

# MINOR SUBDIVISION/LOT LINE ADJUSTMENT PLANS

## BLOCK 2709, LOTS 7 & 15

### #36 LOCUST DRIVE & #57 PROSPECT STREET

#### CITY OF SUMMIT

#### UNION COUNTY - NEW JERSEY

#### LIST OF PROPERTY OWNERS WITHIN 200'

BLOCK 1809, LOT 1 SUMMIT SUBURBAN HOTEL 570 SPRINGFIELD AVE SUMMIT, NJ 07901	BLOCK 2709, LOT 5 KEIN, WILLIAM G. & MARYLSA 41 LOCUST DRIVE SUMMIT, NJ 07901	BLOCK 2709, LOT 16 BURKE, ADELINE 69 PROSPECT ST SUMMIT, NJ 07901
BLOCK 1809, LOT 5 ANDERSON, KEVIN M. & ELAINE 41 LOCUST DRIVE SUMMIT, NJ 07901	BLOCK 2709, LOT 6 LOGAN, SUSAN HULSE 40 LOCUST DR SUMMIT, NJ 07901	BLOCK 2709, LOT 17 COSTERA, MANUEL & ADRIANA 73 PROSPECT ST SUMMIT, NJ 07901
BLOCK 1809, LOT 6 JOINNIDES, PAUL & PATRICIA 43 LOCUST DRIVE SUMMIT, NJ 07901	BLOCK 2709, LOT 8 GLMAM, BRIAN JAMES & LINDSAY HALL 34 LOCUST DR SUMMIT, NJ 07901	BLOCK 3201, LOT 1 MORMILE, ROBERT J. & SUSAN TAYLOR 45 TULIP STREET SUMMIT, NJ 07901
BLOCK 1809, LOT 7 BRODOW, RICHARD L. & NORA J. 45 LOCUST DR SUMMIT, NJ 07901	BLOCK 2709, LOT 9 MOORE, ROBERT J. & ELLEN P. 32 LOCUST DR SUMMIT, NJ 07901	BLOCK 3201, LOT 6 BURROWS, PHILIP A. JR. & KATHLEEN 66 PROSPECT ST SUMMIT, NJ 07901
BLOCK 1809, LOT 8 ARNOLD, CRAIG S.S. SARAH S. 16 BLACKBURN RD SUMMIT, NJ 07901	BLOCK 2709, LOT 10 TYLER, WILLIAM LOUIS & MARY JANE 19 TULIP ST SUMMIT, NJ 07901	BLOCK 3201, LOT 7 PALMER, G. MAXWELL & SUZANNE ENGLISH 64 PROSPECT ST SUMMIT, NJ 07901
BLOCK 2709, LOT 1 HALLENBORG, KATHERINE L. 77 PROSPECT ST SUMMIT, NJ 07901	BLOCK 2709, LOT 11 MARTIN, TERRENCE P. & ELIZABETH G. 25 TULIP ST SUMMIT, NJ 07901	DONNA SHORT GIS SUPERVISOR NEW JERSEY AMERICAN WATER COMPANY, INC. 1025 LAUREL OAK ROAD VOORHEES, NJ 08043
BLOCK 2709, LOT 2 VERNOTICO, MICHAEL J. & JOANNE 30 BLACKBURN ROAD SUMMIT, NJ 07901	BLOCK 2709, LOT 12 MONAGHAN, PAUL T. & AMANDA P. 31-33 TULIP ST SUMMIT, NJ 07901	PUBLIC SERVICE ELECTRIC AND GAS COMPANY MANAGER, CORPORATE PROPERTIES 80 PARK PLAZA, 16B NEWARK, NJ 07102
BLOCK 2709, LOT 3 MACPHERSON, MALCOLM I. & ELIZABETH 24 BLACKBURN RD SUMMIT, NJ 07901	BLOCK 2709, LOT 13 SARTORIUS, STEVEN J. & DEBORAH B. OLIVER 37 TULIP ST SUMMIT, NJ 07901	
BLOCK 2709, LOT 4 LEE, ROBERT & YECUN-HVVA 51 DRUID HILL RD SUMMIT, NJ 07901	BLOCK 2709, LOT 14 SORENSEN, ERIK D. & CHULAY, CORNELL 59 PROSPECT ST SUMMIT, NJ 07901	

#### BUILDING HEIGHT ANALYSIS

	LOT 7	LOT 15
FIRST FLOOR ELEVATION	375.00	375.60
DISTANCE FROM FIRST FLOOR ELEVATION TO ROOF PEAK (1)	26.25 FT	30.50 FT
ROOF PEAK ELEVATION	401.25	406.10
AVERAGE GRADE (2)	371.75	372.12
BUILDING HEIGHT	29.5 FT	34.0 FT

#### COVERAGE BREAKDOWN TABLES

EXISTING CONDITIONS	EXISTING CONDITIONS	EXISTING CONDITIONS
BLOCK 2709, LOT 7	BLOCK 2709, LOT 15	BLOCK 2709, LOT 15
DWELLING	DWELLING	3,115 SF
DECK	GRAVEL DRIVEWAY	2,810 SF
PAVED DRIVEWAY	SLATE PATIOS & STEPS	1,005 SF
HOT TUB	PORCH	75 SF
PORCH, WALKS & PATIOS	A/C PADS	30 SF
A/C PADS	WALLS	280 SF
WALLS	TOTAL	7,315 SF
TOTAL	5,600 SF	
PROPOSED CONDITIONS	PROPOSED CONDITIONS	PROPOSED CONDITIONS
DWELLING	DWELLING	3,115 SF
COVERED PORCH	GRAVEL DRIVEWAY	2,810 SF
RELOCATED SHED	SLATE PATIOS & STEPS	1,005 SF
PAVED DRIVEWAY	PORCH	75 SF
PATIO	A/C PADS	30 SF
WALKWAYS, PADS, ETC.	WALLS	280 SF
WALLS	TOTAL	7,315 SF
TOTAL	4,805 SF	

#### NEIGHBORHOOD AVERAGE CALCULATION (FOR LOT 7):

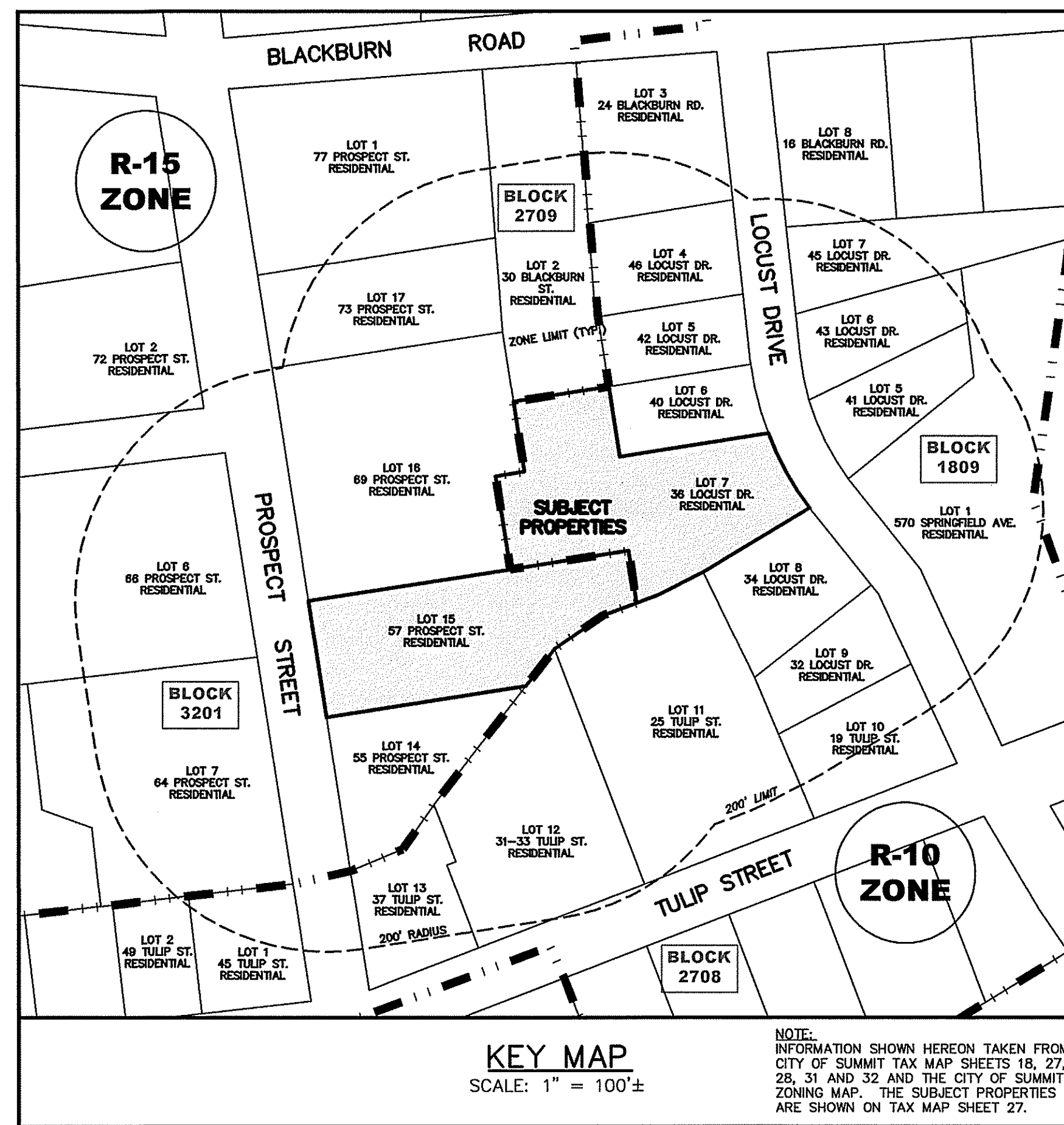
NEIGHBORING PROPERTY	LOT AREA
BLOCK 2709, LOT 4	10,045 SF
BLOCK 2709, LOT 5	7,414 SF
BLOCK 2709, LOT 6	7,441 SF
BLOCK 2709, LOT 8	9,544 SF
BLOCK 2709, LOT 9	8,310 SF
BLOCK 2709, LOT 10	11,788 SF
BLOCK 1809, LOT 5	8,595 SF
BLOCK 1809, LOT 6	8,929 SF
BLOCK 1809, LOT 7	12,460 SF
AVERAGE:	9,392 SF

PER SECTION 35-9.6E OF THE CITY OF SUMMIT ZONING ORDINANCE, THE NEIGHBORHOOD AVERAGE SHALL CONSIST OF THE THREE (3) LOTS ON BOTH SIDES OF THE SUBJECT PROPERTY AND THE THREE (3) NEAREST LOTS ACROSS THE STREET. BLOCK 1809, LOT 1 (GRAND SUMMIT HOTEL) IS EXCLUDED FROM THE CALCULATION, AS THE LOT IS SIGNIFICANTLY LARGER THAN THE ADJOINING LOTS AND NOT REPRESENTATIVE OF THE RESIDENTIAL LOTS IN THE NEIGHBORHOOD.

NEIGHBORHOOD AVERAGE LOT AREA = 9,392 SF  
PROPOSED LOT 7 AREA = 13,730 SF (0.315 AC)

#### SHEET INDEX

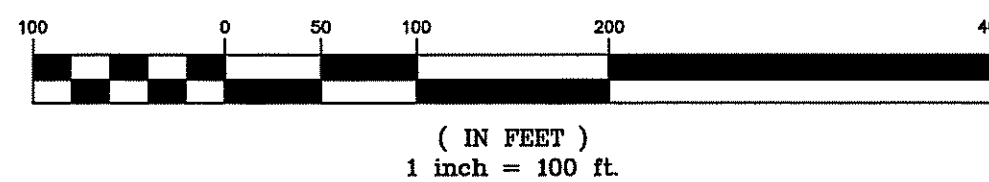
SHEET	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY PLAN
3	MINOR SUBDIVISION PLAN
4	CONCEPTUAL LOT DEVELOPMENT PLAN



#### KEY MAP

SCALE: 1" = 100'±

#### GRAPHIC SCALE



#### NOTES AND REFERENCES

- OWNER: LOT 7: JONATHAN AND VALERIE FLAX  
57 PROSPECT STREET  
SUMMIT, NJ 07901  
LOT 15: 36 LOCUST, LLC  
57 PROSPECT STREET  
SUMMIT, NJ 07901
- APPLICANT: JONATHAN AND VALERIE FLAX  
57 PROSPECT STREET  
SUMMIT, NJ 07901  
DATE: 10/27/21
- THESE PLANS HAVE BEEN PREPARED FOR THE MINOR SUBDIVISION OF PROPERTIES KNOWN AS BLOCK 2709, LOT 7 (#36 LOCUST DRIVE) AND BLOCK 2709, LOT 15 (#57 PROSPECT STREET) LOCATED IN THE CITY OF SUMMIT, UNION COUNTY, NEW JERSEY. THE APPLICANT IS PROPOSING TO ADJUST THE LOT LINE BETWEEN THE SUBJECT PROPERTIES. ALL EXISTING SITE IMPROVEMENTS ASSOCIATED WITH LOT 7 TO BE DEMOLISHED. A NEW SINGLE FAMILY DWELLING AND ASSOCIATED IMPROVEMENTS ARE PROPOSED TO BE CONSTRUCTED WITHIN THE NEW BUILDING ENVELOPE AT LOT 7.
- BLOCK 2709, LOT 7 IS 0.617 ACRES IN SIZE AND LOCATED ENTIRELY WITHIN THE R-10 SINGLE-FAMILY RESIDENTIAL ZONE DISTRICT OF THE CITY OF SUMMIT. BLOCK 2709, LOT 15 IS 0.548 ACRES IN SIZE AND LOCATED IN BOTH THE R-10 AND R-15 SINGLE-FAMILY RESIDENTIAL ZONE DISTRICTS OF THE CITY OF SUMMIT. LOT 7 HAS FRONTAGE ALONG LOCUST DRIVE. LOT 15 HAS FRONTAGE ALONG PROSPECT STREET.
- BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITION INFORMATION TAKEN FROM PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY PLAN, BLOCK 2709, LOTS 7 & 15, #36 LOCUST DRIVE & #57 PROSPECT STREET, CITY OF SUMMIT, UNION COUNTY, NEW JERSEY", PREPARED BY DYKSTRA WALKER DESIGN GROUP, DATED JULY 6, 2021 AND LAST REVISED JULY 20, 2021. VERTICAL DATUM IS NAVD 1988.
- UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS FURNISHED. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND FOR A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. A FIELD MARKOUT MAY BE REQUESTED BY CALLING (800) 272-1000.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SUMMIT STANDARDS, NEW JERSEY RESIDENTIAL SITE IMPROVEMENT STANDARDS AND OSHA SAFETY STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE.
- ALL UTILITY LOCATIONS, GRADES, ELEVATIONS, INVERTS, ETC. SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ANY DESIGN ADJUSTMENTS AS MAY BE REQUIRED DUE TO FIELD CONDITIONS.
- THE SUBJECT PROPERTY IS SERVED BY THE MUNICIPAL SANITARY SEWER AND WATER SYSTEMS LOCATED WITHIN BOTH THE PROSPECT STREET AND LOCUST DRIVE RIGHT-OF-WAYS. THE EXISTING UTILITY CONNECTIONS FOR LOT 7 SHALL BE MAINTAINED AND EXTENDED AS NECESSARY. THE EXISTING UTILITY CONNECTIONS FOR LOT 15 SHALL BE MAINTAINED.
- THE SUBJECT PROPERTIES ARE PARTIALLY LOCATED WITHIN A NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATED FLOOD HAZARD AREA PER A FLOOD HAZARD AREA VERIFICATION ISSUED ON JUNE 7, 2019 (FILE NO. 2018-19-0001.1, FHA 190001). A FLOOD HAZARD AREA PERMIT IS REQUIRED FOR THE CONSTRUCTION OF A NEW DWELLING AND OTHER IMPROVEMENTS AT LOT 7.
- THERE ARE NO FRESHWATER WETLANDS ON OR WITHIN 150 FEET OF THE SUBJECT PROPERTIES BASED ON SITE INSPECTIONS PERFORMED BY DYKSTRA WALKER DESIGN GROUP IN FEBRUARY OF 2019 AND JULY OF 2021.
- VARIANCES WERE GRANTED BY THE CITY OF SUMMIT ZONING BOARD OF ADJUSTMENT FOR THE RECONSTRUCTION OF AN EXISTING SINGLE-FAMILY DWELLING AT BLOCK 2709, LOT 15 BY RESOLUTION MEMORIALIZED ON JULY 6, 2020 (ZB-19-1960-2). A VARIANCE WAS GRANTED FOR A COMBINED SIDE YARD SETBACK OF 28.6% AT LOT 15 WHERE A MINIMUM SETBACK OF 35% IS REQUIRED.

#### CITY OF SUMMIT ZONING REQUIREMENTS

ITEM	REQUIRED	R-10 SINGLE FAMILY RESIDENTIAL			
		EXISTING LOT 7	EXISTING LOT 15	PROPOSED LOT 7	PROPOSED LOT 15
MINIMUM LOT AREA	10,000 SF	26,897 SF	23,863 SF	13,730 SF (6)	37,030 SF
MINIMUM LOT WIDTH	75.0 FT	83.9 FT	99.8 FT	83.9 FT	99.8 FT
MINIMUM FRONT YARD SETBACK	30.0 FT	142.1 FT	115.4 FT	32.7 FT	115.4 FT
MINIMUM REAR YARD SETBACK	40.0 FT	49.8 FT	79.1 FT	42.6 FT	79.0 FT
MINIMUM SIDE YARD SETBACK (SINGLE)	12.0 FT	12.0 FT	12.5 FT	13 FT	12.5 FT
MINIMUM SIDE YARD SETBACK (COMBINED)	35% LOT WIDTH (3)	56.1% (47.1 FT)	28.8% (28.7 FT) (2)	53.4% (44.8 FT)	28.8% (28.7 FT) (2)
MAXIMUM BUILDING COVERAGE	18%	5.3% (4)	13.1% (4)	18.0% (4)	8.4% (4)
MAXIMUM LOT COVERAGE	35%	20.8% (4)	30.7% (4)	35.0% (4)	19.8% (4)
MAXIMUM BUILDING HEIGHT	35 FT / 2 STORIES	< 35 FT	34.0 FT (2 STORIES) (5)	29.5 FT (2 STORIES) (5)	34.0 FT (2 STORIES) (5)
MAXIMUM FLOOR AREA RATIO	25%	< 25%	24.7% (5,894 SF)	25.0% (3,430 SF)	15.9% (5,894 SF)

- (1) EXISTING, NON-CONFORMING CONDITION TO BE ELIMINATED BY THE PROPOSED MINOR SUBDIVISION/LOT LINE ADJUSTMENT APPLICATION.  
(2) EXISTING, NON-CONFORMING CONDITION. VARIANCE APPROVED FOR COMBINED SIDE YARD SETBACK OF 28.6% AT LOT 15 (ZB-19-1960-2, MEMORIALIZED JULY 6, 2020).  
(3) MINIMUM REQUIRED COMBINED SIDE YARD SETBACK REQUIREMENT:  
LOT 7: 35% OF LOT WIDTH = 83.9 FT x 35% = 29.4 FT  
LOT 15: 35% OF LOT WIDTH = 99.8 FT x 35% = 34.9 FT  
(4) SEE COVERAGE BREAKDOWN TABLES  
(5) SEE BUILDING HEIGHT ANALYSIS TABLE  
(6) SEE NEIGHBORHOOD AVERAGE CALCULATION

#### PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE CITY OF SUMMIT,  
UNION COUNTY, NEW JERSEY

BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

**DYKSTRA WALKER**  
DESIGN GROUP

PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS  
21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849  
PHONE (973) 663-6540 - FAX (973) 663-0042  
WWW.DYKSTRAWALKER.COM

MARK GIMIGLIANO, P.E.  
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE04767100

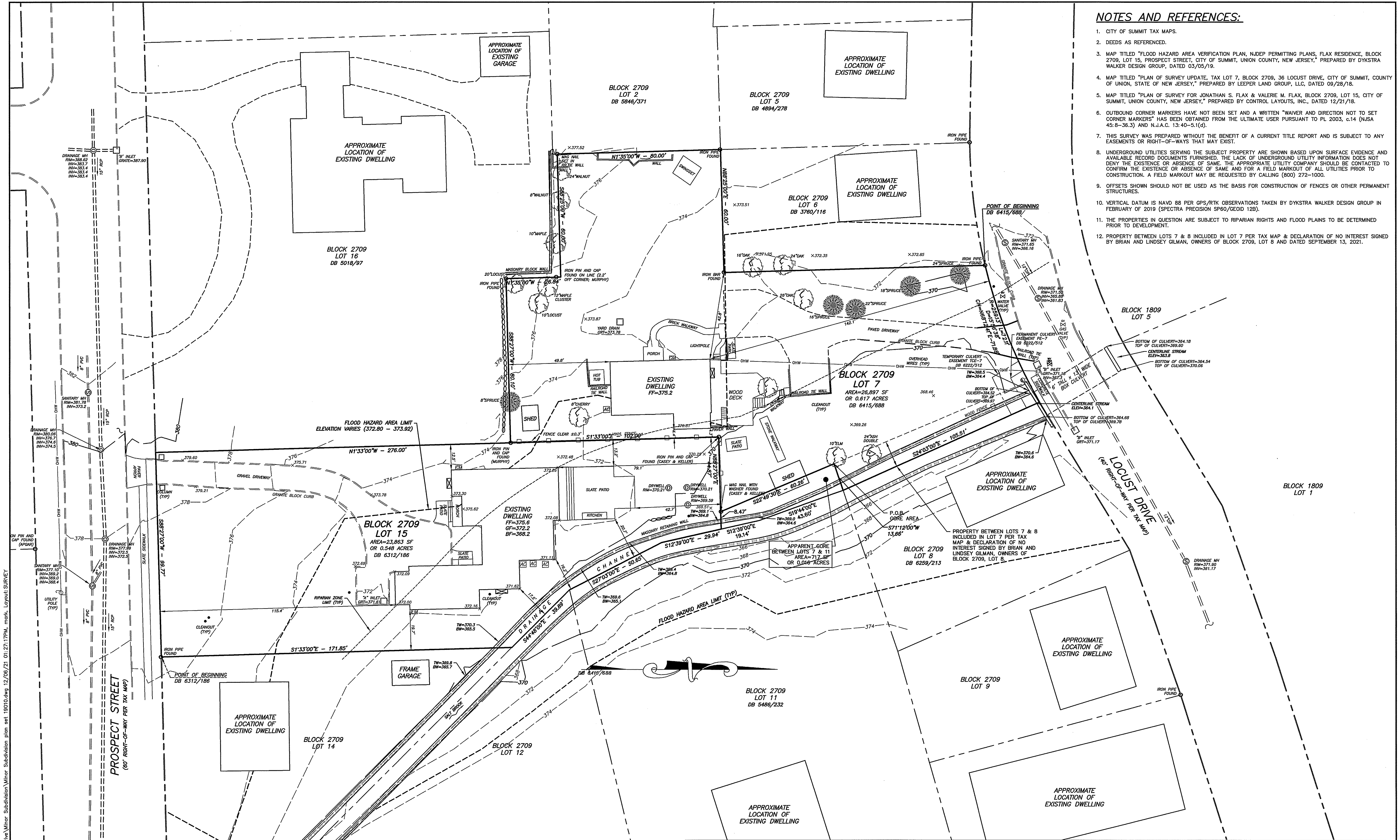
#### TITLE SHEET

MINOR SUBDIVISION/LOT LINE  
ADJUSTMENT PLANS  
BLOCK 2709, LOTS 7 & 15  
36 LOCUST DR. & 57 PROSPECT ST.  
CITY OF SUMMIT  
UNION COUNTY NEW JERSEY

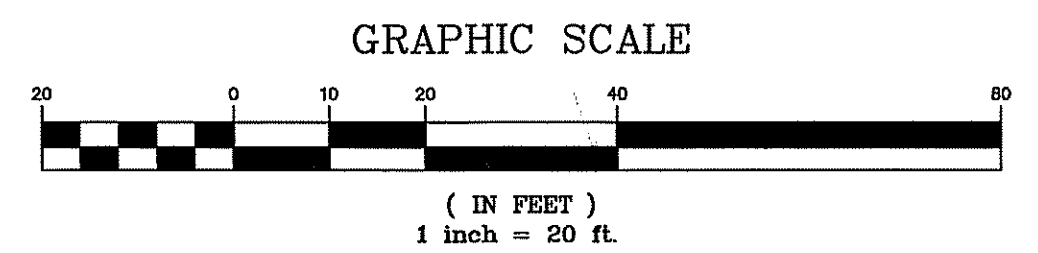
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JOB NO.: 19010
DRAWN BY: MDF
CHECKED BY: MG
DATE: 10/29/21
SHEET NO. 1 OF 4

**NOTES AND REFERENCES:**

- CITY OF SUMMIT TAX MAPS.
- DEEDS AS REFERENCED.
- MAP TITLED "FLOOD HAZARD AREA VERIFICATION PLAN, NUDEP PERMITTING PLANS, FLAX RESIDENCE, BLOCK 2709, LOT 15, PROSPECT STREET, CITY OF SUMMIT, UNION COUNTY, NEW JERSEY," PREPARED BY DYKSTRA WALKER DESIGN GROUP, DATED 03/05/19.
- MAP TITLED "PLAN OF SURVEY UPDATE, TAX LOT 7, BLOCK 2709, 36 LOCUST DRIVE, CITY OF SUMMIT, COUNTY OF UNION, STATE OF NEW JERSEY," PREPARED BY LEEPER LAND GROUP, LLC, DATED 09/28/18.
- MAP TITLED "PLAN OF SURVEY FOR JONATHAN S. FLAX & VALERIE M. FLAX, BLOCK 2709, LOT 15, CITY OF SUMMIT, UNION COUNTY, NEW JERSEY," PREPARED BY CONTROL LAYOUTS, INC., DATED 12/21/18.
- OUTBOUND CORNER MARKERS HAVE NOT BEEN SET AND A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL 2003, c.14 (N.J.A.C. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS THAT MAY EXIST.
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- OFFSETS SHOWN SHOULD NOT BE USED AS THE BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
- VERTICAL DATUM IS NAVD 88 PER GPS/RTK OBSERVATIONS TAKEN BY DYKSTRA WALKER DESIGN GROUP IN FEBRUARY OF 2019 (SPECTRA PRECISION SP60/GEOID 12B).
- THE PROPERTIES IN QUESTION ARE SUBJECT TO RIPARIAN RIGHTS AND FLOOD PLAINS TO BE DETERMINED PRIOR TO DEVELOPMENT.
- PROPERTY BETWEEN LOTS 7 & 8 INCLUDED IN LOT 7 PER TAX MAP & DECLARATION OF NO INTEREST SIGNED BY BRIAN AND LINDSEY GILMAN, OWNERS OF BLOCK 2709, LOT 8 AND DATED SEPTEMBER 13, 2021.

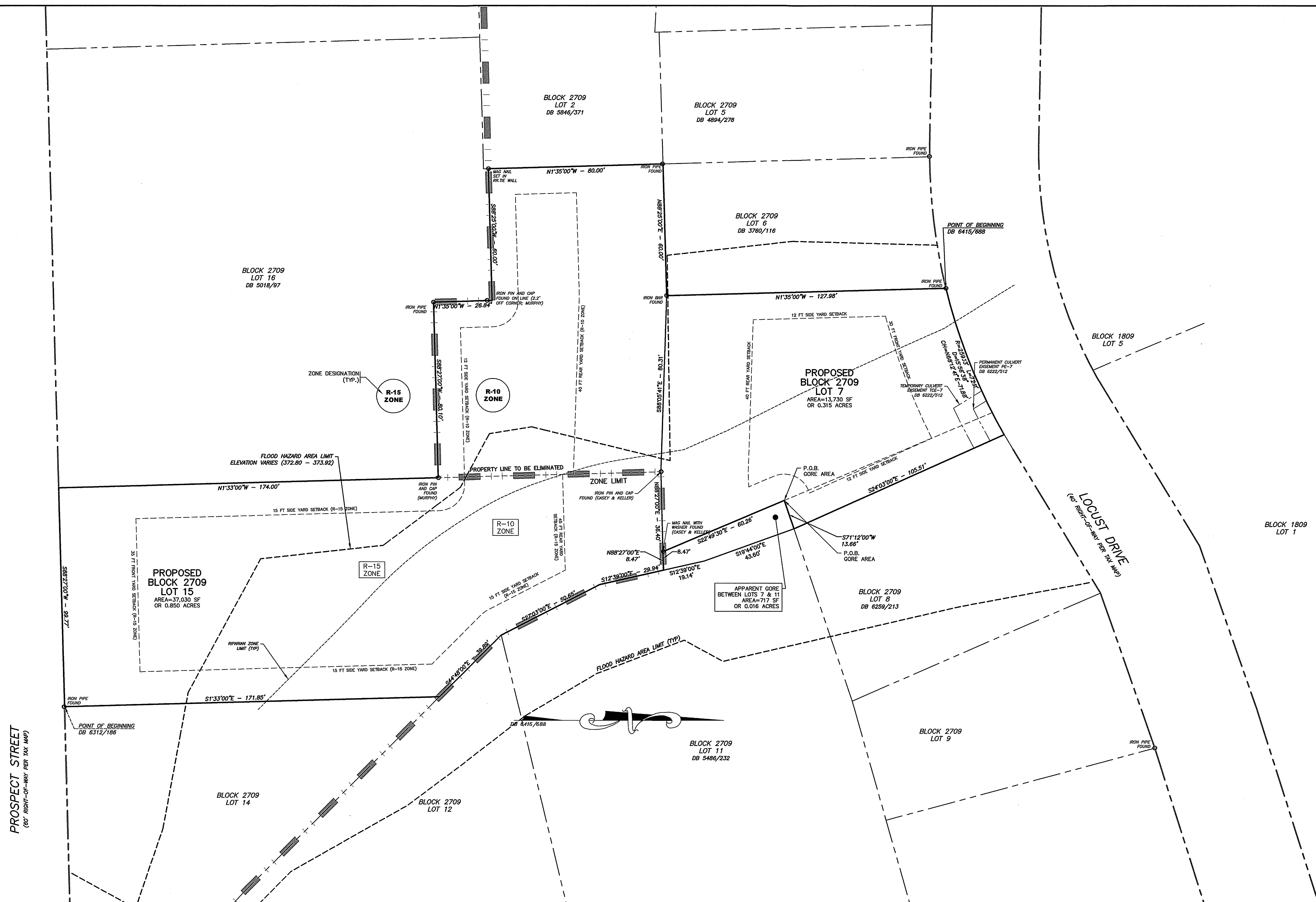


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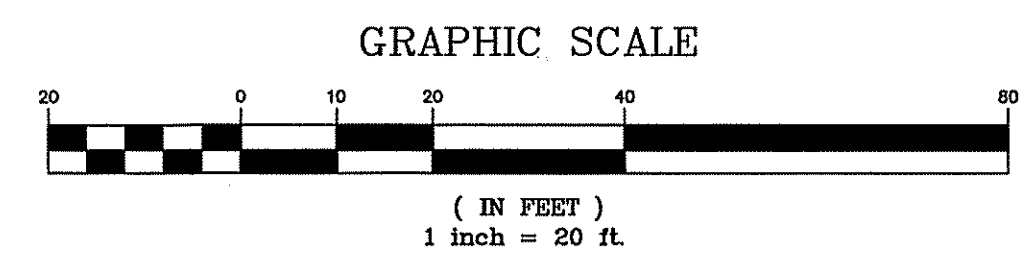
<p><b>DYKSTRA WALKER DESIGN GROUP</b>          PROFESSIONAL ENGINEERS, PLANNERS &amp; SURVEYORS          21 BOWLING GREEN PARKWAY, SUITE 204 LAKE HOPATCONG, NJ 07849          PHONE (973) 663-6546 FAX (973) 663-0042          WWW.DYKSTRAWALKER.COM</p>		<p>BOUNDARY AND TOPOGRAPHIC SURVEY PLAN</p>		<p><b>DW</b></p>
<p><b>KENNETH D. DYKSTRA</b>          PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 24C803297200</p>		<p>MINOR SUBDIVISION/LOT LINE          ADJUSTMENT PLANS          BLOCK 2709, LOTS 7 &amp; 15          36 LOCUST DR. &amp; 57 PROSPECT ST.          CITY OF SUMMIT          UNION COUNTY NEW JERSEY</p>		
12/6/21	PER NUDEP REVIEW	SCALE:	1" = 20'	<p>JOB NO.: 19010          DRAWN BY: NS          CHECKED BY: KDD          DATE: 7/6/21          SHEET NO. 2 of 4</p>
10/29/21	UPDATED SURVEY			
7/20/21	ADDED METES & BOUNDS AND AREA TO GORE			
DATE	REVISION			

J:\york\PROJ\19\19010\dwg\Locust Drive\Minor Subdivision\Minor Subdivision plan set 19010.dwg 12/06/21 01:27:19PM, mark, Layout:MINOR



PROSPECT STREET  
(60' RIGHT-OF-WAY PER TAX MAP)

LOCUST DRIVE  
(60' RIGHT-OF-WAY PER TAX MAP)



*Kenneth D. Dykstra*  
**KENNETH D. DYKSTRA**  
 PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 24GB03297200

DATE	REVISION
12/6/21	PER ZONING REVIEW

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*Mark Gimigliano*  
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MINOR SUBDIVISION PLAN

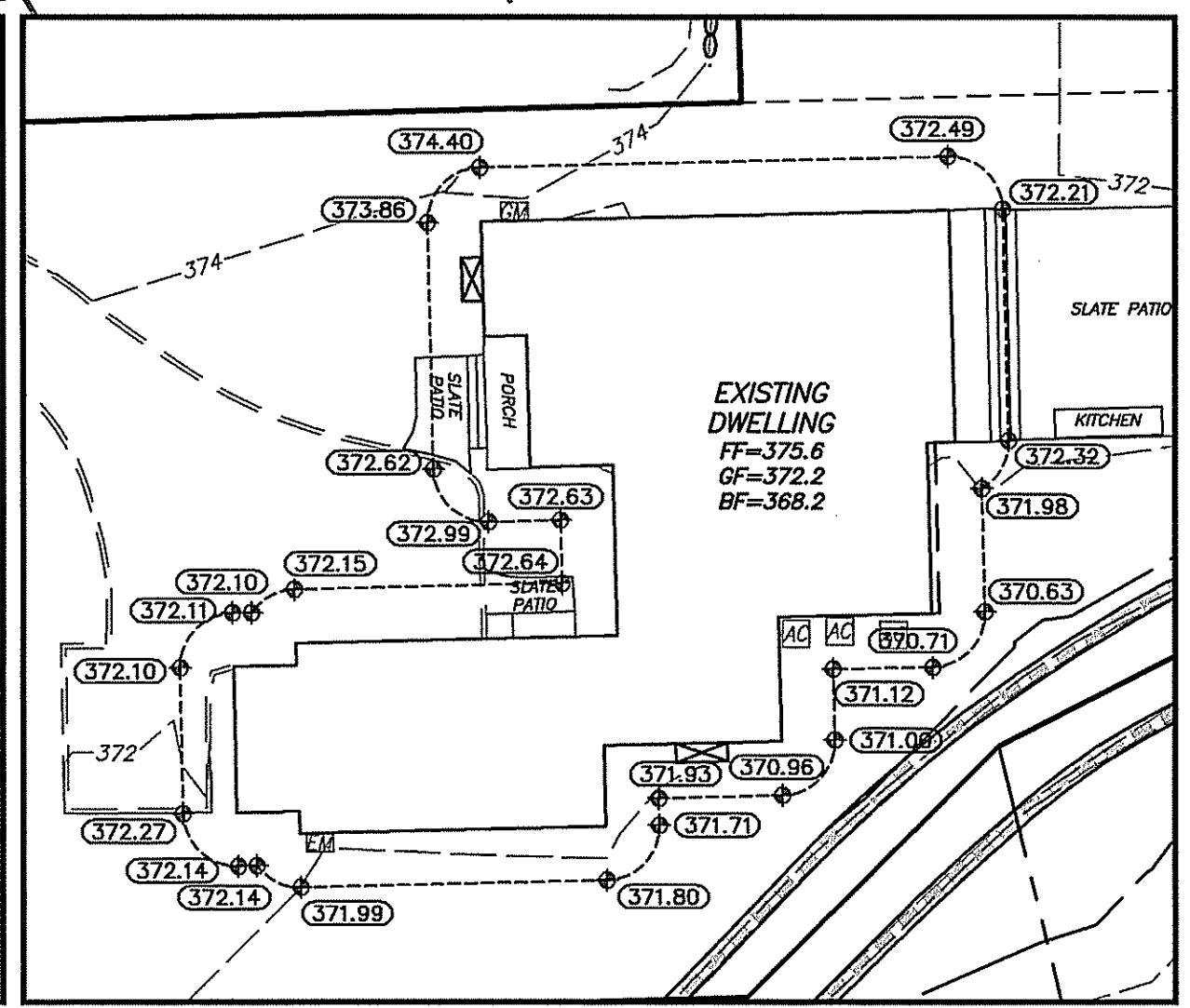
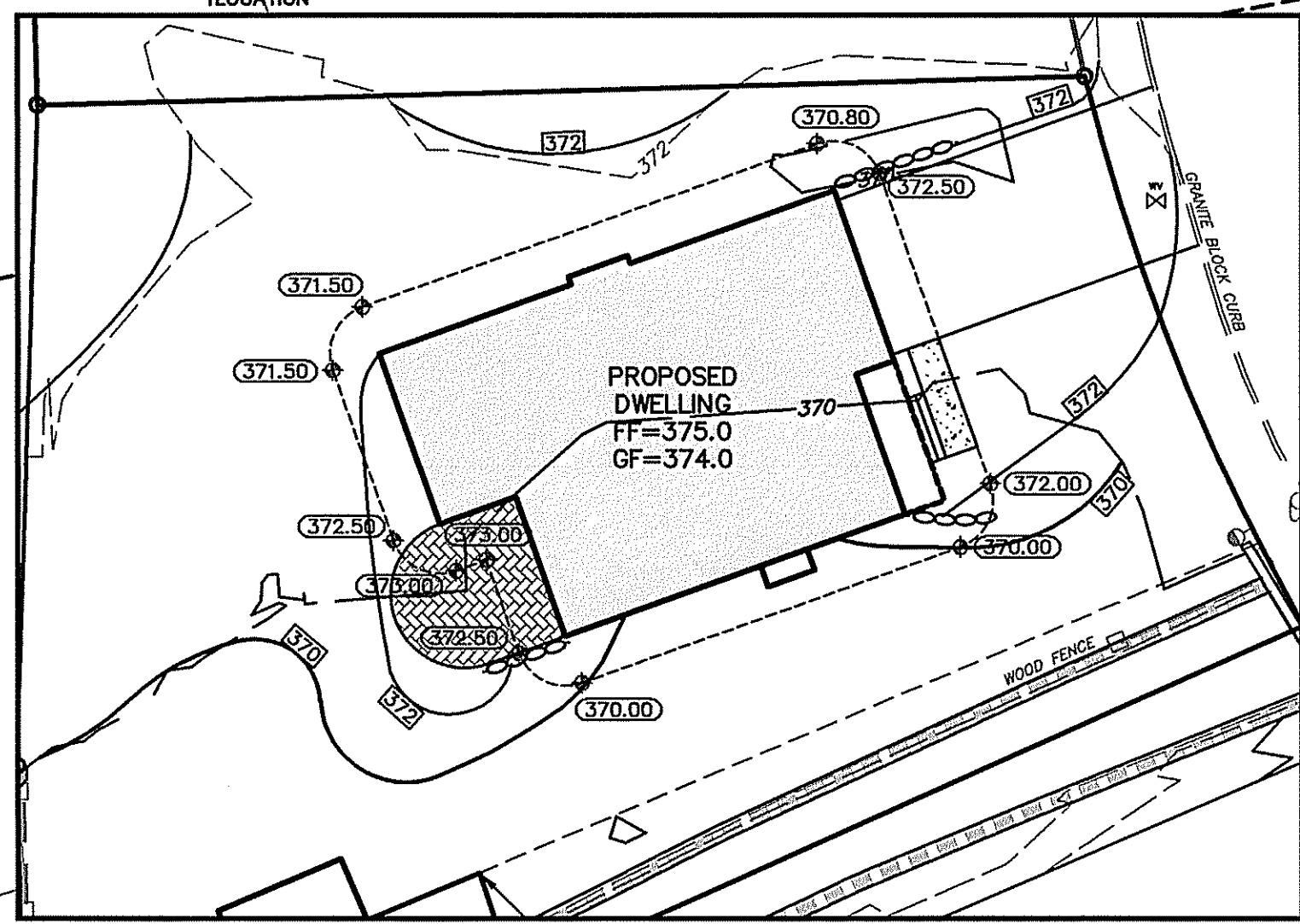
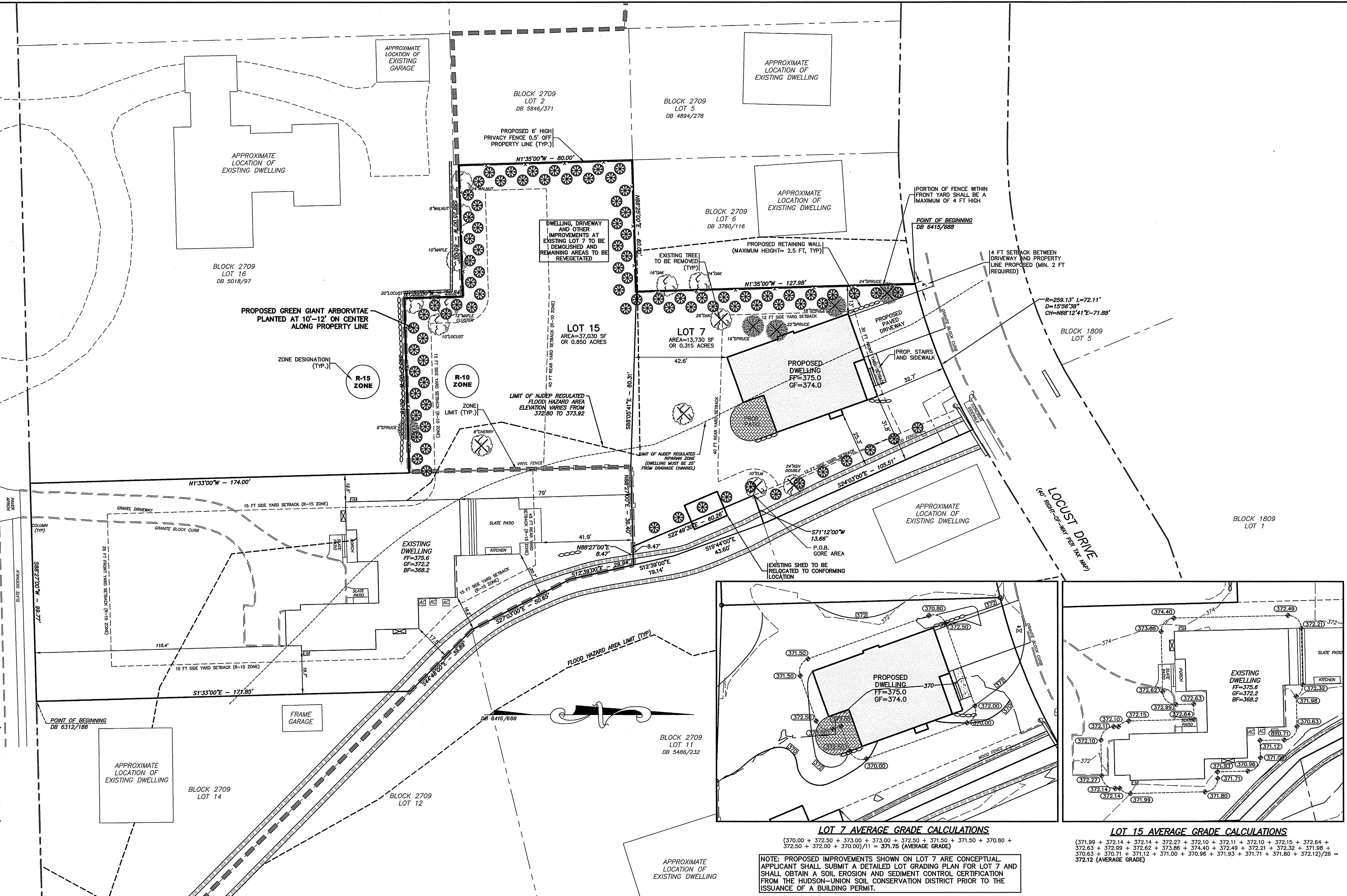
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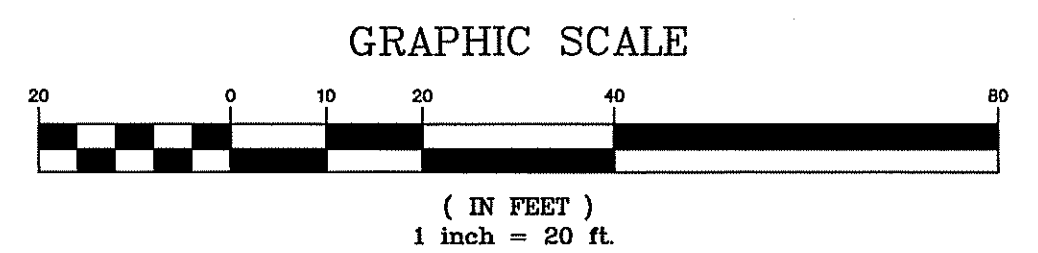
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 CHECKED BY: MG  
 DATE: 10/29/21  
 SHEET NO. 3 of 4

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PROSPECT STREET  
(60' RIGHT-OF-WAY PER TAX MAP)



NOTE: PROPOSED IMPROVEMENTS SHOWN ON LOT 7 ARE CONCEPTUAL. APPLICANT SHALL SUBMIT A DETAILED LOT GRADING PLAN FOR LOT 7 AND SHALL OBTAIN A SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION FROM THE HUDSON-UNION SOIL CONSERVATION DISTRICT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



12/6/21	PER ZONING REVIEW
DATE	REVISION

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*Mark Gimigliano*  
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CONCEPTUAL LOT DEVELOPMENT PLAN

MINOR SUBDIVISION/LOT LINE ADJUSTMENT PLANS  
 BLOCK 2709, LOTS 7 & 15  
 36 LOCUST DR. & 57 PROSPECT ST.  
 CITY OF SUMMIT  
 UNION COUNTY NEW JERSEY

SCALE: 1" = 20'  
 JOB NO.: 19010  
 DRAWN BY: MDF  
 CHECKED BY: MG  
 DATE: 10/29/21  
 SHEET NO. 4 OF 4