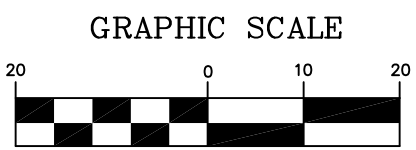


LOT 5

FERNWOOD (50' WIDE) ROAD

RIDGE (50' WIDE) ROAD



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

EXISTING HEIGHT ANALYSIS

AVERAGE GRADE PLANE:

AVERAGE GRADE FOR 27 DATA POINTS SHOWN = 198.0

EXIST. BUILDING HEIGHT:

EXIST. ROOF PEAK - AVG. GRADE PLANE = 236.9 - 198.0 = 38.9 FT.

R-43 RESIDENTIAL ZONE

BULK REQUIREMENT DESCRIPTION	REQUIRED/ALLOWED	EXISTING
LOT AREA	43,000 S.F.	45,621 S.F.
LOT WIDTH	150 FT.	210.25 FT. (RIDGE) 220.7 FT. (FERNWOOD)
FRONT YARD	50 FT.	64.4 FT. (RIDGE) 78.9 FT. (FERNWOOD)
REAR YARD	50 FT.	N/A
SIDE YARD (ONE)	25 FT.	34.4 FT. (RIDGE) 113.0 FT. (FERNWOOD)
COMBINED SIDE YARD	40%	53.9% (RIDGE) 80.4% (FERNWOOD)
MAX. BLDG. COVERAGE	12% (5,474 S.F.)	9.4% (4,272 S.F.)
MAX. LOT COVERAGE	30% (13,686 S.F.)	28.6% (13,065 S.F.)
BUILDING HEIGHT	35 FT.	38.9 FT.
MAX. GROSS HEIGHT	40 FT.	41.3 FT.

COVERAGE CALCULATIONS

	EXISTING
HOUSE	2,770 S.F.
ROOF OVERHANGS	578 S.F.
PORCH	45 S.F.
TERRACE	184 S.F.
GREENHOUSE	0 S.F.
GARAGE	695 S.F.
WALKS & PATIOS	1,307 S.F.
PAVED DRIVEWAY	4,253 S.F.
POOL SURFACE	0 S.F.
STONE DRIVEWAY	3,233 S.F.
TOTAL COVERAGE	13,065 S.F.

NOTES:

- 1.) THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON NOVEMBER 7, 2023. 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.
- 2.) VERTICAL DATUM IS ASSUMED AND IS BASED UPON EXISTING FIRST FLOOR ELEVATION AS SHOWN ON THIS PLAN, ELEVATION=201.9.
- 3.) THIS SURVEY DOES NOT INCLUDE INVESTIGATION OF ANY ENVIRONMENTAL MATTERS INCLUDING WETLANDS DELINEATION OR PRESENCE/ABSENCE.
- 4.) 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.

TOPOGRAPHIC SURVEY

PREPARED FOR
THE KESHAVA 2012 TRUST
19 RIDGE ROAD
TAX LOT 4 IN BLOCK 2202
CITY OF SUMMIT
UNION COUNTY NEW JERSEY



ABC SURVEYS, LLC

PROFESSIONAL LAND SURVEYING AND ENGINEERING

466 SOUTHERN BOULEVARD
CHATHAM, NEW JERSEY 07928
VOICE 973-377-2174 FAX 973-377-5533

ANDREW B. CLARKE-PLS, PE

NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. GB04105600

JOB No.: 23090

DES.: A.B.C.

SCALE: 1"=20'

DATE: 10/14/23