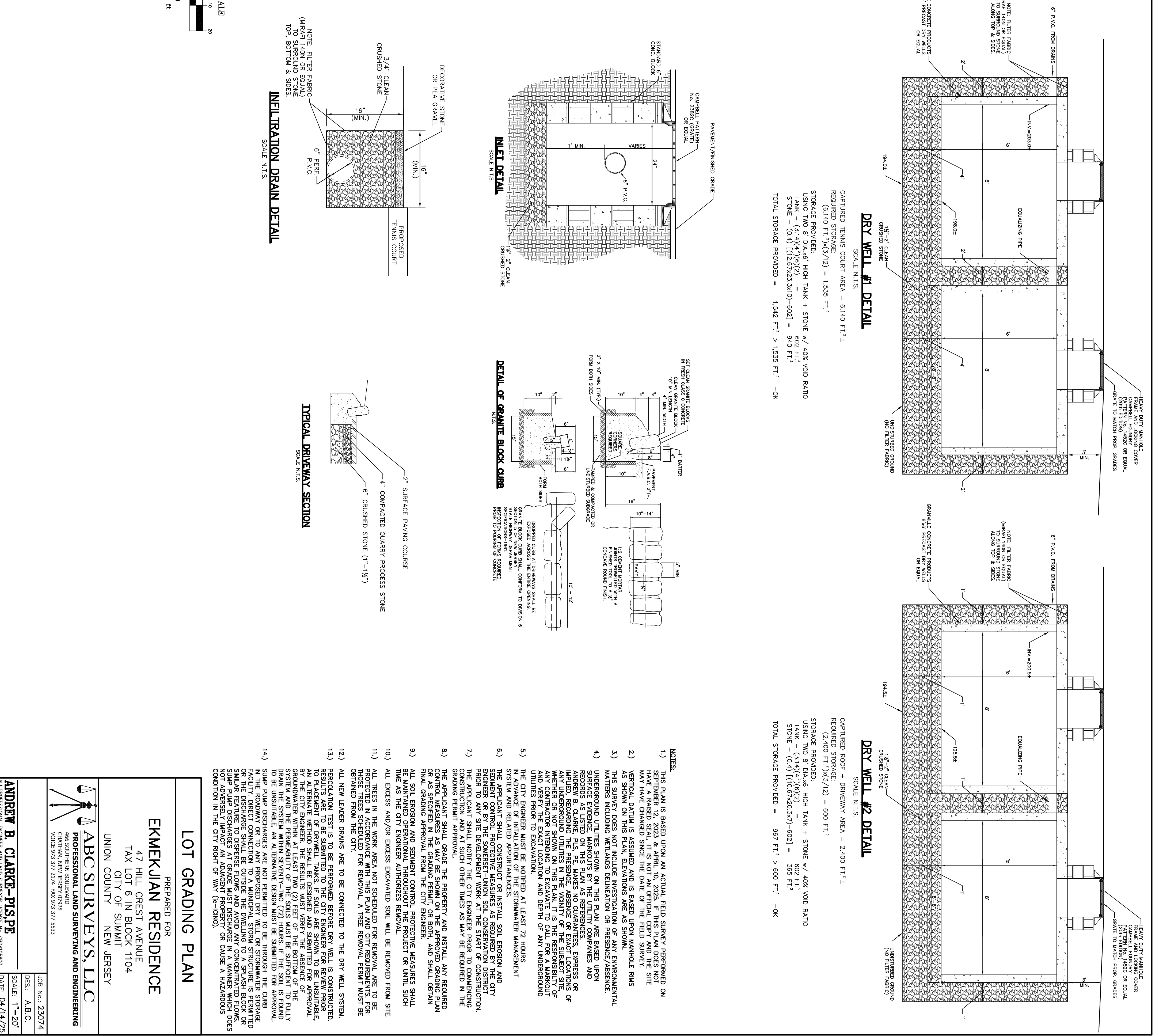
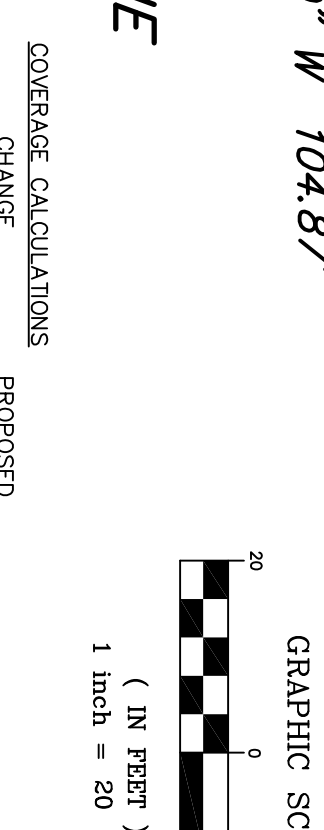


R-25 RESIDENCE ZONE
 BULK REQUIREMENT DESCRIPTION REQUIRED/ALLOWED

LOT AREA	25,000 S.F.	EXISTING	NO CHANGE
FRONT YARD	30.0 FT.	69.29 FT.	NO CHANGE
REAR YARD	45 FT.	179.5 FT.	NO CHANGE
SIDE YARD	17 FT.	61.1 FT./76.5 FT.	NO CHANGE
BUILDING HEIGHT	35 FT.	74.1' (146.8')	NO CHANGE
MAX. LOT COVERAGE	30% (7189 S.F.)	20.3% (12,144 S.F.)	NO CHANGE
MAX. BUILDING COVERAGE	14% (8391 S.F.)	9.5% (5,688 S.F.)	NO CHANGE

HOUSE

FRONT PORCH/PORCH	2,273 S.F.	ADDITION	3,407 S.F.
SIDE PORCH	68 S.F.	REMOVE & REPLACE	285 S.F.
SIDE PORCH	0 S.F.	NEW	39 S.F.
DEFACHEN PORCH	971 S.F.	REMOVE	608 S.F.
POOL HOUSE TERRACE	1,291 S.F.	NO CHANGE	1,291 S.F.
POOL HOUSE TERRACE	545 S.F.	NO CHANGE	545 S.F.
REAR WALKS/PATIO/STEPS	795 S.F.	MODIFY	203 S.F.
POOL	489 S.F.	NO CHANGE	489 S.F.
POOL SUPPLEMENT	0 S.F.	NO CHANGE	614 S.F.
TENNIS COURT	202 S.F.	NO CHANGE	202 S.F.
PAVING DRIVEWAY	489 S.F.	REMOVE & REPLACE	108 S.F.
CELL ENTRY	12,144 S.F.	NO CHANGE	17,239 S.F.



- NOTES:**
- THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON SEPTEMBER 12, 2023 & APRIL 10, 2023. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, IT IS NOT AN ORIGINAL COPY AND THE SITE HAS BEEN RE-SURVEYED. THE SURVEY IS BASED UPON MANHOLE RIMS AS SHOWN ON THIS PLAN. ELEVATIONS ARE AS SHOWN.
 - THIS SURVEY DOES NOT INCLUDE INVESTIGATION OR PRESENCE/ABSENCE MATTERS INCLUDING WETLANDS DELINEATION OR PRESENCE/ABSENCE SURFACE EVIDENCE, MARKERS BY THE UTILITY COMPANIES AND ANY UNDERGROUND UTILITIES IN THE VICINITY OF THE SUBJECT SITE OR ANY CONTRACTOR INTENDING TO EXCAVATE TO CALL FOR A MARKER AND VERIFY THE EXACT LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
 - THE CITY ENGINEER MUST BE NOTIFIED AT LEAST 72 HOURS BEFORE THE COMMENCEMENT OF ANY EXCAVATION, ERECTION, OR RELATED APPOINTMENTS.
 - THE APPLICANT SHALL CONSTRUCT OR INSTALL SOIL EROSION AND SEDIMENT CONTROL PROTECTIVE MEASURES AS REQUIRED BY THE CITY ENGINEER OR BY THE SOMMERSET-TOWN SOIL CONSERVATION DISTRICT PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, ERECTION, OR RELATED APPOINTMENTS.
 - 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.
 - CONTROL MEASURES AS MAY BE SHOWN ON THE APPROVED GRADING PLAN SHALL BE MAINTAINED THROUGHOUT THE PROJECT OR UNTIL SUCH TIME AS THE CITY ENGINEER AUTHORIZES REMOVAL.
 - 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.
 - ALL EXCESS AND/OR EXCESS EXCAVATED SOIL WILL BE REMOVED FROM SITE. ALL TREES IN THE WORK AREA NOT SCHEDULED FOR REMOVAL, ARE TO BE PROTECTED IN ACCORDANCE WITH THIS PLAN AND CITY REQUIREMENTS. FOR TREE REMOVAL, A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY ENGINEER.
 - ALL NEW LEADER DRAINS ARE TO BE CONNECTED TO THE DRY WELL SYSTEM.
 - PERCOLATION TESTS TO BE PERFORMED BEFORE DRY WELL IS CONSTRUCTED. PERCOLATION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS. IF SOILS ARE SHOWN TO BE UNSATURATED, AN ALTERNATE METHOD SHALL BE DESIGNED AND SUBMITTED FOR APPROVAL BY THE CITY ENGINEER. THE RESULTS MUST VERIFY THE ABSENCE OF SATURATED SOILS WITHIN SEVENTY-TWO (72) HOURS. IF THE SOIL IS FOUND TO BE UNSATURATED, AN ALTERNATE DESIGN MUST BE SUBMITTED FOR APPROVAL.
 - IN THE POWDERS OR ANY PROPOSED DRY WELL OR STORMWATER STORAGE FACILITY, DIRECT CONNECTION TO A MUNICIPAL STORM WATER STORAGE FACILITY SHALL BE OUTSIDE THE DWELLING TO A SPASH BLOCK OR SWAMP 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 (INCLUDING):

PREPARED FOR
EKMEKJIAN RESIDENCE
 47 HILL CREST AVENUE
 TAX LOT 6 IN BLOCK 1104
 CITY OF SUMMIT
 UNION COUNTY NEW JERSEY

ABC SURVEYS, LLC
 PROFESSIONAL LAND SURVEYING AND ENGINEERING
 466 SOUTHERN BOULEVARD
 CANTON, NEW JERSEY 07928
 PHONE 973-971-2174 FAX 973-971-5533

ANDREW B. CLARKE-PISPE
 PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE NO. 08005800

JOB NO.: 23074
 DES.: A.B.C.
 SCALE: 1"=20'
 DATE: 04/14/25