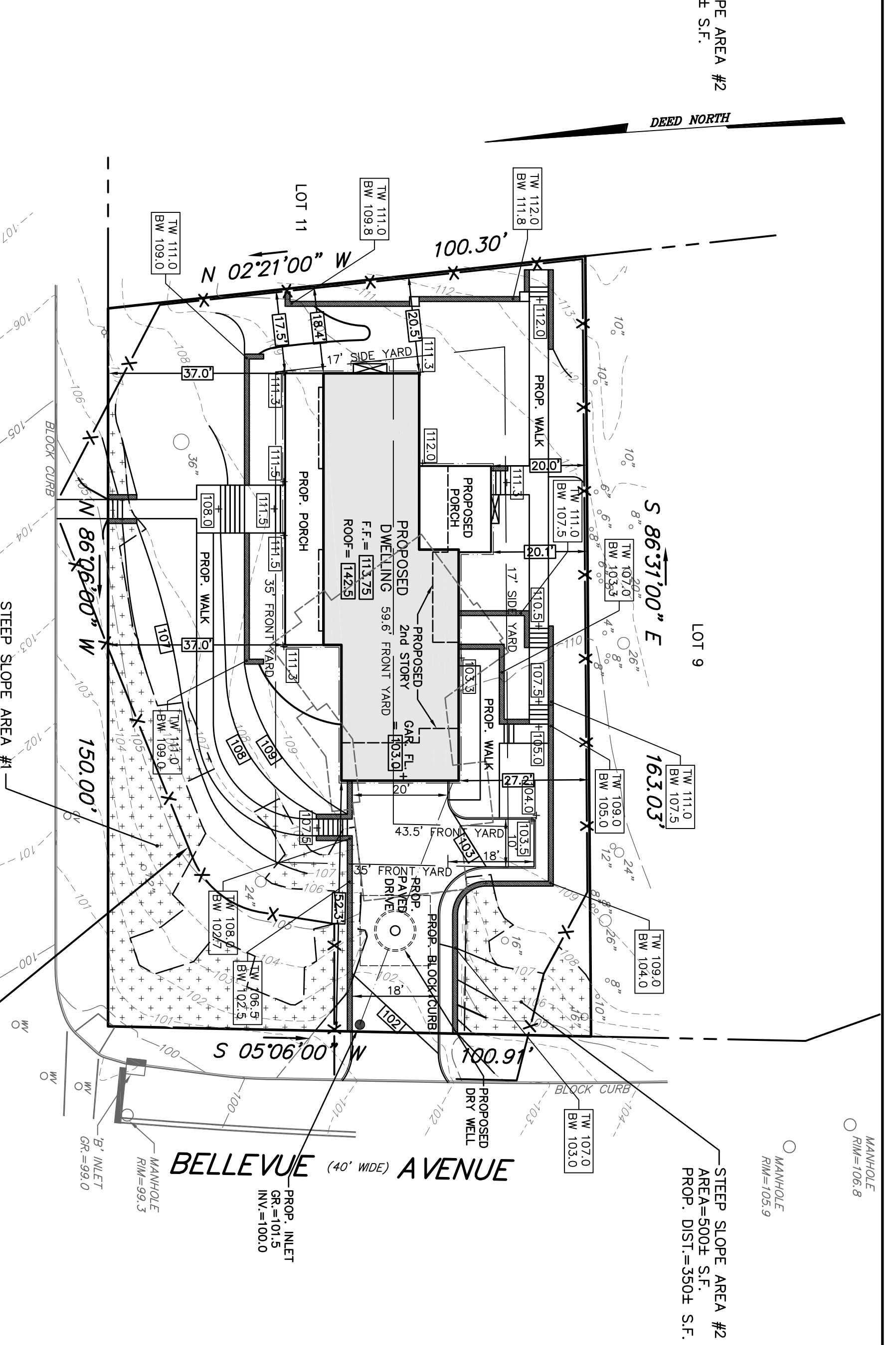


**HILL CREST (50' WIDE) AVENUE**

**BELLEVUE (40' WIDE) AVENUE**

**EXISTING CONDITIONS**

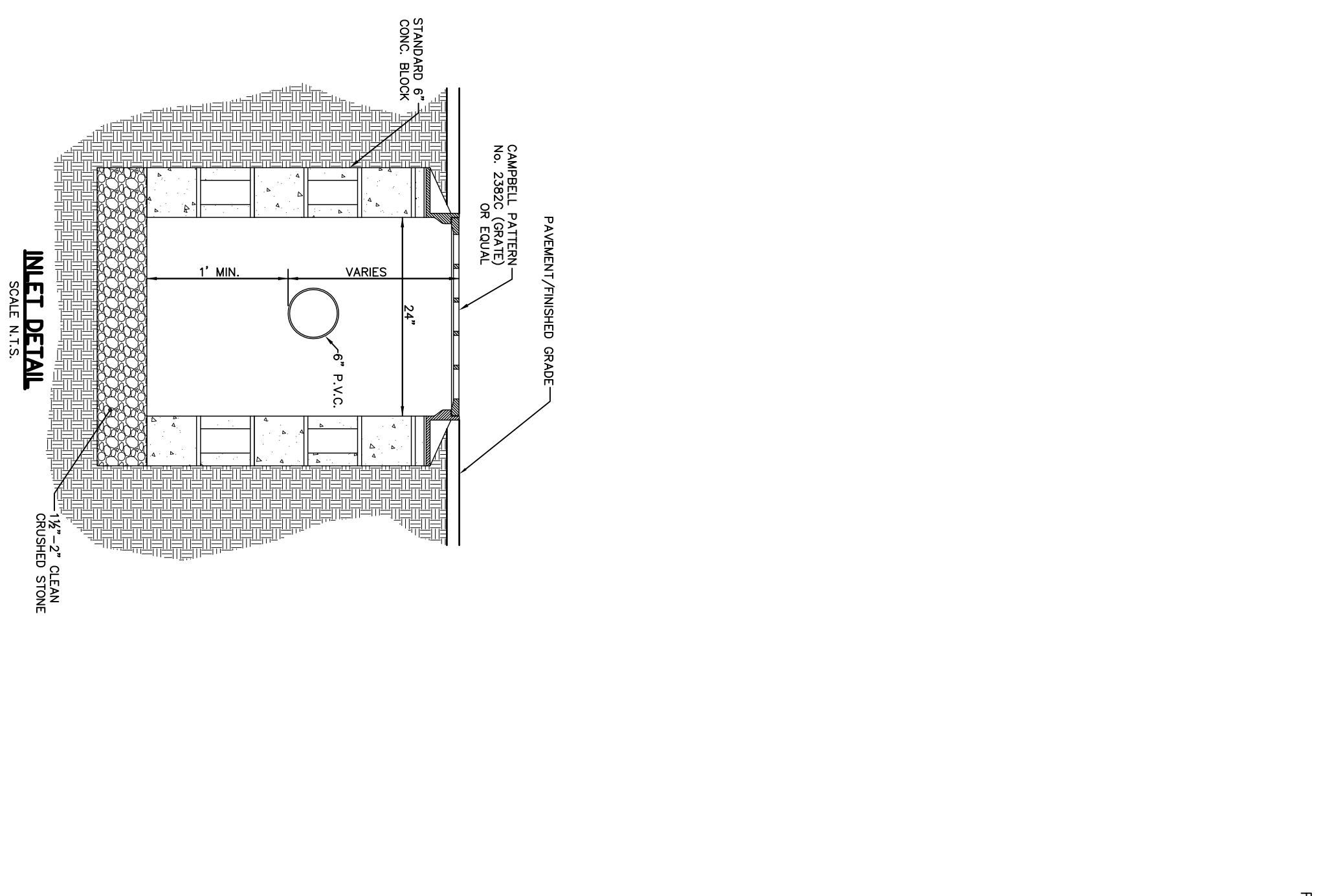
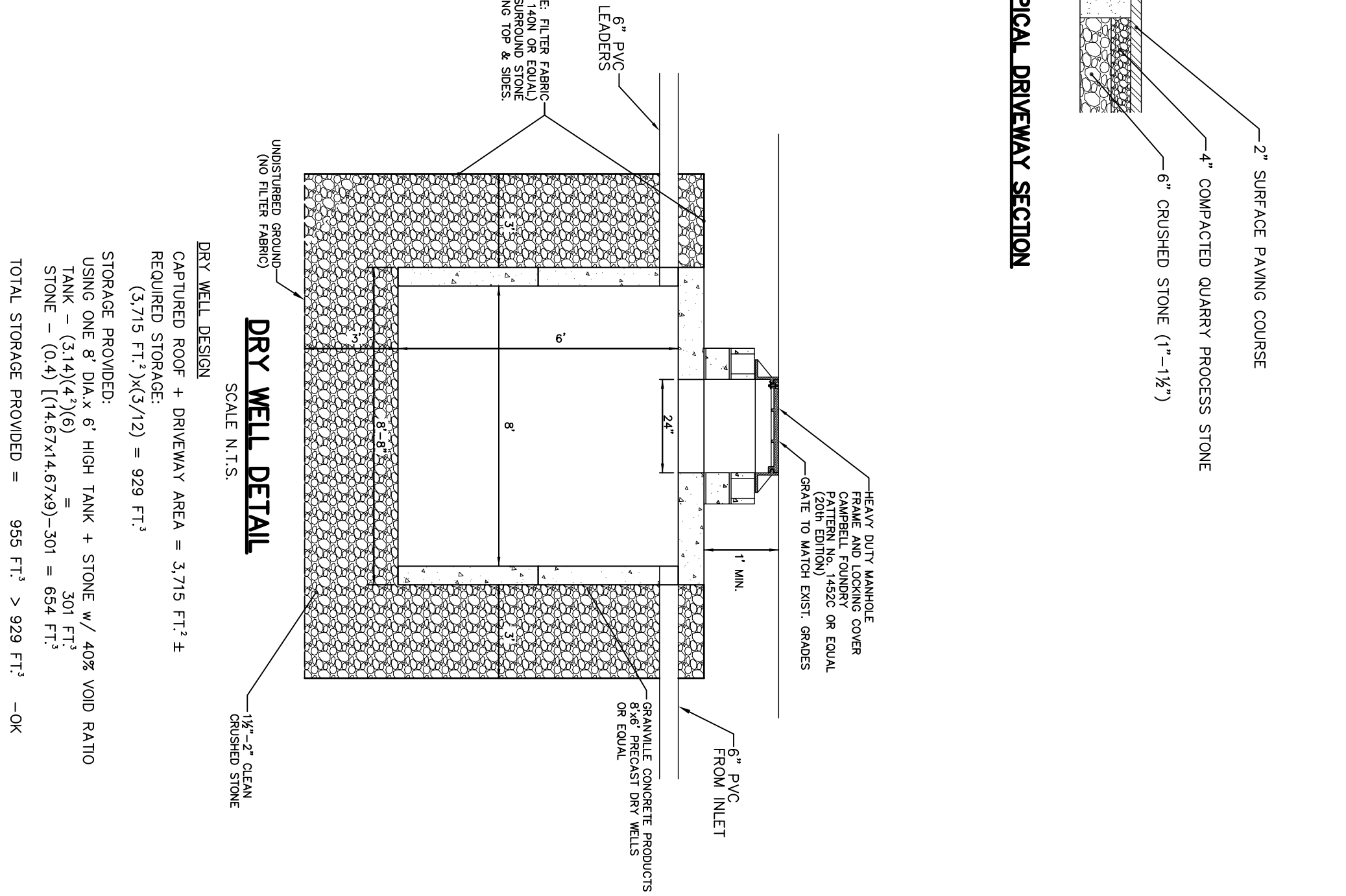
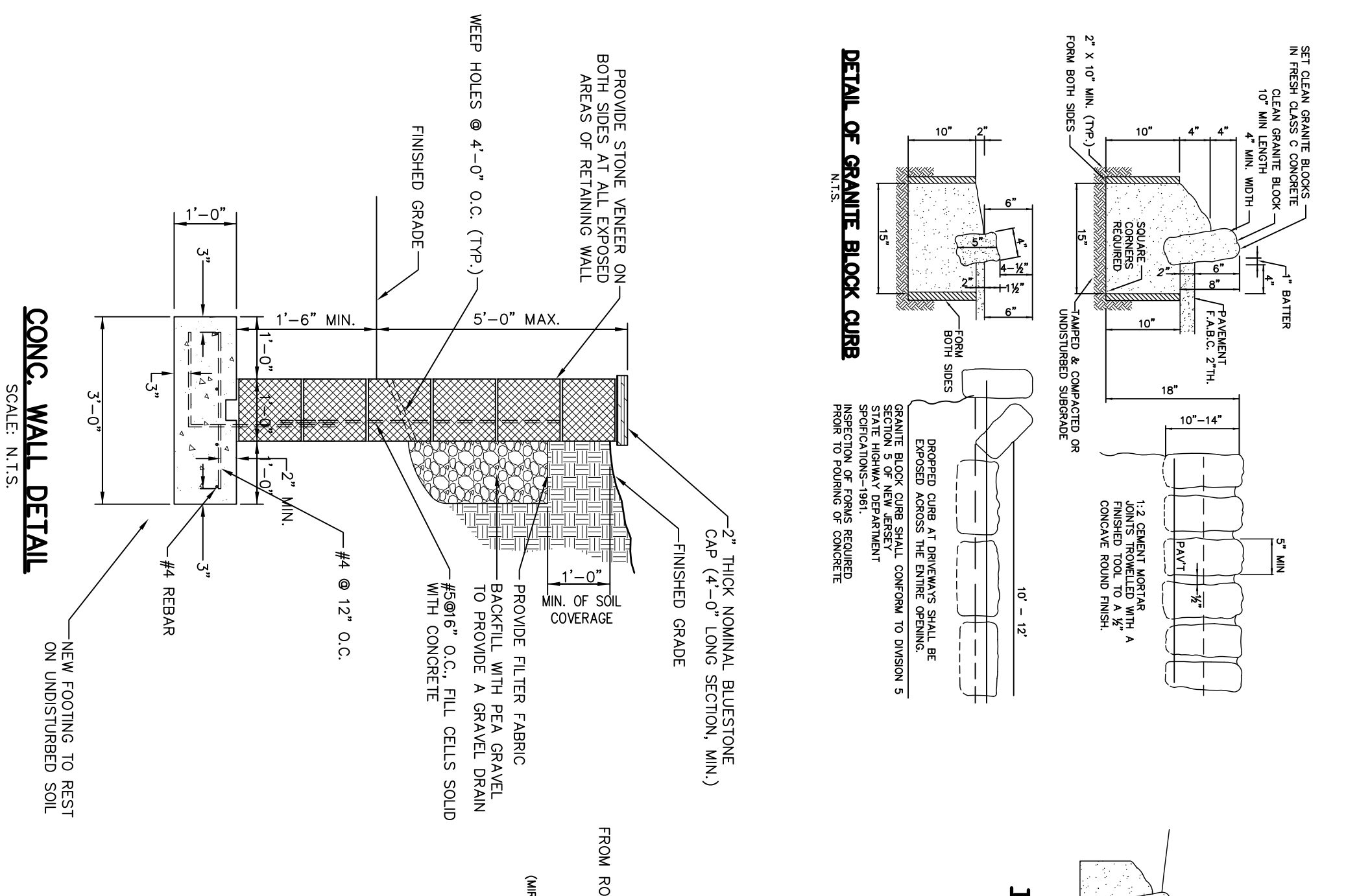
**PROPOSED CONDITIONS**



**HILL CREST (50' WIDE) AVENUE**

**BELLEVUE (40' WIDE) AVENUE**

**PROPOSED CONDITIONS**



**R-25 RESIDENCE ZONE**

BULK REQUIREMENT DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	25,000 S.F.	15,700 S.F.	NO CHANGE
LOT WIDTH - HILL CREST	100 FT.	154.6 FT.	NO CHANGE
LOT WIDTH - BELLEVUE	100 FT.	154.6 FT.	NO CHANGE
FRONT YARD - HILL CREST	35 FT.	32.7 FT.	NO CHANGE
FRONT YARD - BELLEVUE	35 FT.	32.7 FT.	NO CHANGE
SIDE YARD - HILL CREST	17 FT.	54.0 FT.	NO CHANGE
SIDE YARD - BELLEVUE	17 FT.	54.0 FT.	NO CHANGE
COMB. SIDE YARD - BELLEVUE	402' (40.2')	451.1' (45.1')	NO CHANGE
BUILDING HEIGHT	402' (40.2')	52.6' (5.26')	NO CHANGE
MAX. LOT COVERAGE	30% (3,000 S.F.)	24.4% (2,440 S.F.)	NO CHANGE
MAX. FLOOR AREA RATIO	25% (2,500 S.F.)	24.2% (2,420 S.F.)	NO CHANGE

	EXISTING	PROPOSED
HOUSE	2,017 S.F.	1,995 S.F.
FRONT PORCH	142 S.F.	454 S.F.
REAR PORCH	0 S.F.	286 S.F.
REAR WALKS/PATIO/STEPS	665 S.F.	650 S.F.
FRONT WALK	256 S.F.	280 S.F.
FRONT CONNECTING WALK	109 S.F.	290 S.F.
PAVED DRIVEWAY	646 S.F.	1,187 S.F.
TOTAL COVERAGE	3,335 S.F.	5,176 S.F.

**NOTES:**

- THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON JUNE 20, 2025. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, IT IS NOT TO BE CONSIDERED A VALID PLAN FOR CONSTRUCTION. THE DATE OF SURVEY IS SHOWN ON THE PLAN.
- VERTICAL DATUM IS ASSUMED AND IS BASED UPON INLET GRATE ELEVATION AS SHOWN ON THIS PLAN (ELEVATION=99.0).
- THIS SURVEY DOES NOT INCLUDE INVESTIGATION OF ANY ENVIRONMENTAL MATTERS INCLUDING WETLANDS Delineation OR PRESENCE/ABSENCE UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE BASED UPON SURFACE EVIDENCE, MARKETS BY THE UTILITY COMPANIES, EXPRESS OR IMPLIED, REGARDING THE PRESENCE, ABSENCE OR EXACT LOCATIONS OF ANY UNDERGROUND UTILITIES IN THE VICINITY OF THE SUBJECT SITE. ANDREW B. CLARKE, P.E., MAKES NO GUARANTEES, EXPRESS OR IMPLIED, REGARDING THE PRESENCE, ABSENCE OR EXACT LOCATIONS OF ANY UNDERGROUND UTILITIES IN THE VICINITY OF THE SUBJECT SITE. ANY CONTRACTOR INTENDING TO EXCAVATE TO CALL FOR A MARKOUT AND VERIFY THE EXACT LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- THE APPLICANT SHALL NOTIFY THE CITY ENGINEER, AND CITY ENGINEER OR BY THE SOMERSET-UNION SOIL CONSERVATION DISTRICT PRIOR TO ANY SITE DEVELOPMENT WORK AT THE START OF CONSTRUCTION. THE APPLICANT SHALL NOTIFY THE CITY ENGINEER PRIOR TO COMMENCING GRADING PERMIT APPROVAL.
- THE APPLICANT SHALL GRAB THE PROPERTY AND INSTALL ANY REQUIRED CONTROL MEASURES AS MAY BE SHOWN ON THE APPROVED GRADING PLAN OR AS SPECIFIED BY THE GRADING PERMIT OR BOTH, AND SHALL OBTAIN 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 TREES IN THE WORK AREA NOT SCHEDULED FOR REMOVAL ARE TO BE MAINTAINED OPERATIONAL THROUGHOUT THE PROJECT. THOSE TREES SCHEDULED FOR REMOVAL, A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY PRIOR TO SAID REMOVALS.
- SLUMP PUMP DISCHARGES ARE NOT PERMITTED TO BE THROUGH THE CURB OR INTO THE STREET. SLUMP PUMP DISCHARGES AT GRADE MUST DISCHARGE TO A CONCENTRATED FLOW. SLUMP PUMP DISCHARGES AT GRADE MUST DISCHARGE TO A CONCENTRATED FLOW. SLUMP PUMP DISCHARGES AT GRADE MUST DISCHARGE TO A CONCENTRATED FLOW. SLUMP PUMP DISCHARGES AT GRADE MUST DISCHARGE TO A CONCENTRATED FLOW. SLUMP PUMP DISCHARGES AT GRADE MUST DISCHARGE TO A CONCENTRATED FLOW.

**LOT GRADING PLAN**

PREPARED FOR  
**RHOTEN RESIDENCE**  
71 HILL CREST AVENUE  
CITY OF SUMMIT  
UNION COUNTY  
NEW JERSEY

**ABC SURVEYS, LLC**  
PROFESSIONAL LAND SURVEYING AND ENGINEERING  
466 SOUTHERN BOULEVARD  
CHANTAWA NEW JERSEY 07928  
PHONE 973-577-2174 FAX 973-577-5533

**ANDREW B. CLARKE - PLS PE**  
PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE NO. 08105800

JOB NO.: 23033  
DES.: A.B.C.  
SCALE: 1"=20'  
DATE: 08/04/25