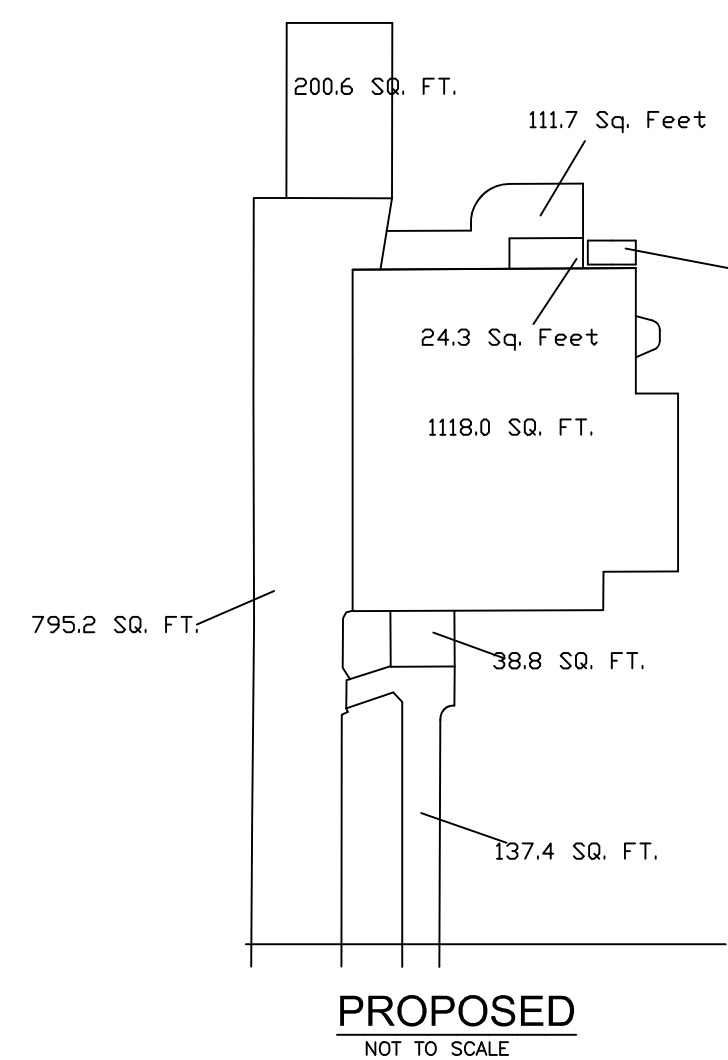
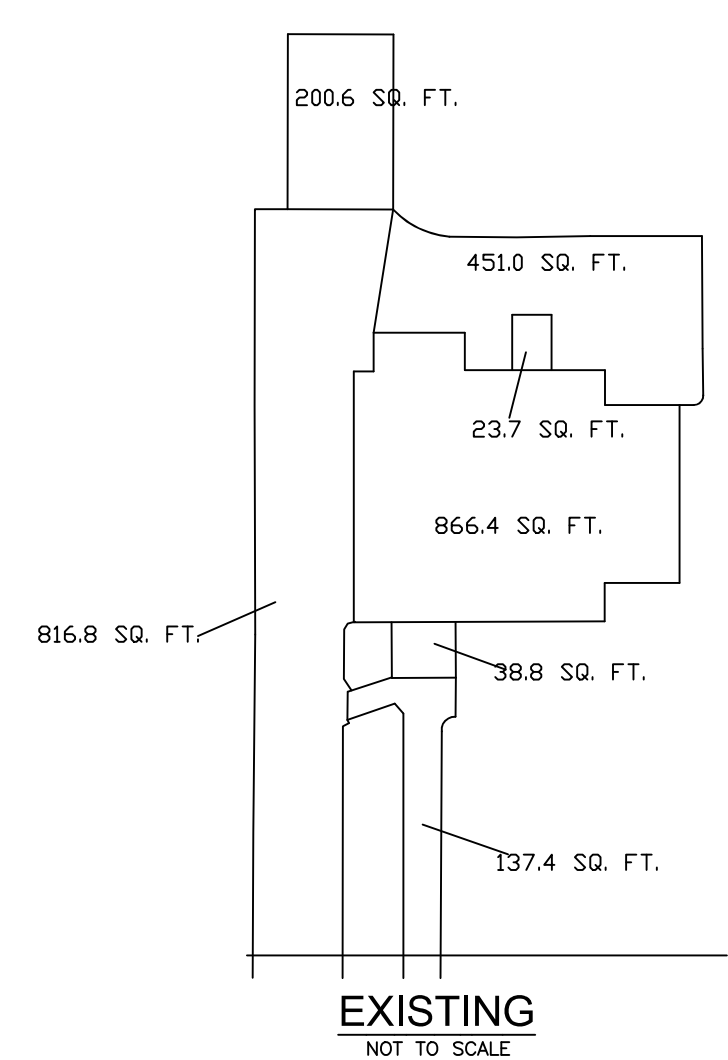
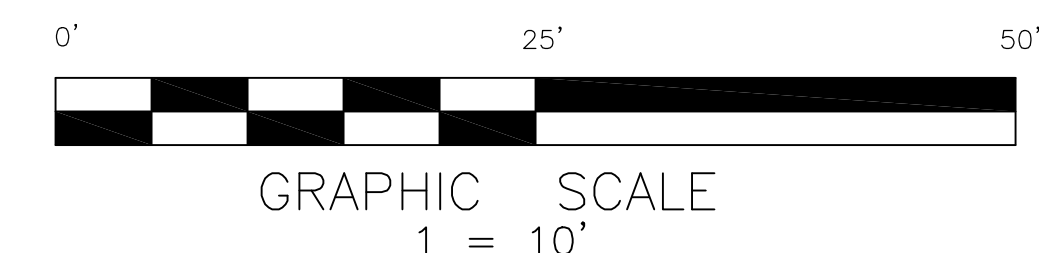
**ENGINEERING SURVEYING PLAN**  
 ENSURPLAN, INC.  
 (Certificate of Authorization No. 246A27997700)  
 P.O. BOX 4304, WARREN, N.J. 07059  
 172 WASHINGTON VALLEY RD, SUITE 1, WARREN, N.J.  
 Tel: 732-469-0400  
 Fax: 732-469-0466

**LOT GRADING PLAN FOR ADDITION TO SINGLE FAMILY HOME 75 TULIP STREET**  
 LOT 2 IN BLOCK 3208  
 SITUATED IN THE CITY OF SUMMIT, UNION COUNTY, NJ

SCALE: 1"=10'	ORDER: E-10905	1
DATE: 08-15-2022	FILE: 29673	1



TEMPORARY SILTATION CONTROL FENCE NOT TO SCALE



IMPERVIOUS COVERAGE TABULATION

EXISTING COVERAGE CALCULATIONS:	PROPOSED COVERAGE CALCULATIONS:
HOUSE: 866 SF	HOUSE: 1118 SF
FRONT PORCH/STEPS: 49 SF	FRONT PORCH/STEPS: 39 SF
FRONT WALK: 137 SF	FRONT WALK: 137 SF
REAR DECK/STEPS: 42 SF	REAR PORCH/DECK: 24 SF
BRICK PATIO: 42 SF	REAR WALK/STEPS: 112 SF
DRIVE: 817 SF	DRIVE: 795 SF
GARAGE: 201 SF	GARAGE: 201 SF
AC UNITS: -	AC UNITS: 18 SF
<b>TOTAL EXISTING COVERAGE: 2535 SF</b>	<b>TOTAL PROPOSED COVERAGE: 2444 SF</b>
2,535 SF/5,000 SF = 50.7%	2,444 SF/5,000 SF = 48.9%

NOTE:  
 MAXIMUM APPROVED LOT COVERAGE AS PER APPROVED SITE PLAN FROM 2010 = 2,368 SF OR 47.4%

**TREE REMOVAL:**  
 NO TREE REMOVAL IS PROPOSED.

**SLOPE SLOPES:**  
 THERE ARE NO SLOPES GREATER THAN 15% ON THE PROPERTY.

**STORMWATER RUNOFF:**  
 A DECREASE IN IMPERVIOUS COVER IS PROPOSED (91 SF).  
 NO NEGATIVE IMPACT TO THE NEIGHBORING PROPERTIES IS EXPECTED.