

**LOT COVERAGE BREAKDOWN**

EXISTING CONDITIONS	
FEATURE	AREA (S.F.)
BUILDING	3,393
DRIVEWAY	2,794
FRONT & SIDE WALKS	241
REAR PATIO	597
REAR LANDING	27
AC UNITS, GENERATOR	48
<b>TOTAL</b>	<b>7,100 S.F.</b>

PROPOSED CONDITIONS	
FEATURE	AREA (S.F.)
BUILDING	3,411
DRIVEWAY	2,794
FRONT & SIDE WALKS	241
REAR PATIO/GRILL	470
REAR WALKS	52
AC UNITS, GENERATOR	48
<b>TOTAL</b>	<b>7,016 S.F.</b>

**OWNER/APPLICANT**  
 CHRISTOPHER & JULIA BARTLETT  
 72 FERNWOOD ROAD  
 SUMMIT, NJ 07901

**SUBJECT PROPERTY DATA:**  
 TAX BLOCK 2201 LOT 18  
 LOT AREA = 20,328 S.F. = 0.4667 AC.±

**LEGEND**

EXISTING	PROPOSED
--- 102 ---	--- 102 ---
--- 100 ---	--- 100 ---
x 102.6	+ 102.6
=====	=====
=====	=====
[Hatched Box]	[Solid Box]
[Dotted Box]	[Dotted Box]
△	△
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**ZONING DATA (R-25 ZONE DISTRICT):**

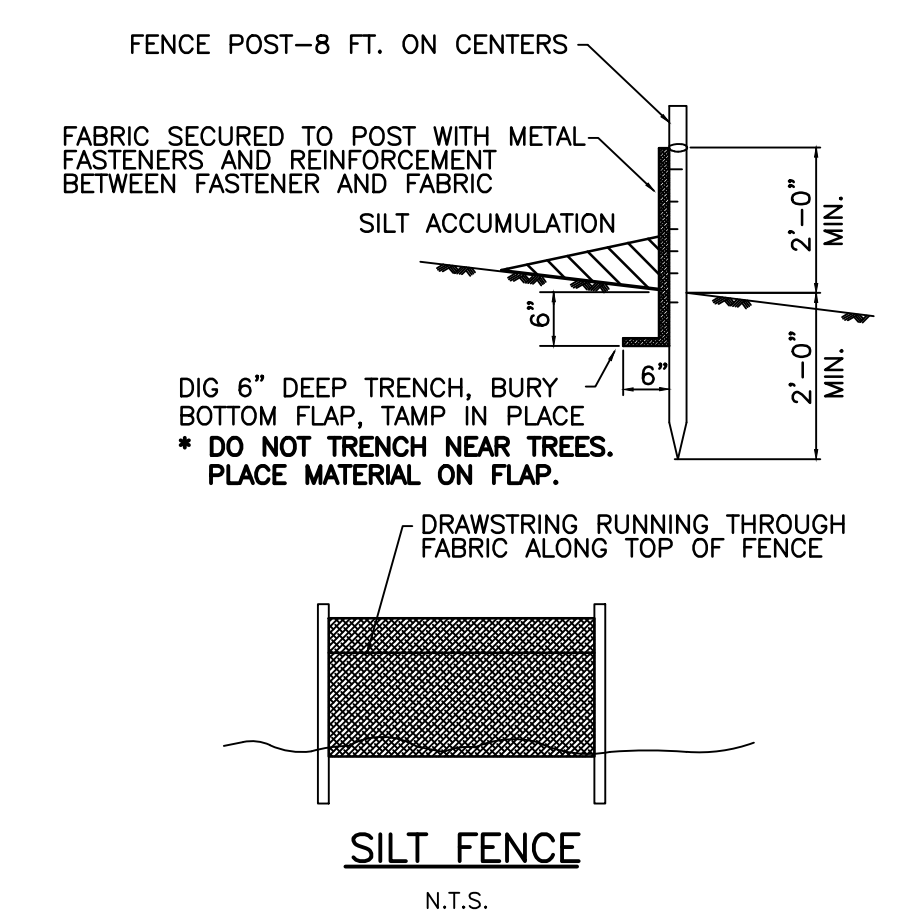
- PERMITTED PRINCIPAL USES: DETACHED SINGLE-FAMILY DWELLING; ET. AL.  
 PROVIDED PRINCIPAL USE & PROPOSED ACCESSORY USE: ADDITION TO DETACHED SINGLE-FAMILY DWELLING, & PATIO REPLACEMENT
- ZONING REQUIREMENTS PER SECTION 35-4.1-4:

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	25,000 S.F.	20,328 S.F.	N/C (NO CHANGE)
MIN. LOT WIDTH	100 FT.	112.39 FT.	N/C
<b>MIN. REQUIRED YARDS</b>			
MIN. FRONT YARD	35 FT. MIN.	50.1 FT.	N/C
MIN. REAR YARD	45 FT.	** 37.6 FT.	N/C
MIN. SIDE YARD	17 FT.	21.8 FT. (SOUTH) 25.3 FT. (NORTH)	N/C
MIN. (COMBINED) SIDE YARD	40% OF LOT WIDTH = 44.96 FT.	47.1 FT.	N/C
MAX. LOT (IMPERVIOUS) COVERAGE	30% (6,098 S.F.)	** 34.93% (7,100 S.F.)	⊙ 34.51% (7,016 S.F.)
MAX. BUILDING COVERAGE	14% (2,845 S.F.)	** 16.69% (3,393 S.F.)	⊙ 16.78% (3,411 S.F.)
MAX. FLOOR AREA RATIO	25% (5,082 S.F.)	24.13% (4,906 S.F.)	24.17% (4,913 S.F.)
MAX. BUILDING HEIGHT (STORIES)	2 STORIES	2 STORIES	N/C
BUILDING HEIGHT	35 FT.	33.5 FT.	N/C

⊙ VARIANCE FROM ZONING REGULATIONS REQUIRED  
 \*\* EXISTING/NON-CONFORMING CONDITION

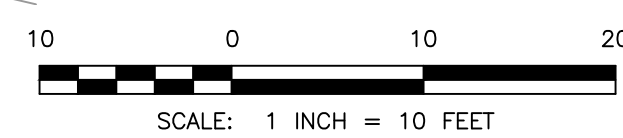
**GENERAL NOTES:**

- SEE BOUNDARY & TOPOGRAPHIC SURVEY OF THIS SET FOR BACKGROUND SURVEY INFORMATION.
- PROPOSED BUILDING ADDITION FOOTPRINT, BUILDING HEIGHT, AND FLOOR AREA RATIO DATA BASED ON PLANS PREPARED BY ROSEN KELLY CONWAY ARCHITECTURE & DESIGN. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH ALL EXISTING UNDERGROUND UTILITIES, UTILIZING TEST PITS IF NECESSARY, PRIOR TO CONSTRUCTION AND SHALL PROCURE UPDATED UTILITY MARK-OUT FROM THE N.J. ONE-CALL SYSTEM. PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND PROJECT ARCHITECT, IN WRITING, OF ACCEPTANCE OF EXISTING AND PROPOSED UTILITIES SHOWN HEREON OR OF DISCREPANCIES REQUIRING RESOLUTION.
- IMPROVEMENT SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION AS SUPPLEMENTED AND IN ACCORDANCE WITH CITY OF SUMMIT DEVELOPMENT STANDARDS. WHERE A CONFLICT EXISTS BETWEEN THE SPECIFICATIONS, THE MORE STRINGENT SHALL GOVERN.
- POSITIVE SLOPES AWAY FROM BUILDING FOUNDATION SHALL BE PROVIDED. PAVEMENT AREAS SHALL BE GRADED AT A MIN. SLOPE OF 2%, OR AS INDICATED. LAWN/LANDSCAPED AREAS SHALL BE GRADED AT MIN. SLOPE OF 2% AND MAX. SLOPE OF 3:1, AS INDICATED.
- SOIL EROSION MEASURES SHALL BE IN ACCORDANCE WITH THE "STANDARDS FOR SOIL EROSION CONTROL AND SEDIMENT CONTROL IN NEW JERSEY", 2014, AS SUPPLEMENTED.
- EXISTING STRUCTURES IN DEVELOPMENT AREA TO BE REMOVED AS REQUIRED.
- NO TREES ARE PROPOSED TO BE REMOVED, AND NO STEEP SLOPES ARE PROPOSED TO BE DISTURBED.
- SILT FENCE SHALL BE MAINTAINED ALONG THE LIMIT OF DISTURBANCE AS SHOWN ON THE PLAN FOR THE ENTIRE DURATION OF CONSTRUCTION.
- NO EXCESS SOIL FROM EXCAVATION SHALL BE STORED ON SITE. ALL SOIL NOT USED FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGE WITHIN THE CITY RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, SIDEWALK, CURB, AND ASPHALT CAUSED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS OF THE SUBJECT LOTS.



---NOTICE---

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REVISION NO.	DATE	REVISION

**GRADING & SOIL EROSION CONTROL PLAN**  
**THE BARTLETT RESIDENCE**  
 SITUATED AT  
 72 FERNWOOD ROAD - TAX BLOCK 2201, LOT 18  
 CITY OF SUMMIT      UNION COUNTY      NEW JERSEY

	26 BERKSHIRE STREET WHIPPANY, N.J. 07981 TEL (973) 884-9300 FAX (973) 884-9300	PROJECT NO 220120 SCALE 1"=10' DATE 6/22/2022 FB / PG
	PETER K. KORZEN PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 24GB03585000	N.J. CERTIFICATE OF AUTHORIZATION No. 24GA28107900 SHEET NO. 1 of 2