

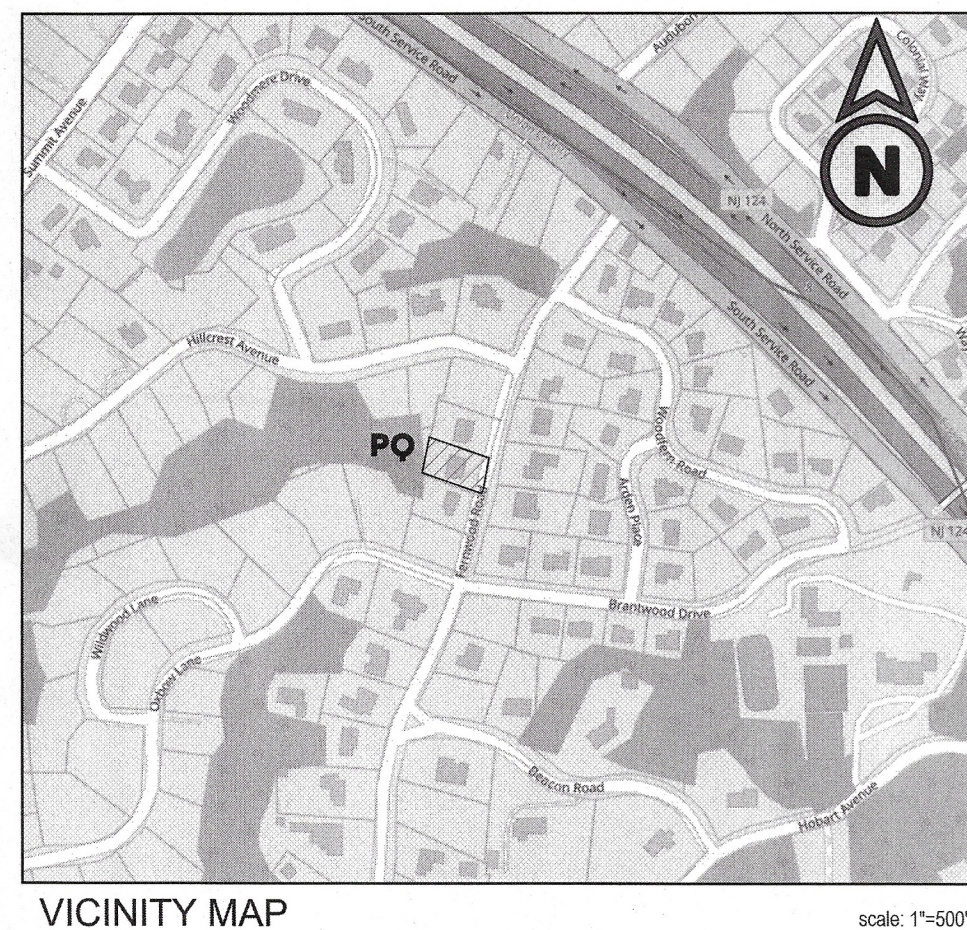
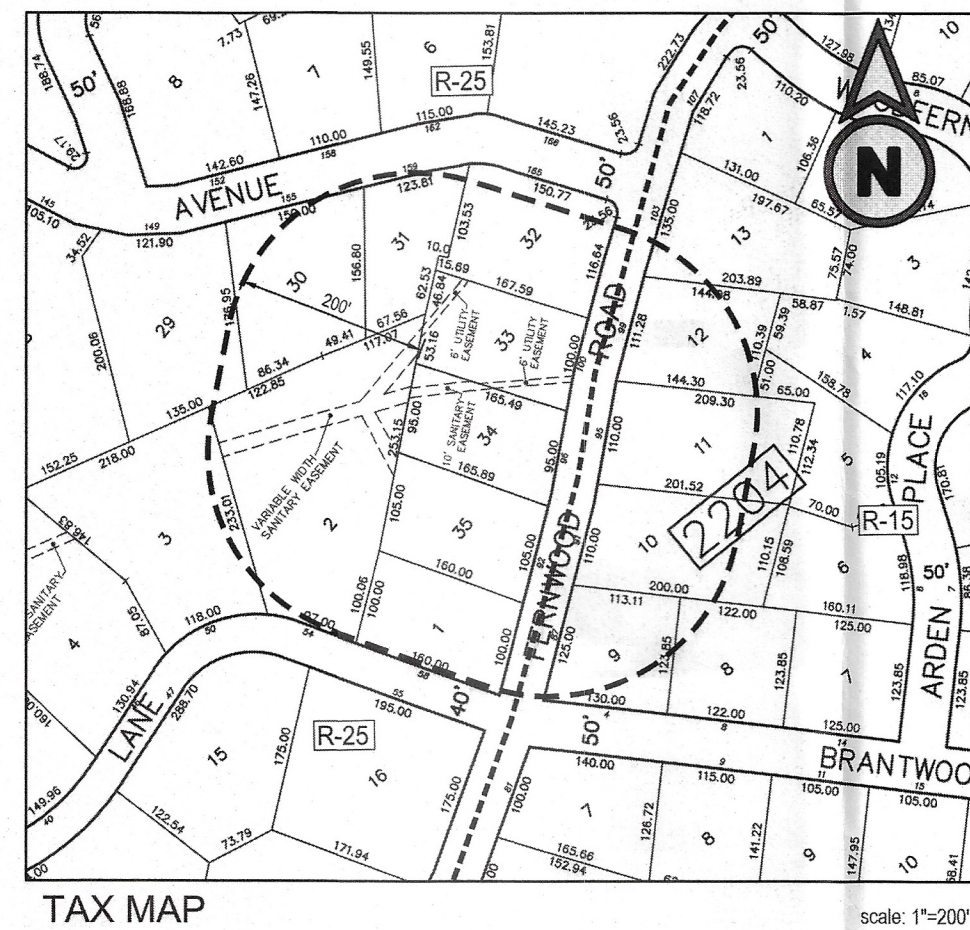
VARIANCE PLAN

96 FERNWOOD ROAD

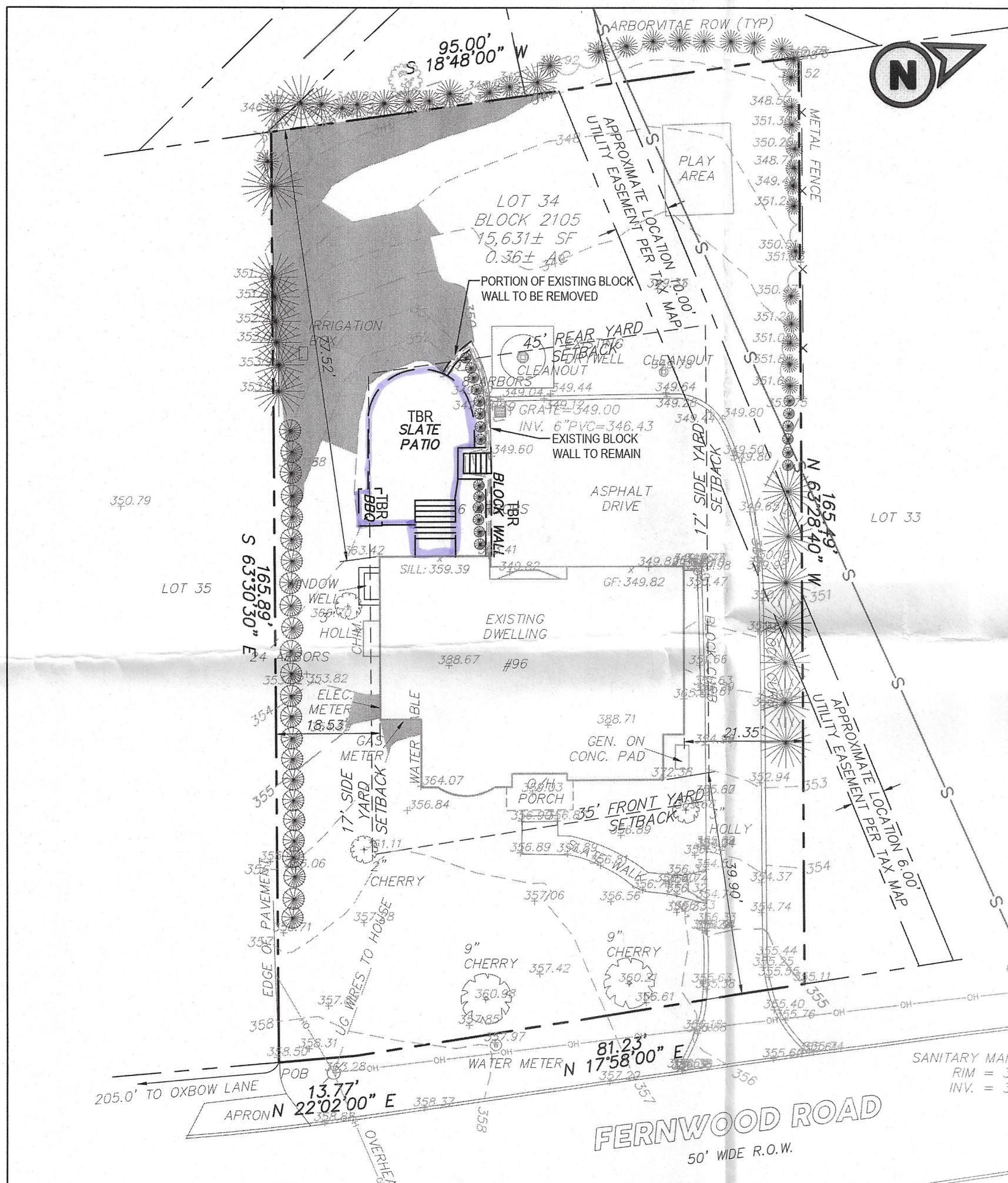
BLOCK 2105, LOT 34
CITY OF SUMMIT
UNION COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN TWO HUNDRED FEET

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
2105	1	BUCKLEY, JOSEPH L. 58 OX BOW LANE SUMMIT, NJ 07901	2204	9	SHEIMAN, JONATHAN CRAIG & CAROLYN 87 FERNWOOD ROAD SUMMIT, NJ 07901
2105	2	PRESENT: DOUGLAS A & SUSAN 54 OX BOW LANE SUMMIT, NJ 07901	2204	10	LORENZ, WILLIAM A. & VICTORIA A. 91 FERNWOOD ROAD SUMMIT, NJ 07901
2105	30	DEFAZZO, ANDREW & SKOCZYLA, JILL 155 HILL CREST AVE SUMMIT, NJ 07901	2204	11	NICHOLAS, JOHN & SUSAN 95 FERNWOOD RD SUMMIT, NJ 07901
2105	31	ZACHARIAS, MICHAEL A & REBECCA L. 150 HILL CREST AVE SUMMIT, NJ 07901	2204	12	MC GARRY, ROBIN & FRANCIOSA, JOSEPH 99 FERNWOOD RD SUMMIT, NJ 07901
2105	33	MORETTI, ANTHONY & TINA M 100 FERNWOOD RD SUMMIT, NJ 07901	2204	12	KOWALCZYK, LUDWICK & TERESA 103 FERNWOOD ROAD SUMMIT, NJ 07901
2105	35	SHAH, CHINTAN T & RESHMA L. 92 FERNWOOD RD SUMMIT, NJ 07901			



A-1
12/1/25



EXISTING CONDITIONS, STEEP SLOPES AND REMOVALS PLAN

scale: 1"=20'

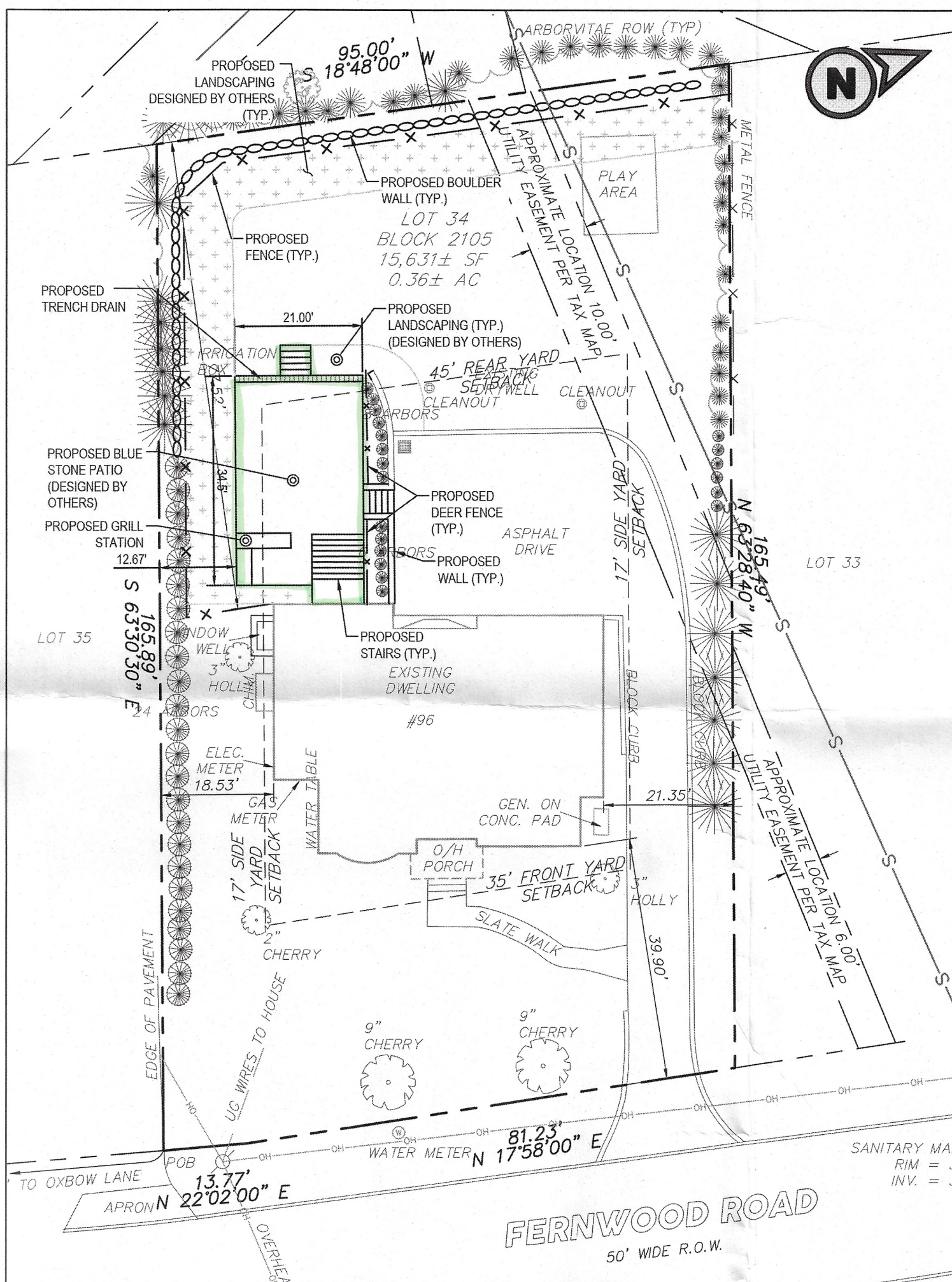
GENERAL NOTES

- LOCATION: BLOCK 2105, LOT 34
96 FERNWOOD ROAD
CITY OF SUMMIT
UNION COUNTY, NEW JERSEY
TAX MAP SHEET #21
- OWNER/APPLICANT: CHRISTOPHER C & ABIGAIL CAPONETTI
96 FERNWOOD ROAD
SUMMIT, NJ 07901
- LOT AREA: 15,631 S.F. (0.36 ACRES)
- ZONE DISTRICT: R-25 RESIDENTIAL DISTRICT
- EXISTING USE: SINGLE-FAMILY
- PROPOSED USE: NO CHANGE
- INFORMATION SHOWN TRANSFERRED FROM A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, OES PROPERTIES, LLC, LOT 79 BLOCK 2906, 148 SYCAMORE AVENUE, TOWNSHIP OF LIVINGSTON, ESSEX COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING, DATED OCTOBER 12, 2023.
- THE PROPOSED DWELLING TRANSFERRED FROM ARCHITECTURAL DRAWINGS.
- THIS PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM - FIRM FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY, MAP NUMBER 340130091F, EFFECTIVE DATE JUNE 4, 2007. SUBJECT SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- ELEVATIONS AS SHOWN ARE BASED ON VERTICAL DATUM NAVD83.
- PUBLIC, SEWER, WATER, GAS, ELECTRIC, CATV AND TELEPHONE SERVICES ARE PRESENTLY SERVING THE EXISTING BUILDING.
- ALL PROPOSED CONSTRUCTION TO BE IN CONFORMANCE WITH THE TOWNSHIP OF LIVINGSTON STANDARDS DETAILS AND IN ACCORDANCE WITH ALL APPLICABLE STATE, COUNTY AND MUNICIPAL REQUIREMENTS.
- THIS PLOT PLAN MAKES NO CERTIFICATION OR REPRESENTATION AS TO THE LOCATION OF ANY UNDERGROUND ELECTRICAL, PHONE OR CABLE CONDUITS AND/OR WIRES WHICH MAY BE PRESENT ON THE SITE.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS HAVE BEEN OBTAINED AND ALL CONDITIONS OF APPROVAL/HAVE BEEN SATISFIED.
- CONTRACTOR SHALL NOTIFY THIS OFFICE AND THE TOWNSHIP ENGINEER, PRIOR TO MAKING ANY CHANGES DUE TO SITE CONDITIONS. ANY CHANGES MUST BE APPROVED BY BOTH OFFICES PRIOR TO CONSTRUCTION.
- PROPOSED GRADING TO BE DONE AS 3:1 MAXIMUM AND 2:0% MINIMUM WITHIN LAWN AREAS.
- CONTRACTOR IS ADVISED THAT ALL APPLICABLE OSHA SAFETY REGULATIONS MUST BE FOLLOWED DURING THE COURSE OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTENTIAL SHEETING AND SHORING OF EXCAVATIONS. THESE ENGINEERING DRAWINGS ARE NOT INTENDED TO ILLUSTRATE METHODS OF CONSTRUCTION AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO EVALUATE THE ACTUAL SITE CONDITIONS AND COMPLY WITH APPLICABLE SAFETY REGULATIONS.

STEEP SLOPES ANALYSIS LEGEND

SYMBOL	DEFINITION	AREA SHOWN	PORTION DISTURBED
[Symbol]	AREA 1: SLOPES 0-14.9%	14,097 S.F.	2,972 S.F.
[Symbol]	AREA 2: SLOPES 15-24.9%	1,534 S.F.	1,485 S.F.
	TOTAL	15,631 S.F.	4,457 S.F.

PLOT PLAN



scale: 1"=20'

ZONING TABULATION

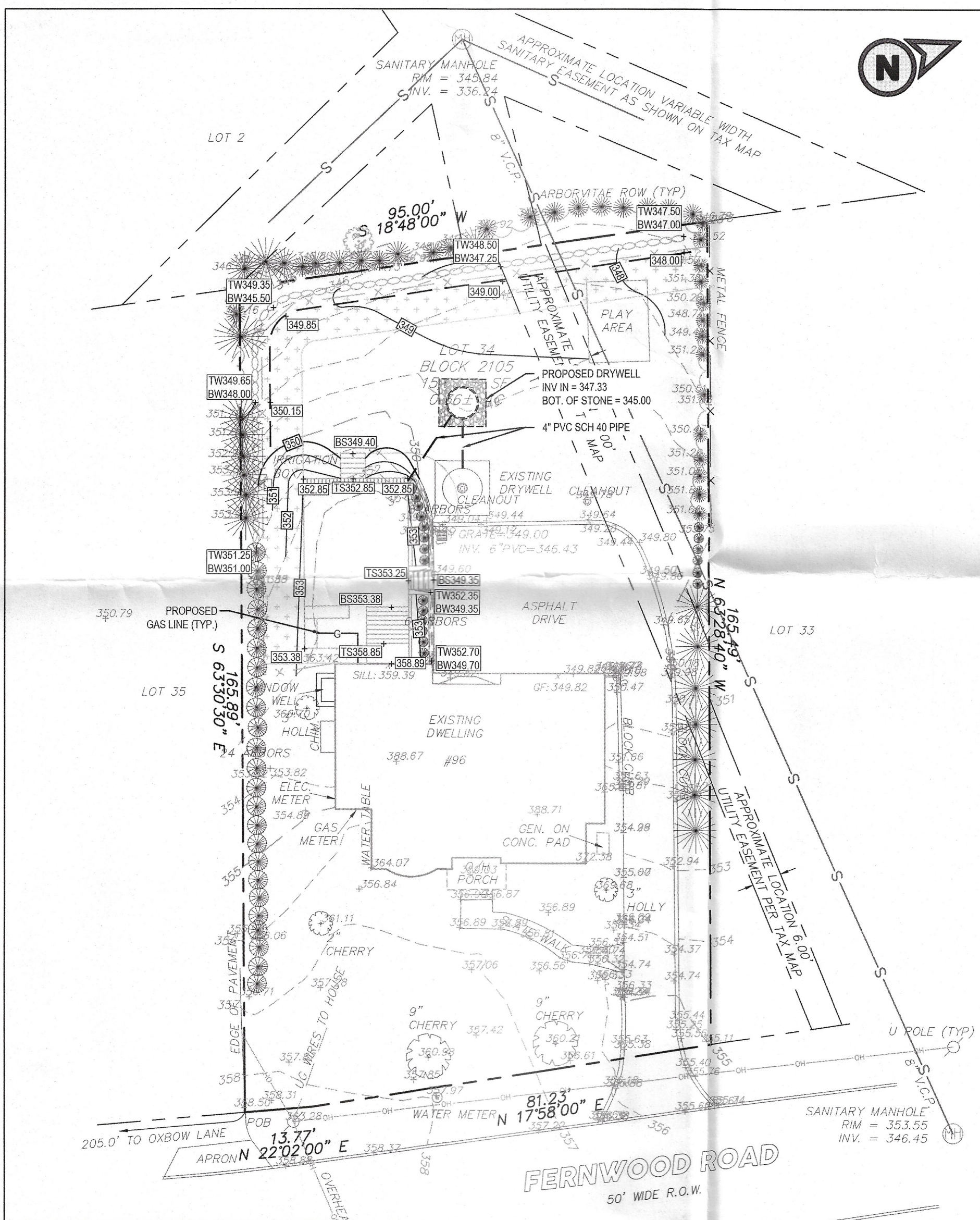
ZONING DISTRICT: R-25 RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	25,000 S.F.	15,631 S.F.*	NO CHANGE
MINIMUM LOT WIDTH	100 FT.	95.05 FT.*	NO CHANGE
MINIMUM FRONT YARD SETBACK	35 FT.	39.9 FT.	NO CHANGE
MINIMUM SIDE YARD SETBACK (EACH)	17 FT.	18.53 FT.	NO CHANGE
MINIMUM SIDE YARD SETBACK (AGGREGATE)	38.02 FT.†	39.88 FT.	NO CHANGE
MINIMUM REAR YARD SETBACK	45 FT.	77.52 FT.	NO CHANGE
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.	NO CHANGE
MAXIMUM STORIES	2	2	NO CHANGE
MAXIMUM BUILDING LOT COVERAGE	14%	13.5%	NO CHANGE
MAXIMUM LOT COVERAGE	30%	31.4%*	33.3%(V)
MAXIMUM FLOOR AREA RATIO	0.21	0.26*	NO CHANGE

- * PRE-EXISTING NONCONFORMITY
† VARIANCE REQUESTED
V THE AGGREGATE WIDTH OF THE TWO SIDE YARDS SHALL EQUAL AT LEAST 40% OF THE LOT WIDTH AT THE BUILDING LINE.
0.4 X 95.05 FT. = 38.02 FT.

VARIANCE REQUEST

SECTION	DESCRIPTION
§35-16.1H.1	THE MAXIMUM CUMULATIVELY DISTURBED STEEP SLOPES IS 1,000 SQUARE FEET; WHEREAS 1,485 SQUARE FEET OF DISTURBED STEEP SLOPES IS BEING PROPOSED.
ATTACHMENT 3	THE MAXIMUM LOT COVERAGE IS 30% OF THE LOT; WHEREAS 33.3% LOT COVERAGE IS BEING PROPOSED.
ATTACHMENT 3	THE MINIMUM SIDE YARD SETBACK IS 17 FEET; WHEREAS 12.67 FEET SIDE YARD IS BEING PROPOSED.



GRADING & UTILITY PLAN

scale: 1"=20'

LOT COVERAGE TABULATION

EXISTING	PROPOSED
DWELLING & OVERHANG	2,115 S.F.
WINDOW WELL	25 S.F.
PATIO, WALKS & PATIO	970 S.F.
DRIVEWAY	2,095 S.F.
TOTAL	5,211 S.F.

(4,912 S.F./15,631 S.F. = 0.314) 31.4%

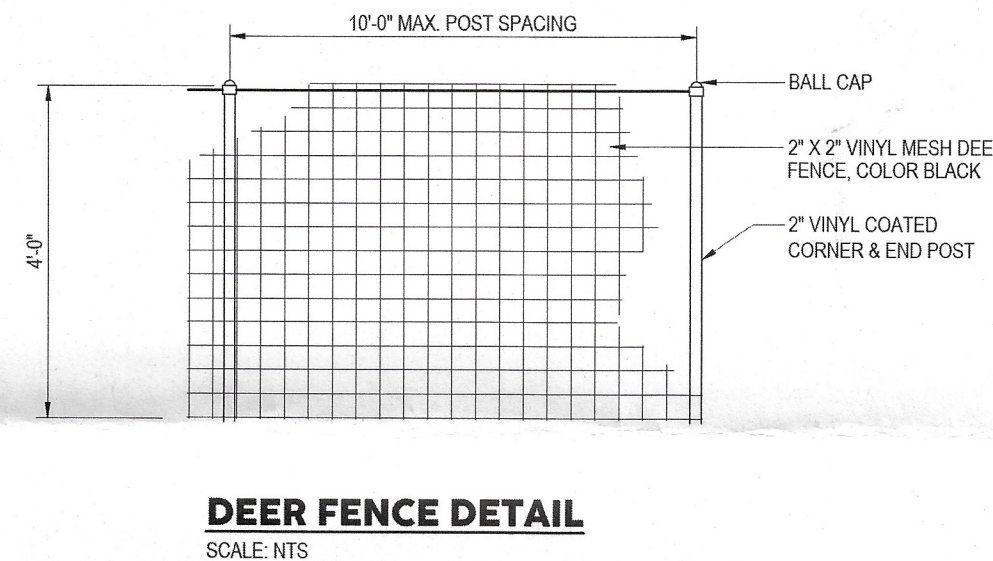
(5,211 S.F./15,631 S.F. = 0.333) 33.3%

FLOOR AREA TABULATION

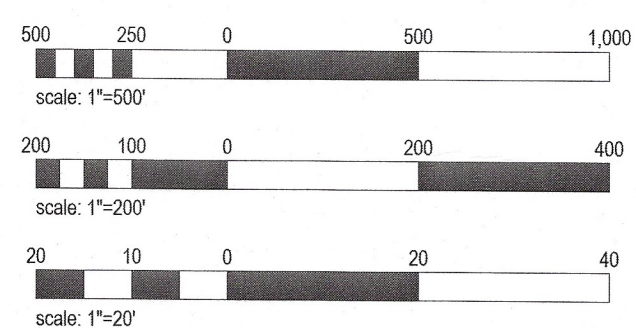
EXISTING FLOOR AREA (A)	PROPOSED BUILDING COVERAGE
DWELLING - 1ST FL.	2,043 S.F.
DWELLING - 2ND FL.	2,043 S.F.
TOTAL	4,086 S.F.

(4,086 S.F./15,631 S.F. = 0.26)

* BASED ON DWELLING FOOTPRINT



DEER FENCE DETAIL
SCALE: NTS



CITY OF SUMMIT PLANNING BOARD SIGNATURES

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
CITY ENGINEER	DATE

Careaga engineering inc.
382 Route 46 West, Equity Plaza Suite 5, Budd Lake NJ 07826
www.CareagaEngineering.com - Fax: (973) 445-0652 Tel: (973) 445-0651
State Board of Professional Engineers and Land Surveyors
NJ C of A # 24GA28089000

JEFFREY J. CAREAGA
PROFESSIONAL ENGINEER, N.J. LIC. NO. 35973

2	11/4	PER CITY COMMENTS	HR
1	08/29	ZONING BOARD COMMENTS	HR
NO.	DATE	DESCRIPTION	BY
CLIENT: CHRISTOPHER C & ABIGAIL CAPONETTI 96 FERNWOOD ROAD SUMMIT, NJ 07901			

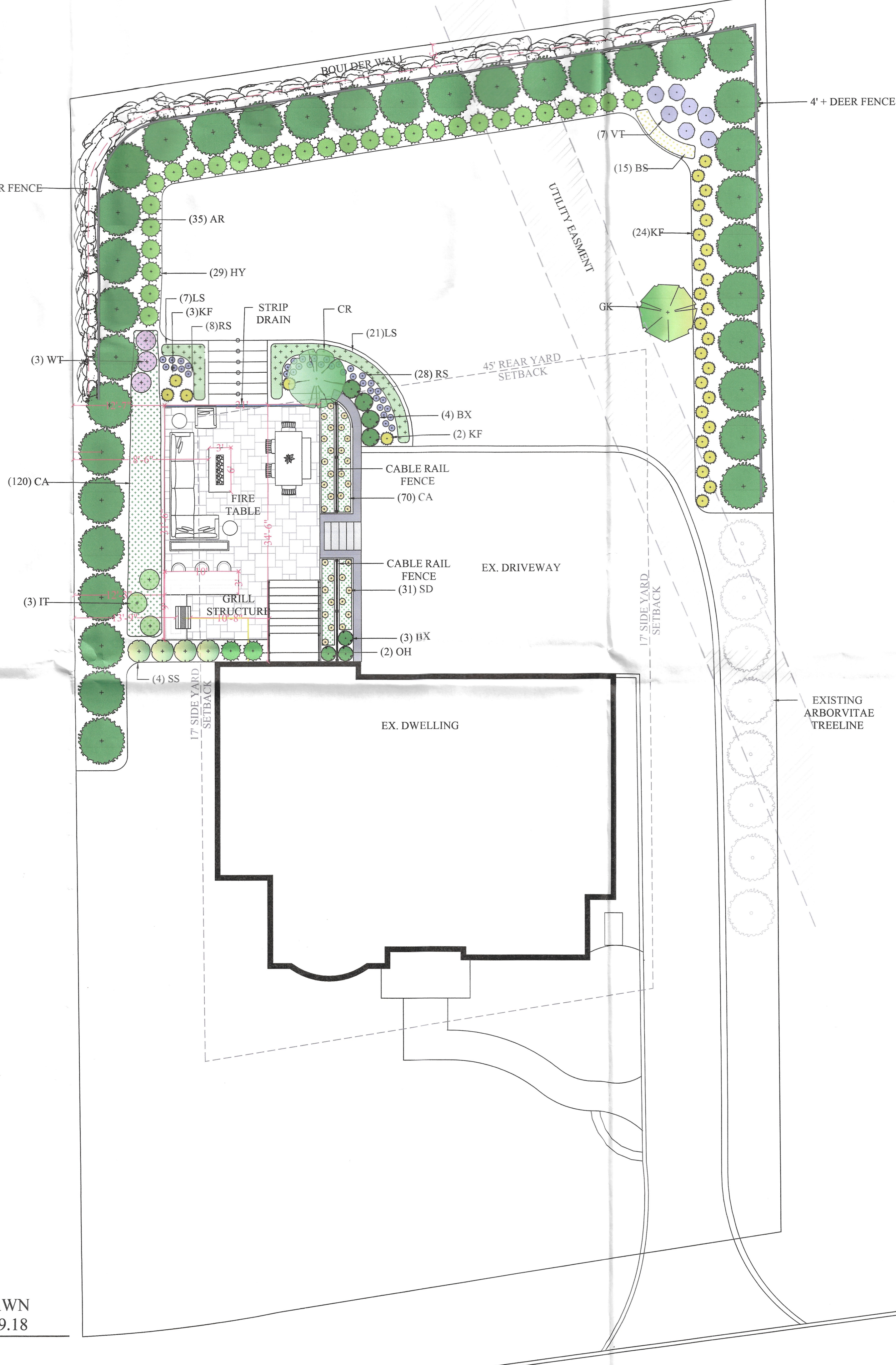
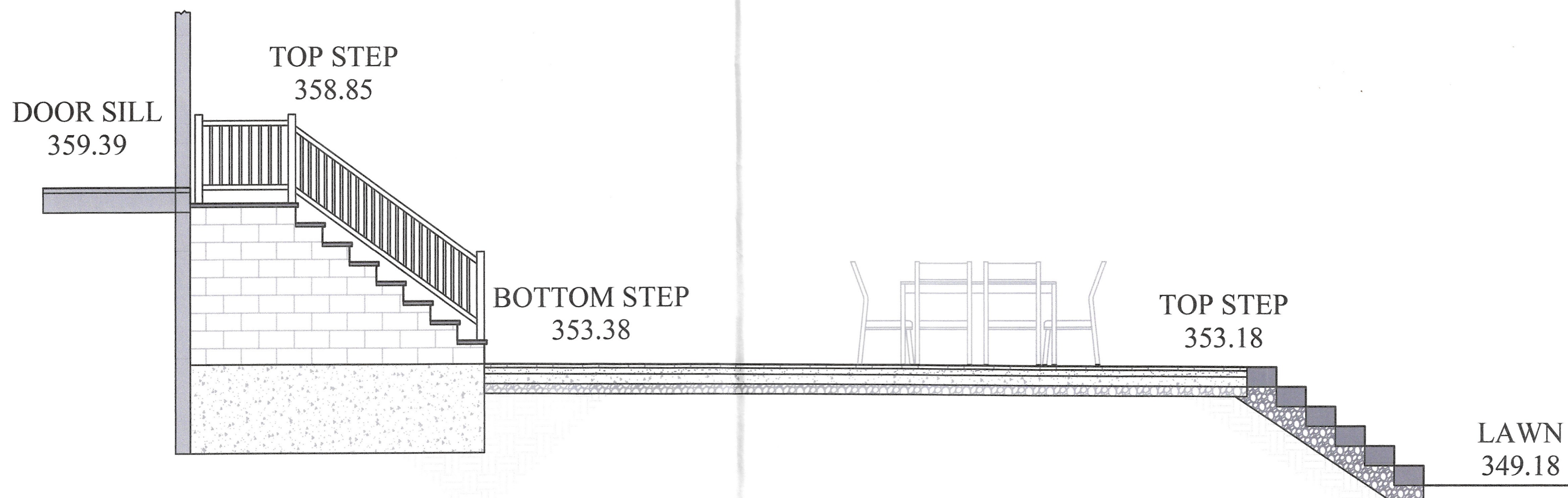
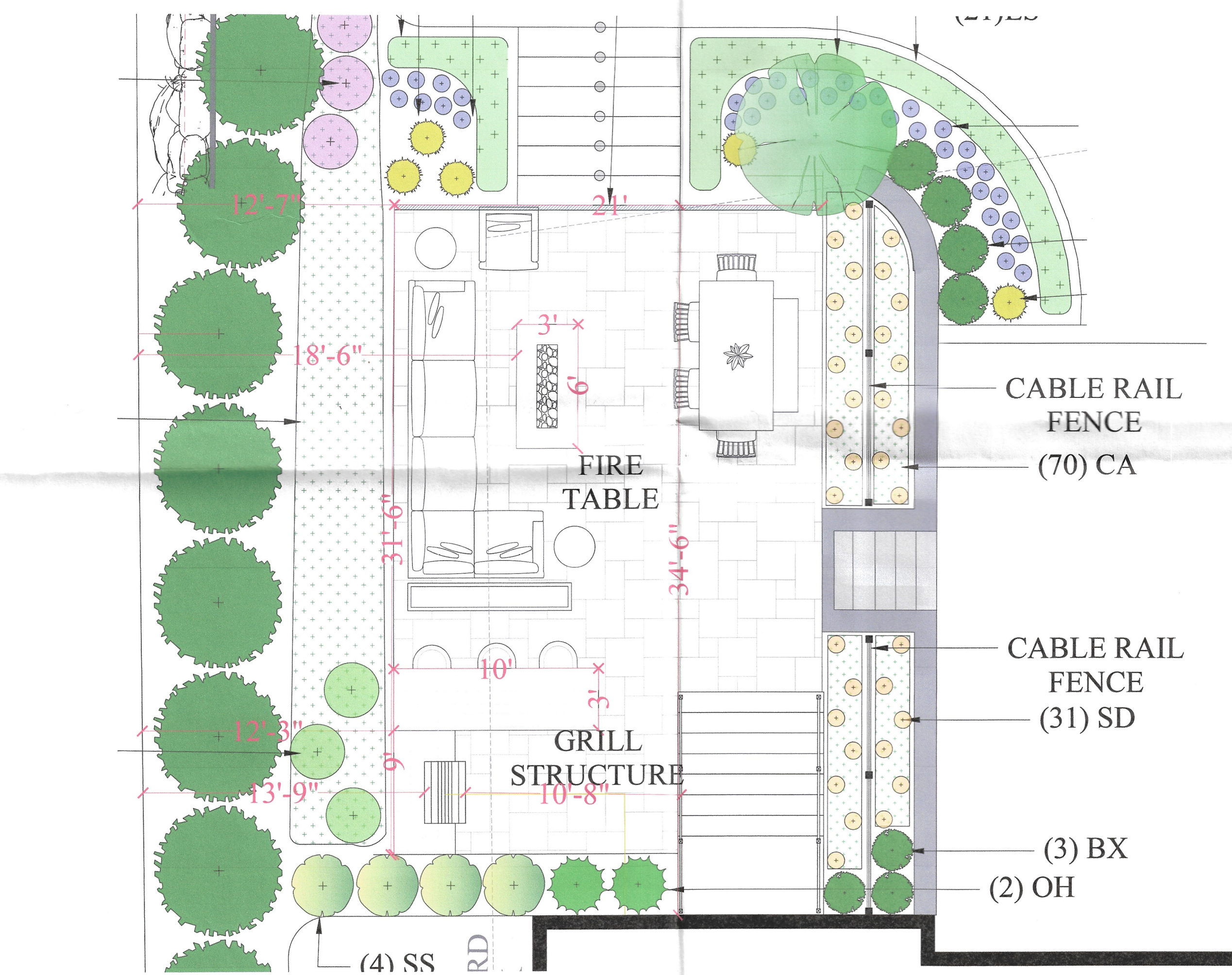
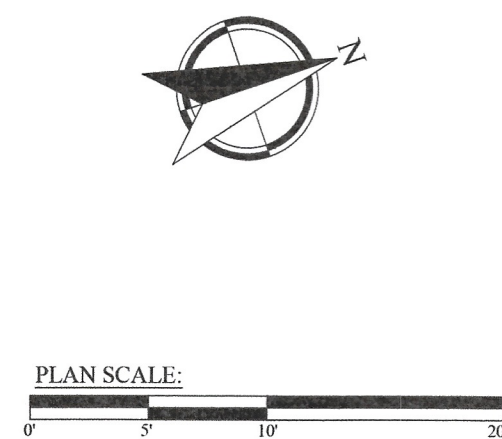
VARIANCE PLAN

96 FERNWOOD ROAD
LOT 34 BLOCK 2105
SITUATED IN:
CITY OF SUMMIT

UNION COUNTY	NEW JERSEY
DATE: 04/30/2024	SCALE: SHOWN
DRAWN BY: HR	CHECKED BY: JCC
PROJECT NUMBER: 15869	SHEET: 1 OF 2

Exhibit A-1
12/1/25
26-25-2294

Fernwood - Plant Key				
Common Name	Botanical Name	Size	Label	Amount
Natchez Grape Myrtle	<i>Lagerstroemia x 'Natchez'</i>	12-14'	CR	1
Ginkgo (Male)	<i>Ginkgo biloba</i>	12-14'	GK	1
Slender Silhouette Sweetgum	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	8 - 10'	SG	4
Green Giant Arborvitae	<i>Thuja 'Green Giant'</i>	8 - 10'	AR	35
Little Lime Hydrangea	<i>Hydrangea paniculata</i>	3 GAL	LL	29
Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	5 GAL	OH	2
Witchhazel	<i>Hamamelis virginiana</i>	5 GAL	WT	3
Chastetree	<i>Vitex agnus-castus</i>	5 GAL	VT	7
Green Velvet Boxwood	<i>Buxus 'Green Velvet'</i>	30"H	BX	7
Virginia Sweetspire	<i>Itea virginica</i>	3 GAL	IT	3
Russian Sage	<i>Perkovskia atriplicifolia</i>	1 GAL	RS	36
Black Eyed Susan	<i>Rudbeckia hirta</i>	1 GAL	BS	15
Low Grow Sumac	<i>Rhus aromatica</i>	1 GAL	LS	28
Sedum	<i>Hylitelephium spectabile</i>	1 GAL	SD	31
Karl Foerster Grass	<i>Calamagrostis acutiflora</i>	1 GAL	KF	29
Pennsylvania Sedge	<i>Carex pensylvanica</i>	1 GAL	CA	190



OUTDOOR DIGS, LLC
PHONE: 937-627-5263
EMAIL: OFFICE@OUTDOORDIGS.COM

THESE DRAWINGS BELONG TO
OUTDOOR DIGS, LLC AND
ARE ONLY FOR THIS PROJECT. THEY CAN'T
BE USED FOR OTHER PROJECTS OR
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ALL RIGHTS RESERVED.

NOTES:
- UPDATED NORTH ARROW
- REMOVED ARBORVITAE
HEADGE BY STREET

PROJECT:
FERNWOOD ROAD

LOCATION:
SUMMIT, NJ

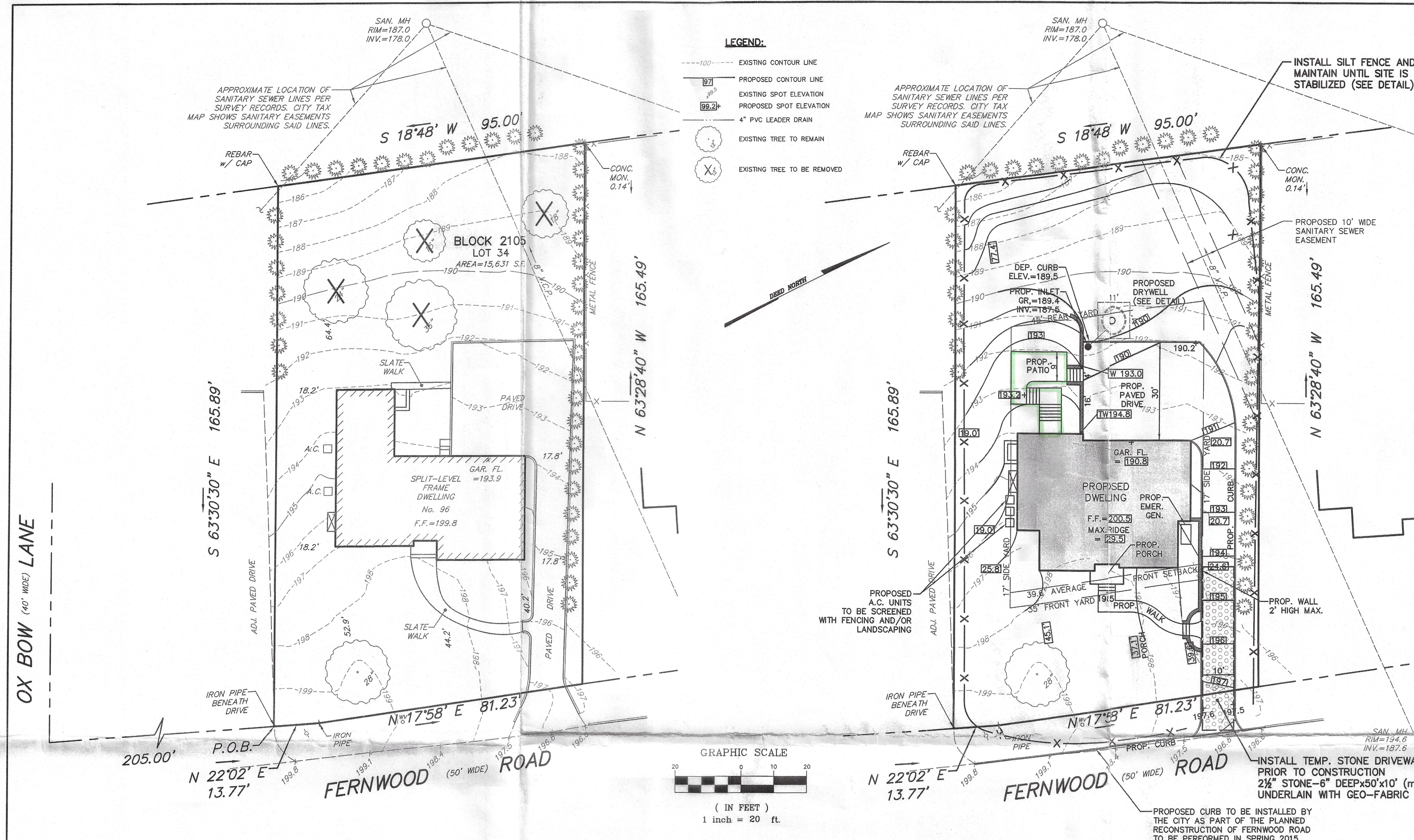
DRAWING:
PLANTING PLAN

SCALE: 1/8" = 1' DATE: 11/25/2025

ISSUED:

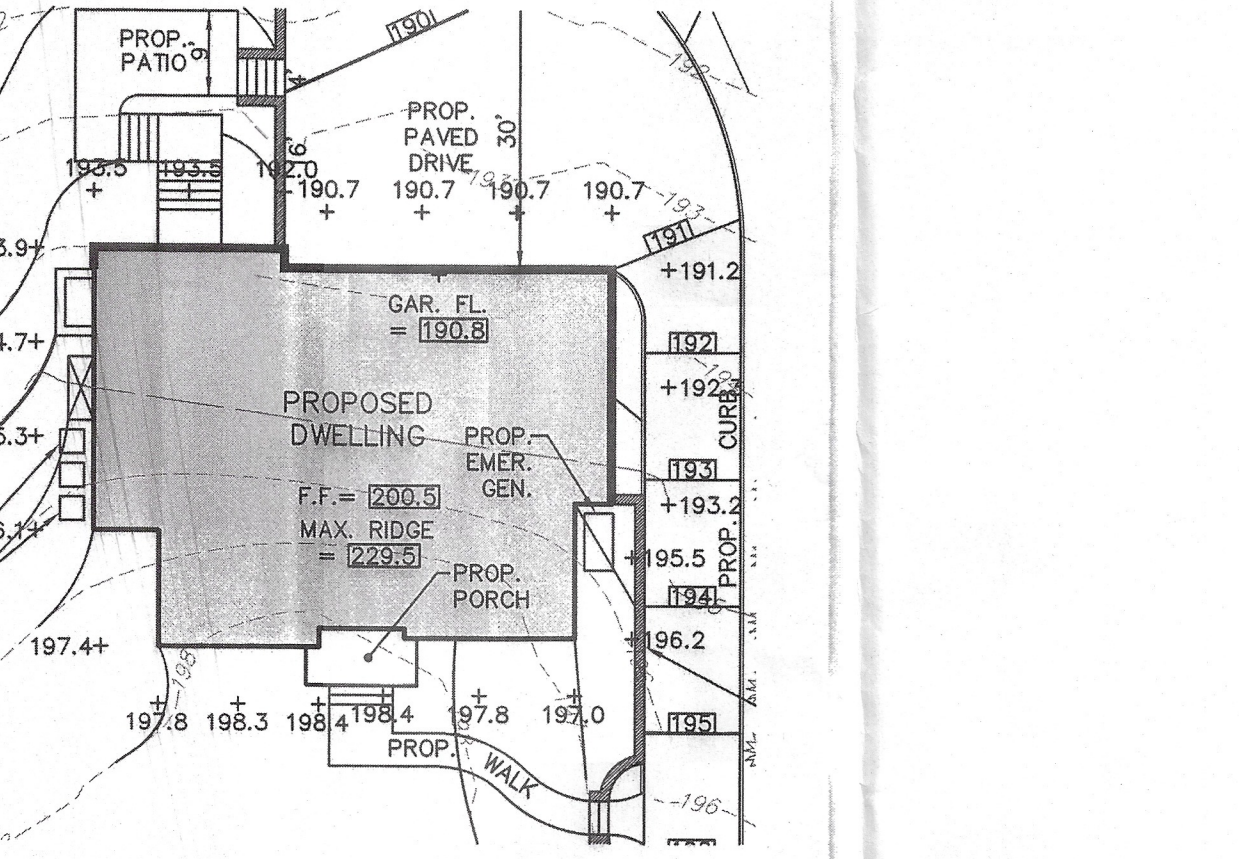
SHEET NUMBER:

P 1.1



- ### SOIL EROSION AND SEDIMENT CONTROL NOTES
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" (REVISED 1987) AND WILL BE IN PLACE PRIOR TO ANY SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 - THE CITY OF SUMMIT WILL BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
 - DURING AND AFTER CONSTRUCTION, THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATIVE COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE CITY.
 - A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 2 1/2" CRUSHED STONE, WILL BE AT LEAST 560 FEET LONG AND THE WIDTH OF THE EXIT ROADWAY OR DRIVEWAY, AND WILL BE PROPERLY MAINTAINED.
 - ALL PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
 - ALL NEW ROADWAYS AND DRIVEWAYS WILL BE TREATED WITH A SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
 - DISTURBED AREAS SHALL BE MAINTAINED IN A ROUGH GRADED CONDITION AND TEMPORARILY SEEDED AND MULCHED UNTIL PROPER WEATHER CONDITIONS EXIST FOR THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
 - ALL SOIL STOCKPILED FOR A PERIOD OF GREATER THAN 30 DAYS WILL BE TEMPORARILY SEEDED AND MULCHED.
 - STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.
 - IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT AT A 2 TON/ACRE RATIO RATE, ACCORDING TO STATE STANDARDS.
 - TEMPORARY STABILIZATION - ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION ACTIVITIES SHALL IMMEDIATELY BE STABILIZED UPON DISTURBANCE BY APPLYING THE FOLLOWING:
 - GROUND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET.
 - FERTILIZER AT A RATE OF 14 POUNDS PER 1,000 SQUARE FEET USING A 10-20-10 ANALYSIS OR AN EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4".
 - SEED SHALL BE ANNUAL RYEGRASS APPLIED AT NOT LESS THAN ONE POUND PER 1,000 SQUARE FEET.
 - MULCH ALL NEWLY SEEDED AREA WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET ACCORDING TO THE NJ STANDARD. MULCH SHALL NOT BE GROUND INTO SHORT PIECES AND IN NO CASE SHALL MORE THAN 5 DAYS ELAPSE BETWEEN SEEDING AND MULCHING.
 - MULCH SHALL BE ANCHORED WITH A LIQUID MULCH BINDER APPLIED AT A RATE OF ONE GALLON PER 1,000 SQUARE FEET OR BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING).
 - SEEDING DATES: THE FOLLOWING ARE THE RECOMMENDED SEEDING DATES FOR THE ESTABLISHMENT OF TEMPORARY OR PERMANENT VEGETATION:
 - SPRING: MARCH 1 - MAY 15
 - FALL: AUGUST 15 - OCTOBER 1
 - PERMANENT VEGETATIVE COVER IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN 10 DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL FINAL VEGETATION IS ESTABLISHED.
 - PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT VEGETATIVE COVER-ALL EXPOSED SURFACES WILL BE TREATED WITH 4" TOPSOIL PRIOR TO FINAL STABILIZATION AND THE FOLLOWING ITEMS APPLIED AT THE DESIGNATED RATES:
 - LIME SHALL BE APPLIED AT 90 POUNDS PER 1,000 SQUARE FEET CONSISTING OF GROUND LIMESTONE INCORPORATED INTO THE TOP 4" OF TOPSOIL.
 - FERTILIZER SHALL BE 14 POUNDS PER 1,000 SQUARE FEET 10-20-10 INCORPORATED INTO THE TOP 4" OF TOPSOIL.
 - SEED SHALL BE 25 POUNDS PER ACRE OF KENTUCKY BLUEGRASS, 15 POUNDS PER ACRE OF RED FESCUE, SPREADING FESCUE AT 15 POUNDS PER ACRE, AND 10 POUNDS PER ACRE OF PERENNIAL RYEGRASS.
 - IN SHADE AREAS, INCREASE RED FESCUE TO 20 POUNDS PER ACRE AND DECREASE KENTUCKY BLUEGRASS TO 20 POUNDS PER ACRE.
 - MULCH ALL NEWLY SEEDED AREA WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET ACCORDING TO THE NJ STANDARD. MULCH SHALL NOT BE GROUND INTO SHORT PIECES AND IN NO CASE SHALL MORE THAN 5 DAYS ELAPSE BETWEEN SEEDING AND MULCHING.
 - MULCH SHALL BE ANCHORED WITH A LIQUID MULCH BINDER APPLIED AT A RATE OF ONE GALLON PER 1,000 SQUARE FEET OR BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING).
 - MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE CITY.
 - THE SITE SHALL, AT ALL TIMES, BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
 - ALL DETERIORATING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA, THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE FILTER FABRIC FILTER.
 - ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
 - ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH GRAVEL FILTERS TO PREVENT ENTRY OF SEDIMENT CARRIED BY RUNOFF WATER UNTIL VEGETATION AND/OR PAVING IS ESTABLISHED.
 - ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
 - ALL TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES OR SEDIMENT BARRIERS.
 - THE CITY MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON-SITE EROSION PROBLEMS DURING CONSTRUCTION.
 - SEQUENCE OF CONSTRUCTION:
 - INSTALL VEHICLE WHEEL CLEANING BLANKET AND INLET PROTECTION.
 - INSTALL SILT FENCE.
 - CLEAR SITE.
 - STRIP AND STOCKPILE SOIL.
 - CONSTRUCT SITE IMPROVEMENTS.
 - PROVIDE TEMPORARY STABILIZATION.
 - PROVIDE PERMANENT STABILIZATION.
 - REMOVE TEMPORARY SILT FENCE, INLET PROTECTION AND OTHER SOIL EROSION CONTROLS.
 - A COPY OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE ON-SITE AT ALL TIMES AND MADE AVAILABLE TO THE CITY REPRESENTATIVE DURING INSPECTION.

R-25 RESIDENCE ZONE			
BULK REQUIREMENT DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	25,000 S.F.	15,631 S.F.	NO CHANGE
LOT WIDTH	100 FT.	95.05 FT.	NO CHANGE
FRONT YARD	39.6 FT. (AVG.)	42.2 FT.	39.6 FT.
REAR YARD	45 FT.	64.4 FT.	77.4 FT.
SIDE YARD	17 FT.	18.2 FT./17.8 FT.	19.0 FT./20.7 FT.
COMBINED SIDE YARD	40% (40.0')	37.9% (36.0')	41.8% (39.7')
IMPERVIOUS COVERAGE	30% (4,689 S.F.)	28.3% (4,379 S.F.)	28.8% (4,651 S.F.)
LOT COVERAGE	14% (2,188 S.F.)	13.3% (2,064 S.F.)	13.4% (2,033 S.F.)
BUILDING COVERAGE			
BUILDING HEIGHT	35 FT.	22.5 FT.±	34.9 FT.
GROSS BUILDING HEIGHT	40 FT.	24.5 FT.±	38.7 FT.



HEIGHT ANALYSIS

AVERAGE GRADE PLANE:
 $(197.0 + 197.8 + 198.4 + 198.3 + 197.8 + 197.4 + 196.1 + 195.3 + 194.7 + 193.9 + 193.5 + 193.5 + 192.0 + 190.7 + 190.7 + 190.7 + 191.2 + 192.3 + 193.2 + 195.5 + 196.2) / 23 = 194.6$

PROPOSED BUILDING HEIGHT:
 PROPOSED ROOF PEAK - AVG. GRADE PLANE = 229.5 - 194.6 = 34.9 FT.

"STORY ABOVE GRADE" ANALYSIS

A) IS FIRST FLOOR MORE THAN SIX FEET ABOVE THE GRADE PLANE?
 200.5 (FF) - 194.6 (GRADE PLANE) = 5.9 FEET ==> NO

B) IS FIRST FLOOR MORE THAN SIX FEET ABOVE THE FINISHED GROUND LEVEL FOR MORE THAN 50% OF THE BUILDING PERIMETER?
 83.5' (FDN. > 6' BELOW FF)/194.3' (TOT. FDN. PERIMETER) = 43.0% ==> NO

C) IS FIRST FLOOR MORE THAN TWELVE FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT?
 200.5 (FF) - 190.7 (LOW POINT) = 9.8 FEET ==> NO

- ### NOTES
- THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON NOVEMBER 17, 2014. 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 FIRST FLOOR ELEVATION AS SHOWN ON THIS PLAN, ELEVATION=.
 - 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.
 - THE CITY ENGINEER MUST BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE OF INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM AND RELATED APPURTENANCES.
 - THE APPLICANT SHALL CONSTRUCT OR INSTALL SOIL EROSION AND SEDIMENT CONTROL PROTECTIVE MEASURES AS REQUIRED BY THE 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 CONSTRUCTION AND AT SUCH OTHER TIMES AS MAY BE REQUIRED IN THE GRADING PERMIT APPROVAL.
 - THE APPLICANT SHALL GRADE THE PROPERTY AND INSTALL ANY REQUIRED CONTROL MEASURES AS MAY BE SHOWN ON THE APPROVED GRADING PLAN OR AS SPECIFIED IN THE GRADING PERMIT, OR BOTH, AND SHALL OBTAIN FINAL GRADING APPROVAL FROM THE CITY ENGINEER.
 - 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 THOSE TREES SCHEDULED FOR REMOVAL, A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY.

LOT GRADING PLAN

PREPARED FOR
GLASBAND RESIDENCE
 96 FERNWOOD ROAD
 TAX LOT 34 BLOCK 2105
 CITY OF SUMMIT
 UNION COUNTY NEW JERSEY

ANDREW B. CLARKE, PLS, PE
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 APR 22 2016
 DEPT. OF COMMUNITY SERVICES
 SUMMIT, NJ 07901

JOB No.: 14063
 DES.: A.B.C.
 SCALE: 1"=20'
 DATE: 03/15/15

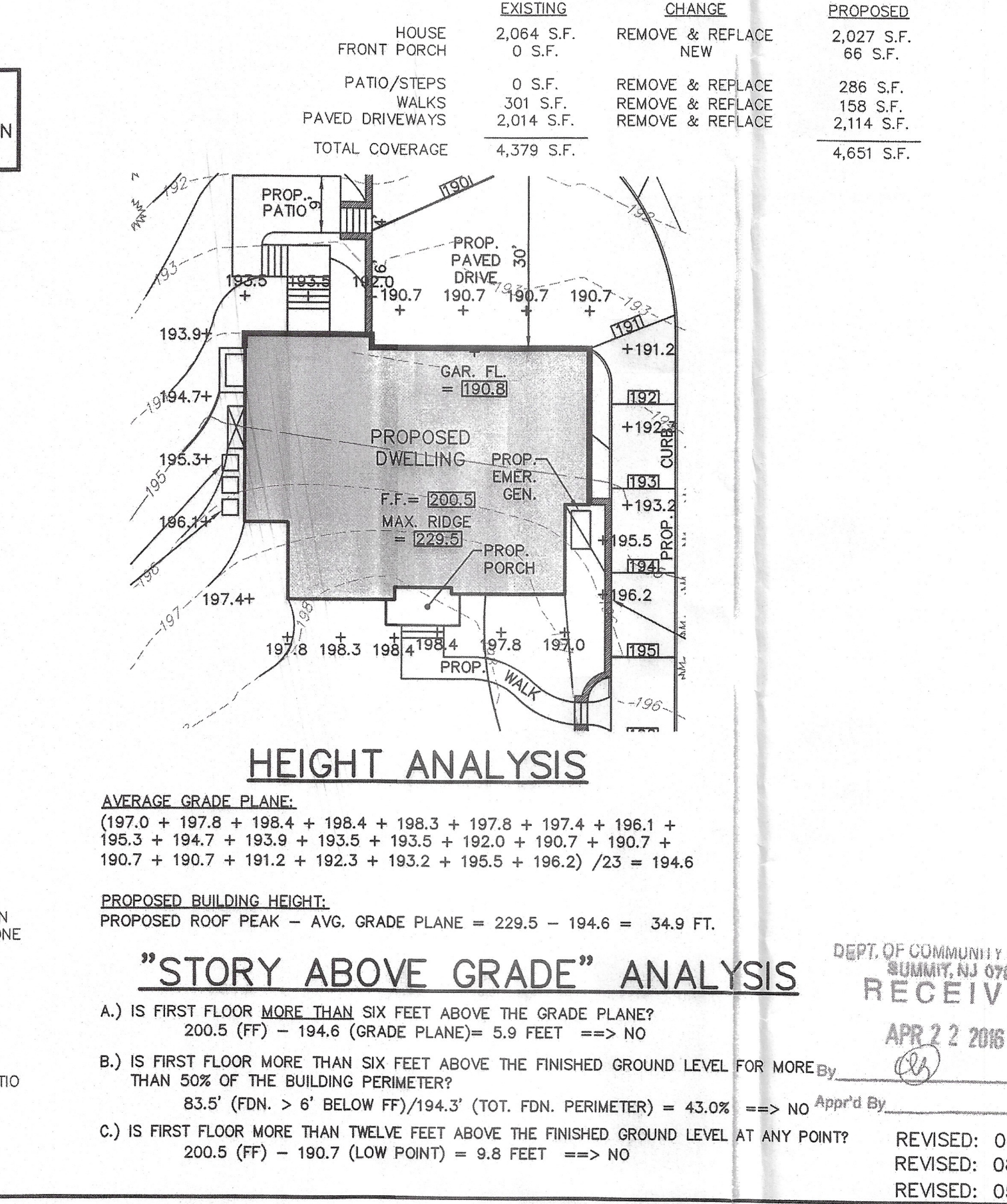
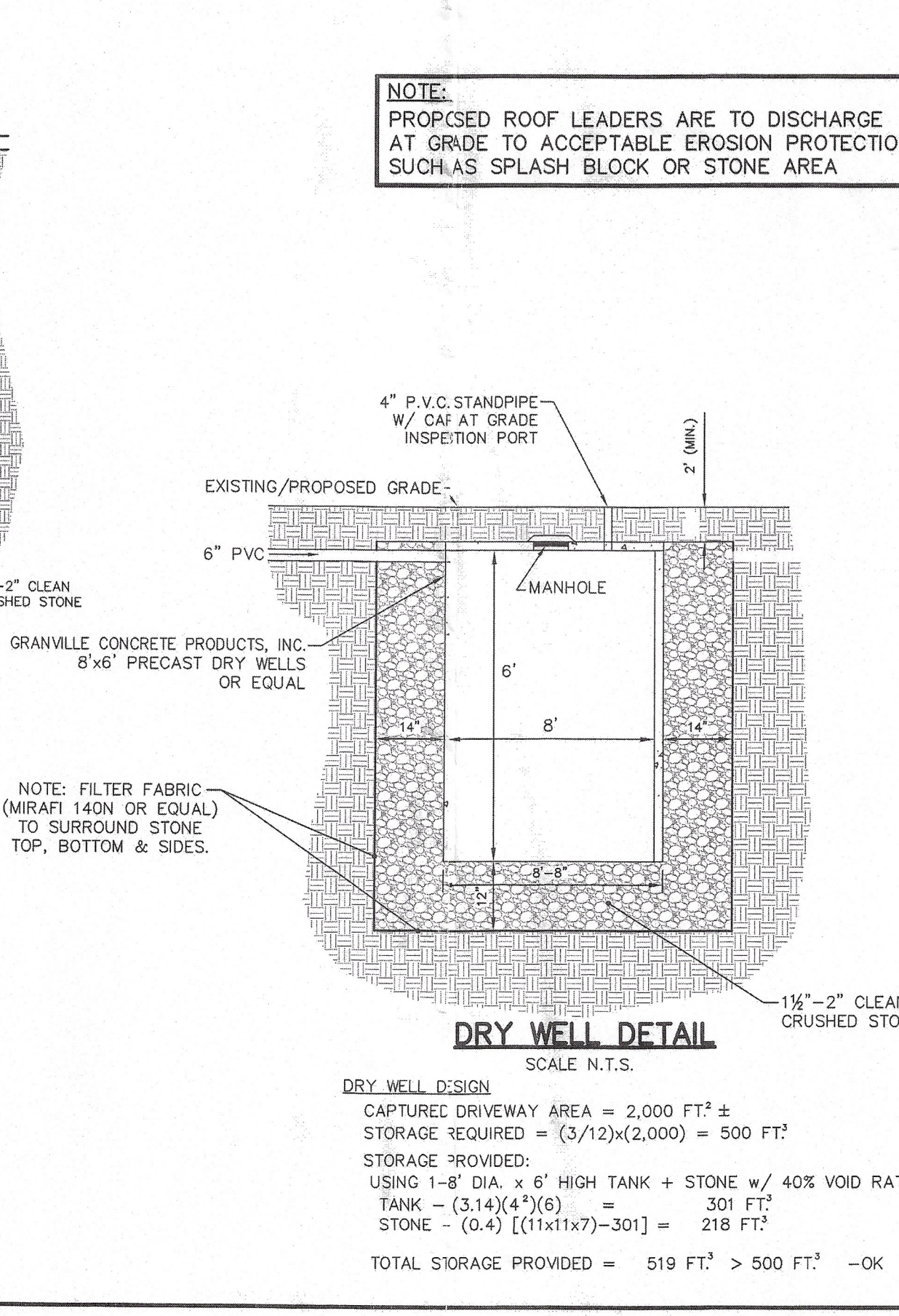
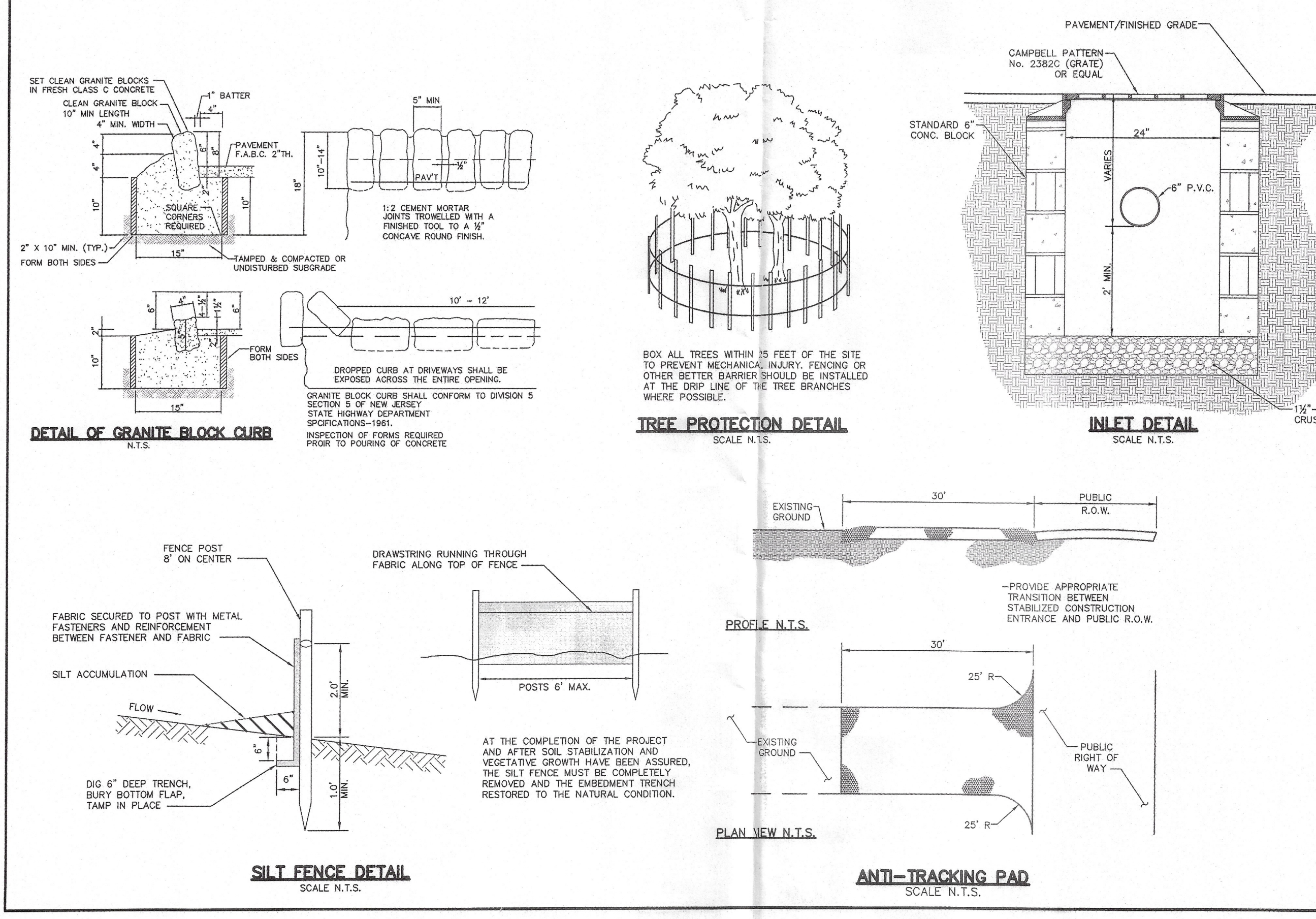


Exhibit A-3
 12/1/25
 28-25-2294