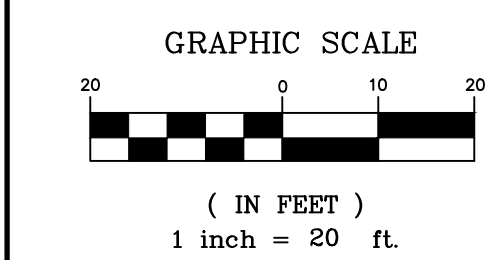
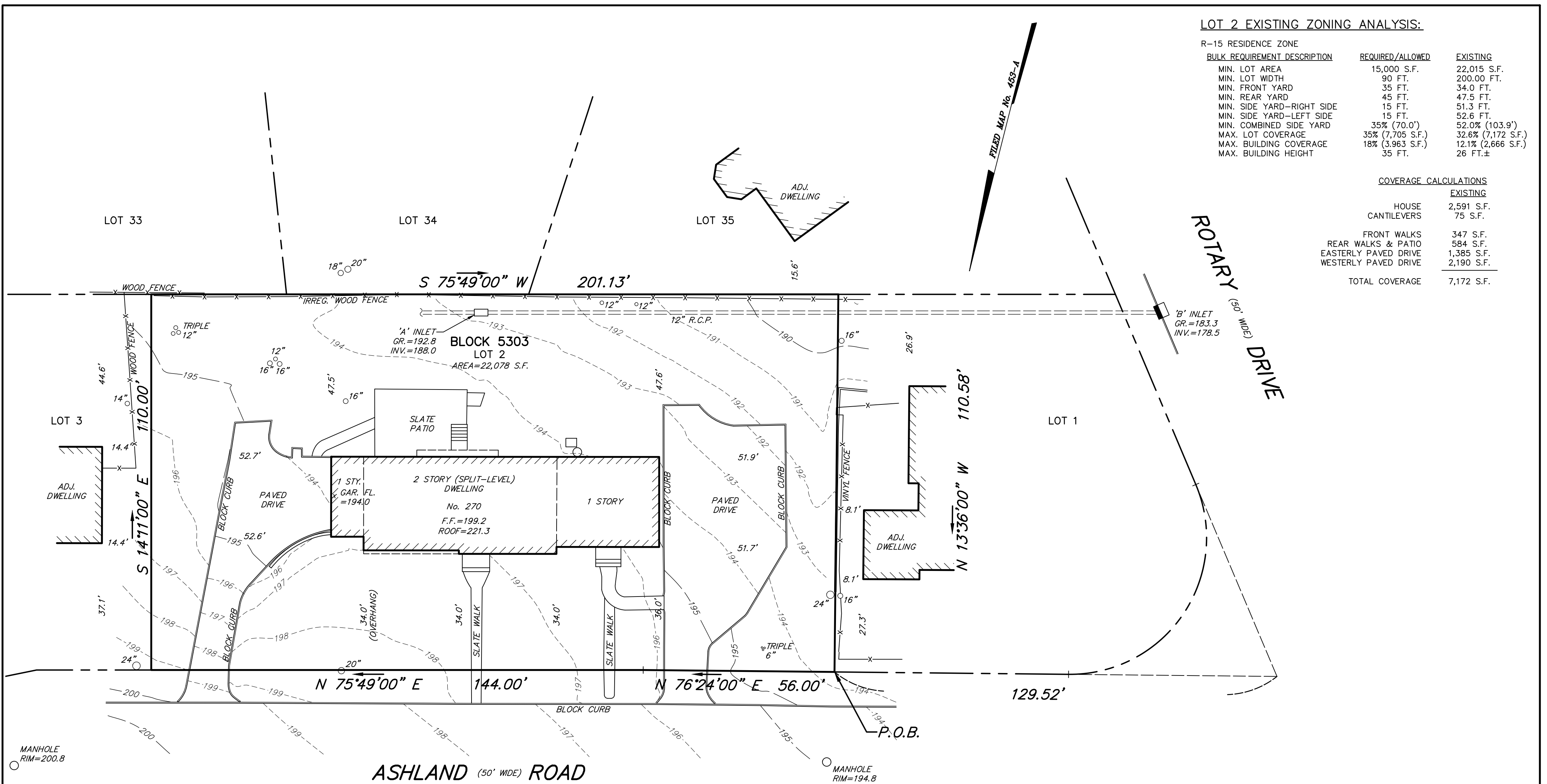


LOT 2 EXISTING ZONING ANALYSIS:

R-15 RESIDENCE ZONE		
BULK REQUIREMENT DESCRIPTION	REQUIRED/ALLOWED	EXISTING
MIN. LOT AREA	15,000 S.F.	22,015 S.F.
MIN. LOT WIDTH	90 FT.	200.00 FT.
MIN. FRONT YARD	35 FT.	34.0 FT.
MIN. REAR YARD	45 FT.	47.5 FT.
MIN. SIDE YARD—RIGHT SIDE	15 FT.	51.3 FT.
MIN. SIDE YARD—LEFT SIDE	15 FT.	52.6 FT.
MIN. COMBINED SIDE YARD	35% (70.0')	52.0% (103.9')
MAX. LOT COVERAGE	35% (7,705 S.F.)	32.6% (7,172 S.F.)
MAX. BUILDING COVERAGE	18% (3,963 S.F.)	12.1% (2,666 S.F.)
MAX. BUILDING HEIGHT	35 FT.	26 FT.±

COVERAGE CALCULATIONS

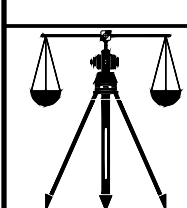
EXISTING	
HOUSE	2,591 S.F.
CANTILEVERS	75 S.F.
FRONT WALKS	347 S.F.
REAR WALKS & PATIO	584 S.F.
EASTERLY PAVED DRIVE	1,385 S.F.
WESTERLY PAVED DRIVE	2,190 S.F.
TOTAL COVERAGE	7,172 S.F.



- NOTES:**
- 1.) 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.
 - 2.) VERTICAL DATUM IS ASSUMED AND IS BASED UPON MANHOLE RIM ELEVATIONS AS SHOWN ON THIS PLAN, ELEVATIONS AS SHOWN.
 - 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
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
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ANDREW B. CLARKE-PLS, PE
NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. GB04105600

JOB No.: 24110
 DES.: A.B.C.
 SCALE: 1"=20'
 DATE: 01/14/25