

COVERAGE CALCULATIONS
PROPOSED LOT 2.02

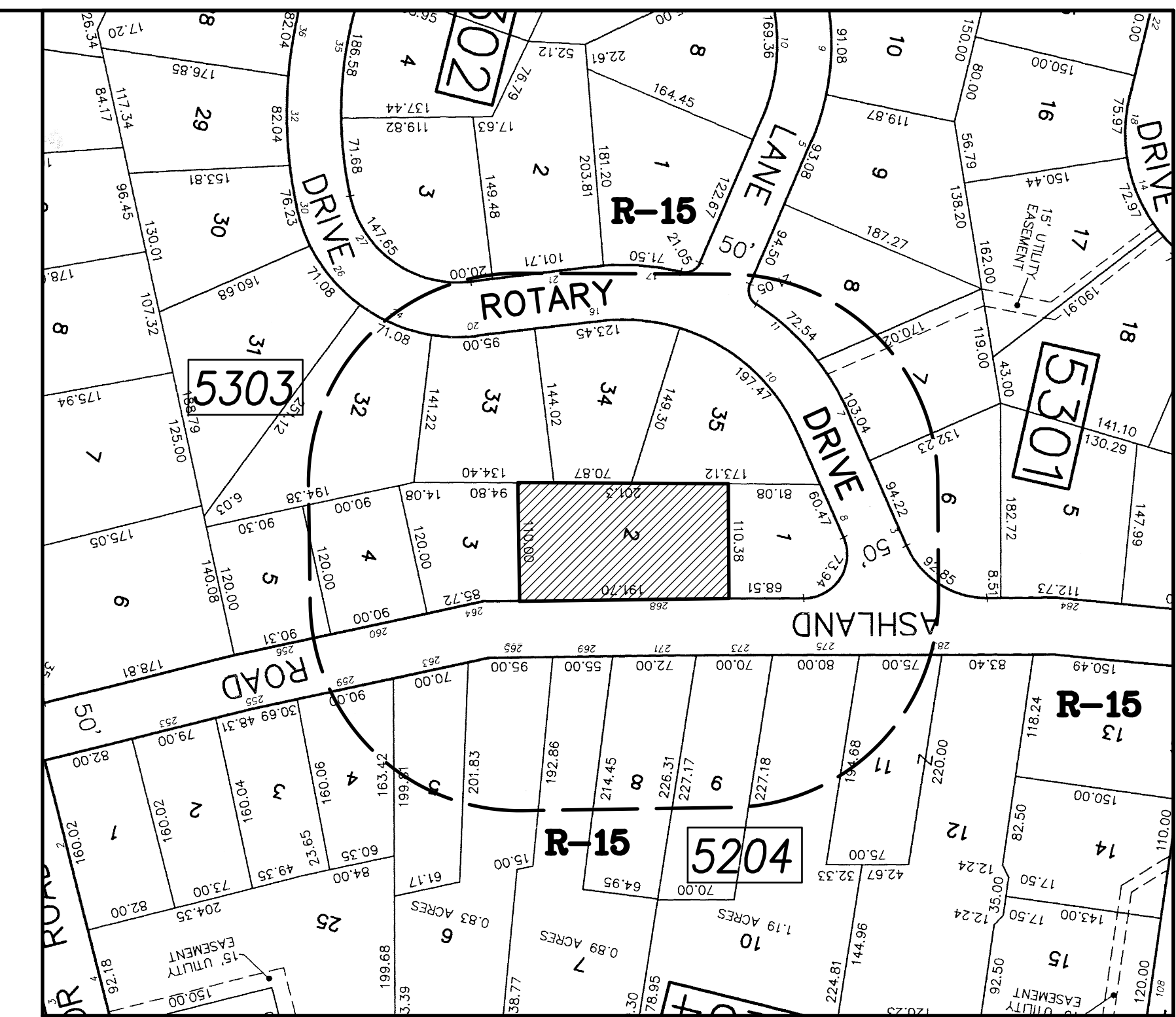
HOUSE	1,627 S.F.
PORTRICO	35 S.F.
FRONT WALKS	235 S.F.
REAR WALKS & PATIO	600 S.F.
PAVED DRIVE	1,210 S.F.
TOTAL COVERAGE	3,707 S.F.

COVERAGE CALCULATIONS
PROPOSED LOT 2.01

HOUSE	1,641 S.F.
PORTRICO	35 S.F.
FRONT WALKS	235 S.F.
REAR WALKS & PATIO	600 S.F.
PAVED DRIVE	1,215 S.F.
TOTAL COVERAGE	3,726 S.F.

NEIGHBORHOOD AVERAGE ANALYSIS

BLOCK	LOT	ADDRESS	LOT WIDTH	LOT AREA	FRONT YARD
5303	1	6 ROTARY	108.20'	10,841 S.F.	27.3'
5303	3	264 ASHLAND	92.77'	11,034 S.F.	37.1'
5303	4	260 ASHLAND	90.00'	10,800 S.F.	30.4'
5303	5	256 ASHLAND	90.30'	10,836 S.F.	30.2'
5204	7	269 ASHLAND	53.81'	37,424 S.F.	N/A
5204	8	271 ASHLAND	71.00'	15,000 S.F.	44.8'
5204	9	273 ASHLAND	70.00'	15,702 S.F.	59.0'
AVERAGE:			82.30'	15,948 S.F.	38.1'

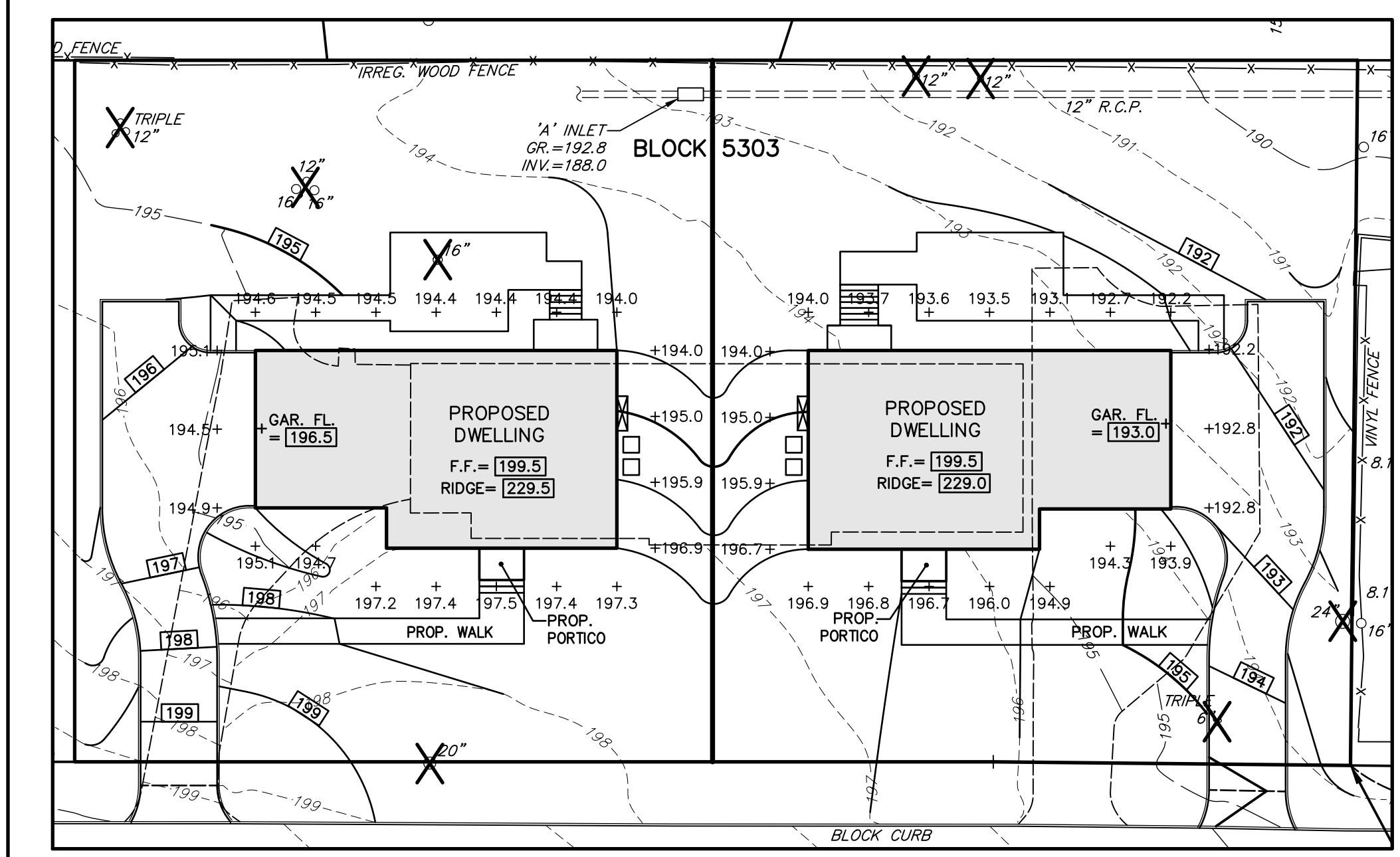
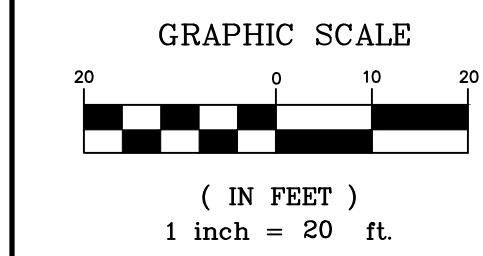
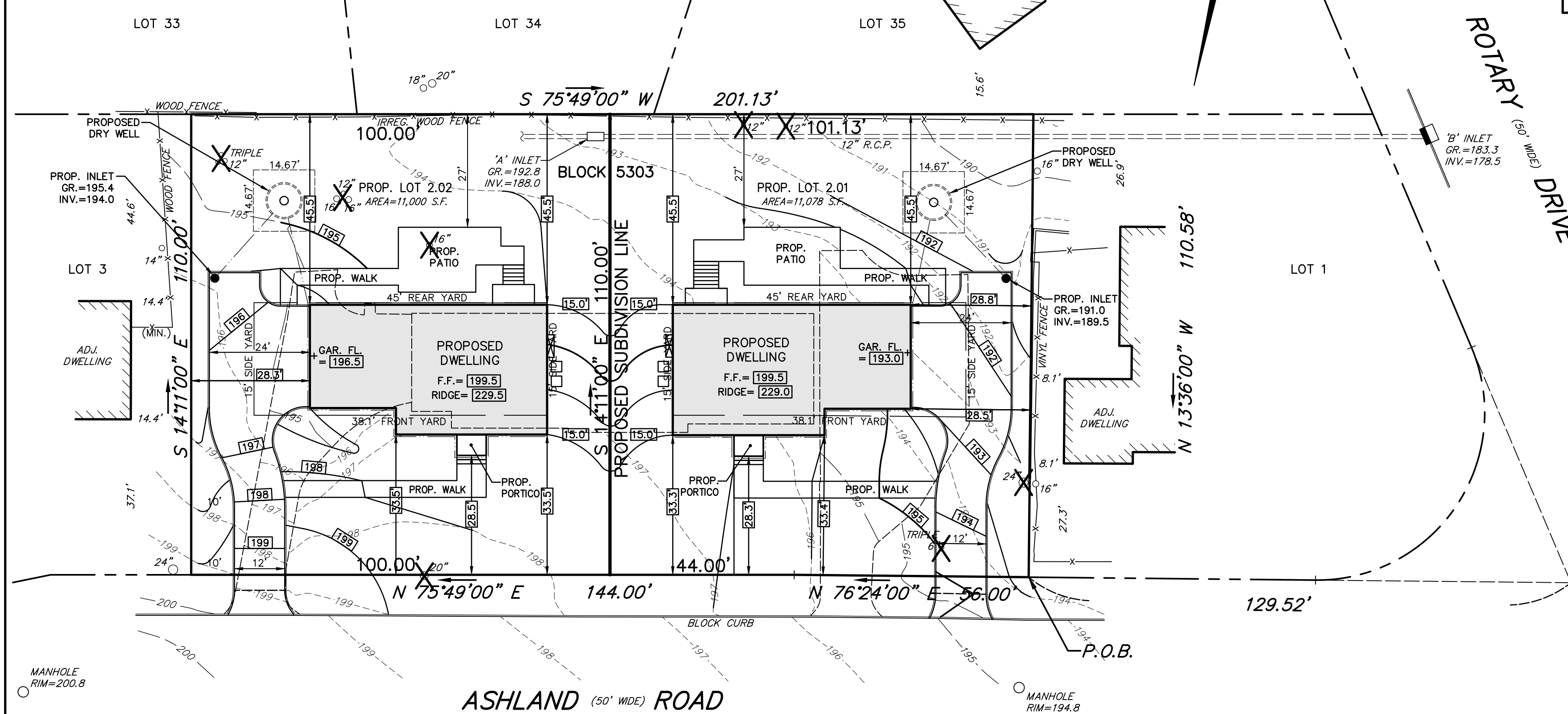


KEY MAP
REFERENCED FROM TAX MAPS OF THE CITY OF SUMMIT

SCHEDULE OF SPACE REGULATIONS-RESIDENTIAL ZONES

REQUIREMENTS	ALLOWED/REQUIRED	EXISTING LOT 2	PROPOSED LOT 2.01	PROPOSED LOT 2.02
LOT AREA MIN. (S.F.)	15,948 S.F.	22,078 S.F.	11,078 S.F.*	11,000 S.F.*
LOT WIDTH MIN.	82.30'	200.00'	100.00'	100.00'
FRONT YARD MIN.	38.1'	34.0'	28.3*	28.5*
REAR YARD MIN.	45'	47.5'	45.5'	45.5'
SIDE YARD MIN.-RIGHT SIDE	15'	51.3'	28.6'	15.0'
SIDE YARD MIN.-LEFT SIDE	15'	52.6'	15.0'	28.3'
TOTAL SIDE YARD MIN.	35%	52.0%	43.6%	43.3%
LOT COVERAGE MAX. %	35%	32.6% (7,172 S.F.)	33.6% (3,726 S.F.)	33.7% (3,707 S.F.)
BUILDING COVERAGE MAX. %	18%	12.1% (2,866 S.F.)	15.1% (1,676 S.F.)	15.1% (1,662 S.F.)
BUILDING HEIGHT MAX.	35'	26'±	34.6'	34.1'
MAXIMUM STORIES	2	2	2	2
FLOOR AREA RATIO	25%	19.3%	24.6%	24.8%

* VARIANCE REQUIRED



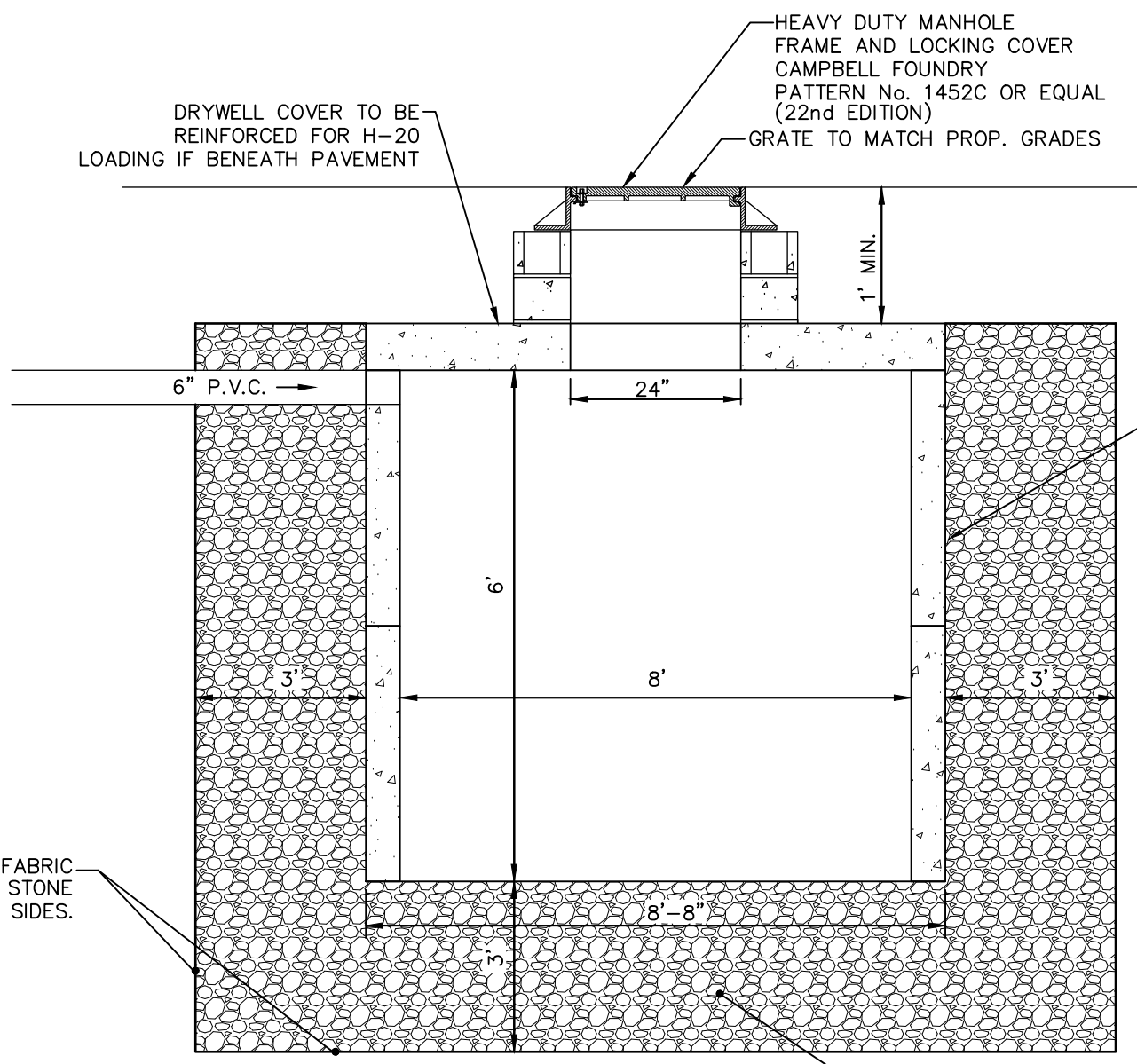
PROPOSED HEIGHT ANALYSIS

LOT 2.02 AVERAGE GRADE PLANE:
AVERAGE GRADE FOR 42 DATA POINTS SHOWN = 195.4

LOT 2.02 PROP. BUILDING HEIGHT:
PROP. ROOF PEAK - AVG. GRADE PLANE = 229.5 - 195.4 = 34.1 FT.

LOT 2.01 AVERAGE GRADE PLANE:
AVERAGE GRADE FOR 21 DATA POINTS SHOWN = 194.4

LOT 2.01 PROP. BUILDING HEIGHT:
PROP. ROOF PEAK - AVG. GRADE PLANE = 229.0 - 194.4 = 34.6 FT.

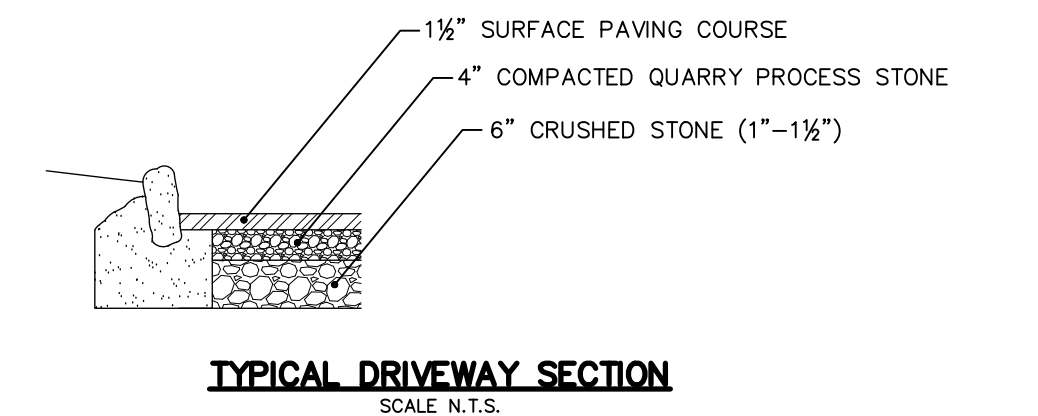


DRY WELL DETAIL

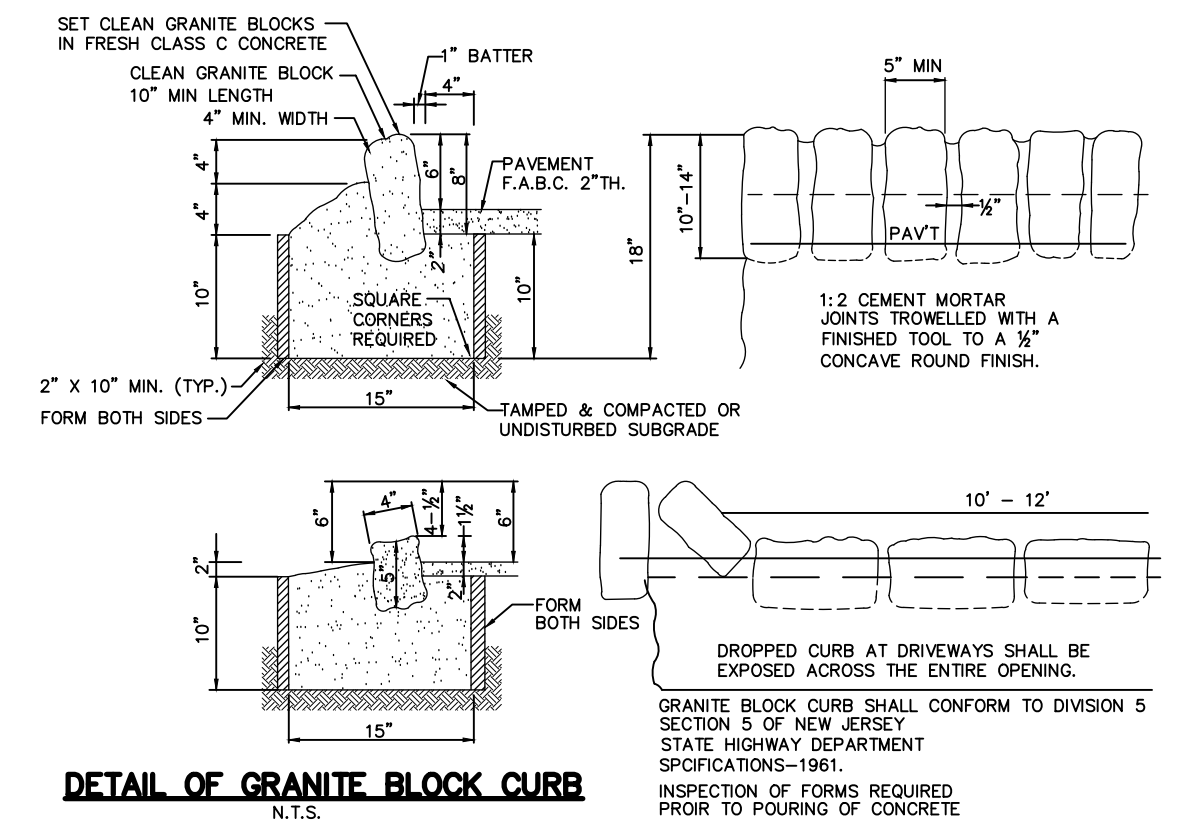
DRY WELL DESIGN
CAPTURED ROOF + DRIVEWAY AREA = 2,950 FT.² ±
REQUIRED STORAGE:
(2,950 FT.²) × (3/12) = 738 FT.³

STORAGE PROVIDED:
USING ONE 8' DIA. × 6' HIGH TANK + STONE w/ 40% VOID RATIO
TANK - (3.14)(4')²(6) = 301 FT.³
STONE - (0.4) [(14.67 × 14.67 × 9) - 301] = 654 FT.³

TOTAL STORAGE PROVIDED = 955 FT.³ > 738 FT.³ - OK



TYPICAL DRIVEWAY SECTION



DETAIL OF GRANITE BLOCK CURB

- NOTES:**
- THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON JANUARY 14, 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 MANHOLE RIM ELEVATIONS AS SHOWN ON THIS PLAN. ELEVATIONS AS SHOWN.
 - 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.

PROPOSED MINOR SUBDIVISION

PREPARED FOR
GIANIS RESIDENCE
270 ASHLAND ROAD
TAX LOT 2 IN BLOCK 5303
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

REVISOR: 01/07/26
REVISOR: 12/19/25

ANDREW B. CLARKE-PLS., PE
NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. 0804105600

JOB No.: 24110
DES.: A.B.C.
SCALE: 1"=20'
DATE: 07/07/25