



NEIGHBORHOOD AVERAGE ANALYSIS			
BLOCK	LOT	ADDRESS	FRONT YARD
2006	11	77 HILL CREST	72.0'*
2006	12	81 HILL CREST	86.3'*
2006	13	85 HILL CREST	80.8'*
2101	9	80 HILL CREST	52.8'
2101	10	76 HILL CREST	66.4'
HILL CREST AVERAGE:			59.6'

\* SETBACKS MORE THAN 2x THE ZONE MINIMUM ARE NOT USED IN AVERAGE

NEIGHBORHOOD AVERAGE ANALYSIS			
BLOCK	LOT	ADDRESS	FRONT YARD
2006	7	69 BELLEVUE	44.0'
2006	8	73 BELLEVUE	52.8'
2006	9	77 BELLEVUE	29.6'
1104	8	67 HILL CREST	34.6'
1104	9	80 BELLEVUE	56.3'
BELLEVUE AVERAGE:			43.5'

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 AN OFFICIAL COPY AND THE SITE MAY HAVE CHANGED SINCE THE DATE OF THE FIELD SURVEY.
- 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 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.

R-25 RESIDENCE ZONE

BULK REQUIREMENT DESCRIPTION	REQUIRED/ALLOWED	EXISTING
LOT AREA	25,000 S.F.	15,700 S.F.
LOT WIDTH-HILL CREST	100 FT.	154.6 FT.
LOT WIDTH-BELLEVUE	100 FT.	100.6 FT.
FRONT YARD-HILL CREST	35 FT.	33.7 FT.
FRONT YARD-BELLEVUE	35 FT.	27.3 FT.
SIDE YARD-HILL CREST	17 FT.	54.0 FT.
SIDE YARD-BELLEVUE	17 FT.	16.7 FT.
COMB. SIDE YARD-HILL CREST	40% (61.8')	52.6% (81.3')
COMB. SIDE YARD-BELLEVUE	40% (40.2')	50.1% (50.4')
BUILDING HEIGHT	35 FT.	-- FT.
MAX. LOT COVERAGE	30% (4,710 S.F.)	24.4% (3,835 S.F.)
MAX. BUILDING COVERAGE	14% (2,198 S.F.)	13.8% (2,159 S.F.)

COVERAGE CALCULATIONS

	EXISTING
HOUSE	2,017 S.F.
FRONT PORCH	142 S.F.
REAR WALKS/PATIO/STEPS	665 S.F.
FRONT WALK	256 S.F.
FRONT CONNECTING WALK	109 S.F.
PAVED DRIVEWAY	646 S.F.
TOTAL COVERAGE	3,835 S.F.

TOPOGRAPHIC SURVEY

PREPARED FOR  
**RHOTEN RESIDENCE**  
71 HILL CREST AVENUE  
TAX LOT 10 IN BLOCK 2006  
CITY OF SUMMIT  
UNION COUNTY NEW JERSEY



**ABC SURVEYS, LLC**

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**ANDREW B. CLARKE-PLS,PE**

NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. GB04105600

JOB No.: 23033

DES.: A.B.C.

SCALE: 1"=20'

DATE: 08/04/25