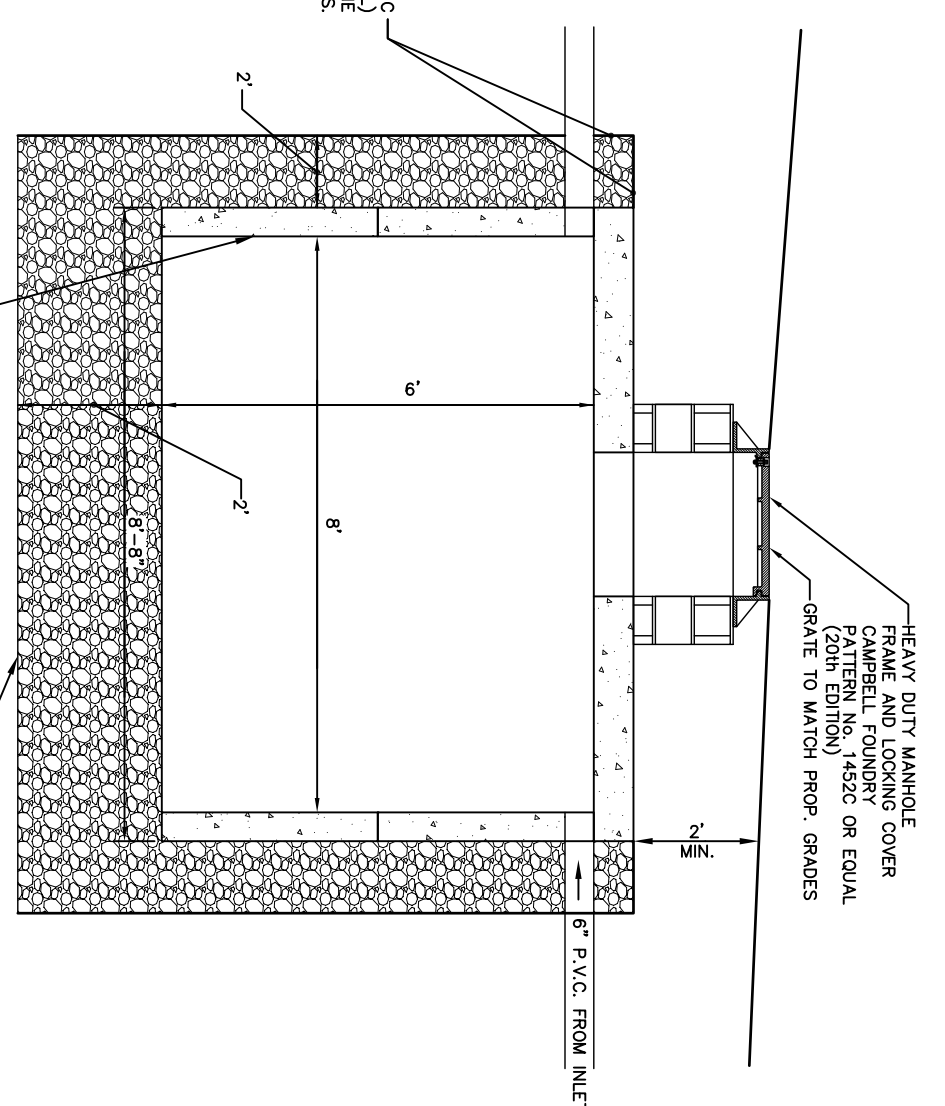
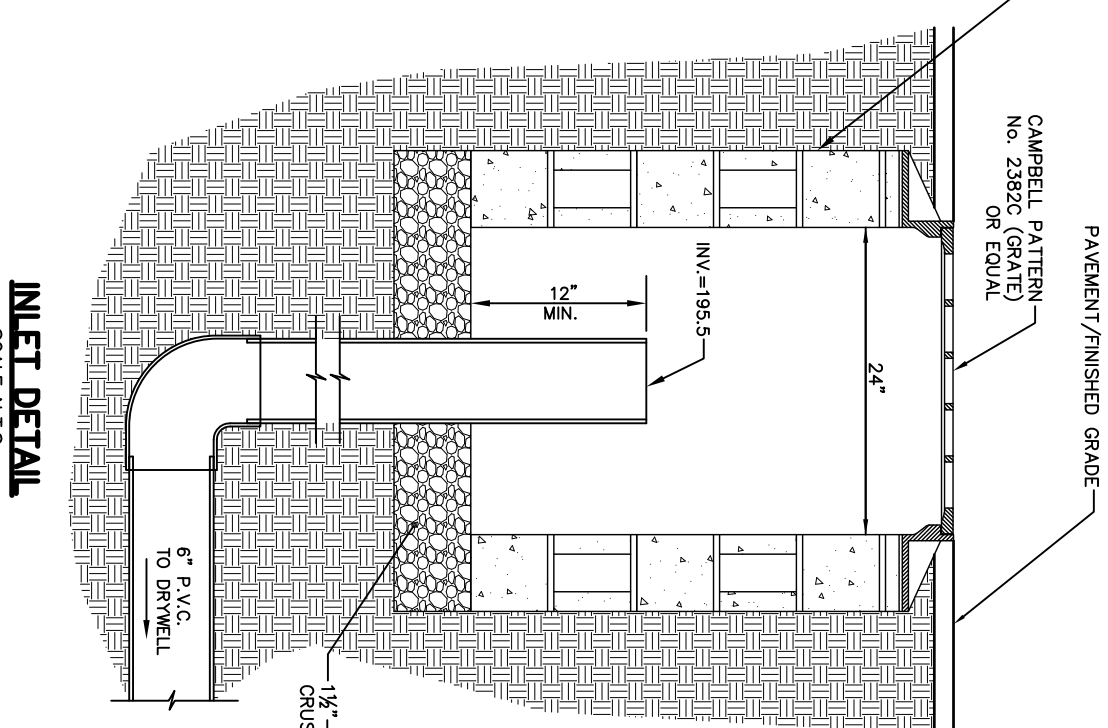
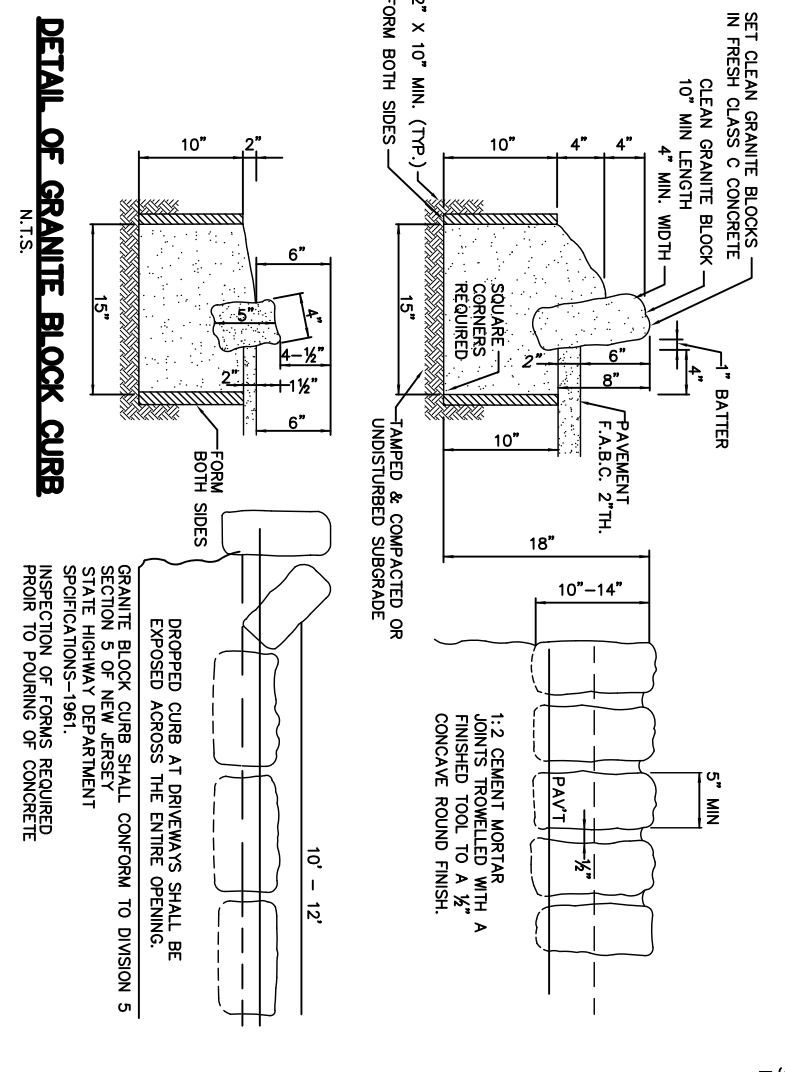
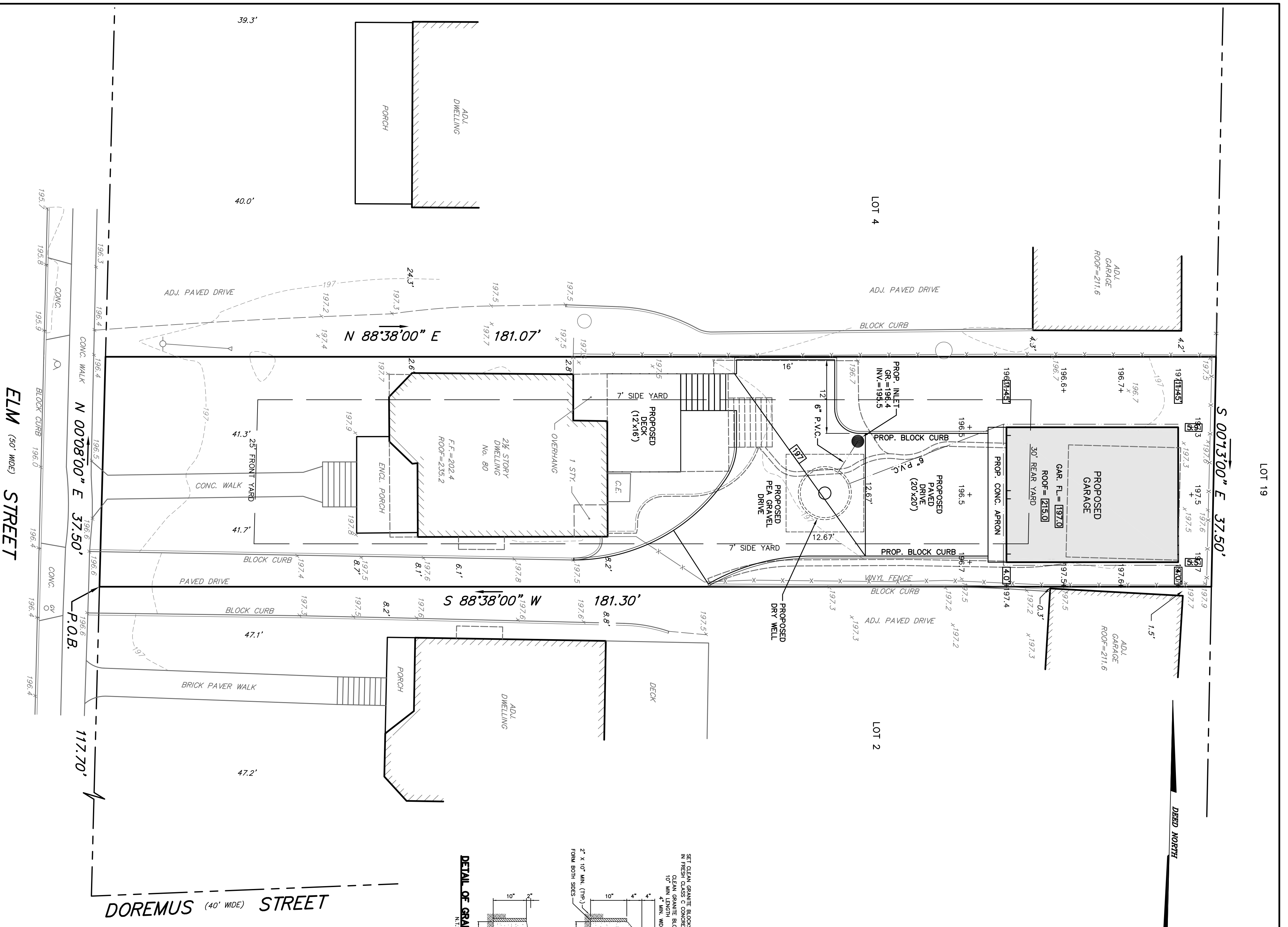
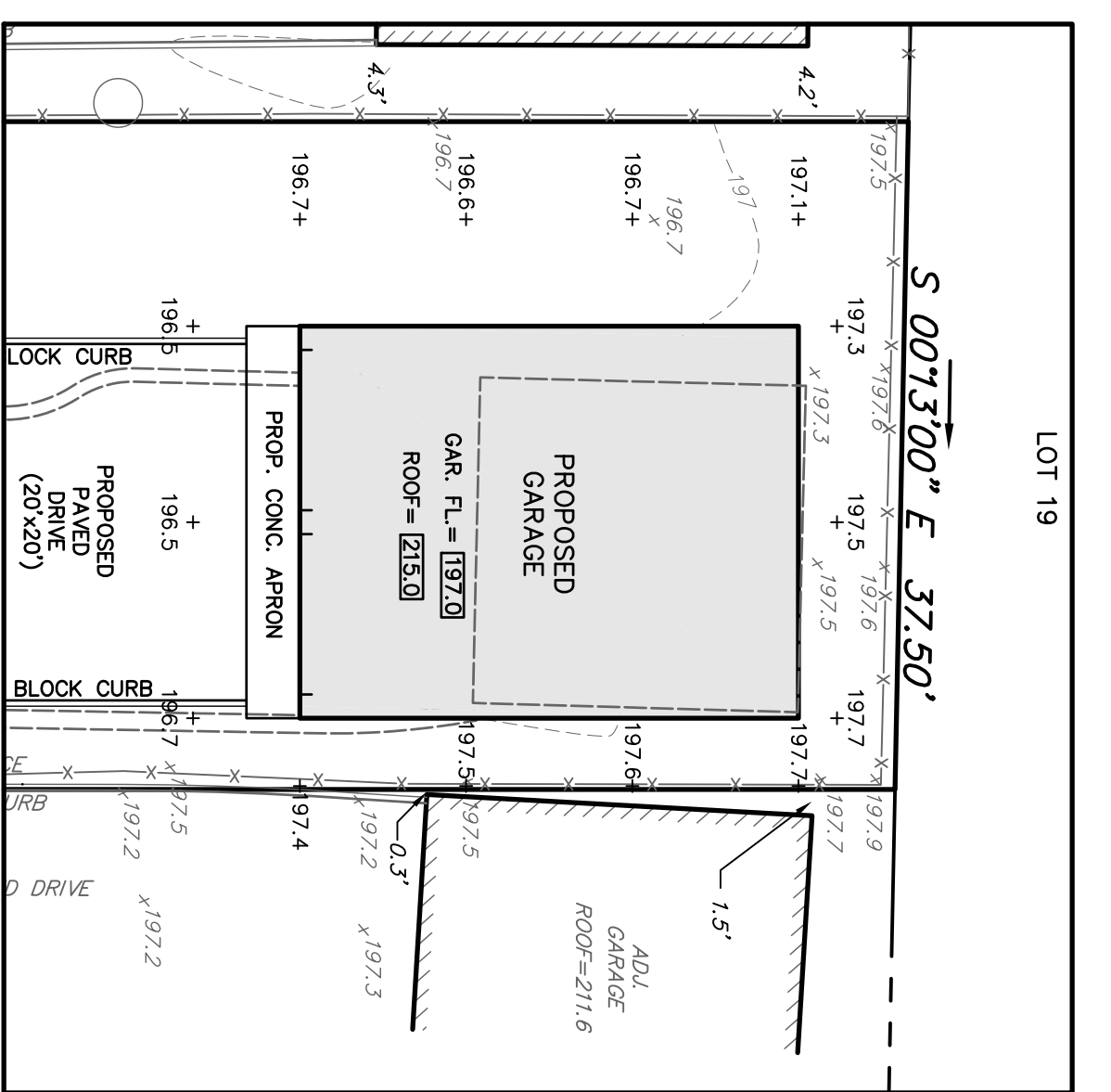


PROPOSED HEIGHT ANALYSIS

AVERAGE GRADE PLANE:
AVERAGE GRADE FOR 14 DATA POINTS SHOWN = 197.1
PROP. GARAGE HEIGHT:
PROP. ROOF PEAK - AVG. GRADE PLANE = 219.0 - 197.1 = 17.9 FT.



SCHEDULE OF SPACE REGULATIONS—RESIDENTIAL ZONES
R-5—SINGLE AND TWO-FAMILY RESIDENTIAL

REQUIREMENTS	ALLOWED/REQUIRED	EXISTING	PROPOSED
LOT AREA MIN. (S.F.)	5,000 S.F.	6,792 S.F.	NO CHANGE
LOT WIDTH MIN.	50'	37.50'	NO CHANGE
FRONT YARD MIN.	25'	41.3'	NO CHANGE
REAR YARD MIN.	30'	98.6'	NO CHANGE
SIDE YARD MIN. EA. SIDE	7'	2.6'/6.1'	NO CHANGE
TOTAL SIDE YARD MIN.	7'	23.28 (8.7')	NO CHANGE
LOT COVERAGE MAX. %	45% (3,096 S.F.)	57.0% (3,874 S.F.)	56.0% (3,804 S.F.)*
BUILDING COVERAGE MAX. %	20% (1,368 S.F.)	25.8% (1,750 S.F.)	27.9% (1,896 S.F.)*
BUILDING HEIGHT MAX.	35'	37'	NO CHANGE
MAXIMUM STORES	2	2 1/2	NO CHANGE
MAX. ACCESSORY GROUND AREA	576 S.F.	334 S.F.	616 S.F.*
MAX. ACCESSORY DIMENSION	24'	18.3'	28'
MAX. ACCESSORY HEIGHT	18'	11.5'	17.9'
MIN. ACCESSORY SIDE YARD SETBACK	4'	4.3'	4.0'
MIN. ACCESSORY REAR YARD SETBACK	4'	5.5'	5.5'

* VARIANCE REQUIRED

COVERAGE CALCULATIONS

EXISTING	PROPOSED
PRINCIPAL BUILDING	NO CHANGE
CANTILEVERED PORCH	835 S.F.
FRONT PORCH	84 S.F.
DECK	372 S.F.
DETACHED GARAGE	334 S.F.
FRONT WALK	185 S.F.
REAR DRIVE	120 S.F.
PEA GRAVEL DRIVE	0 S.F.
TOTAL COVERAGE	3,874 S.F.

NOTES:

- THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON JULY 16, 2024. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, IT IS NOT AN ORIGINAL COPY AND THE SITE MAY HAVE CHANGED SINCE THE SURVEY.
- VERTICAL DATA IS ASSUMED AND IS BASED UPON EXISTING FIRST FLOOR ELEVATION AS SHOWN ON THIS PLAN, ELEVATION=202.4.

PREPARED FOR
SERBU RESIDENCE
80 ELM STREET
TAX LOT 3 IN BLOCK 3204
CITY OF SUMMIT
UNION COUNTY
NEW JERSEY

ABC SURVEYS, LLC
PROFESSIONAL LAND SURVEYING AND ENGINEERING
465 SOUTHERN BOULEVARD
CHATELAIN NEW JERSEY 07938
VOICE 973.577.2174 FAX 973.577.5533

ANDREW B. CLARKE-PISPE
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE NO. 88018080
JOB NO.: 24054
DES.: A.B.C.
SCALE: 1"=10'
DATE: 12/16/24

