



ZONING REQUIREMENTS: RESIDENTIAL DISTRICT R-10

	ZONE R-10	PROPOSED
LOT AREA	10,000 SF	11,435 SF
LOT FRONTAGE	75 FT	75.10 FT
LOT WIDTH (AT SETBACK)	75 FT	79.26 FT
MINIMUM LOT DEPTH	-	-
PRINCIPAL BUILDING FRONT YARD	30 FT	30.66 FT
PRINCIPAL BUILDING SIDE YARD (MIN)	12 FT	18.00 FT
PRINCIPAL BUILDING SIDE YARD (TOTAL)**	35 $\frac{1}{2}$ /28 FT	38.13 FT
PRINCIPAL BUILDING REAR YARD	40 FT	48.48 FT
MAXIMUM LOT COVERAGE	35 $\frac{1}{2}$ /4002 SF	4099 SF
MAXIMUM BUILDING COVERAGE	18 $\frac{1}{2}$ /2056 SF	2014 SF
MAXIMUM FLOOR AREA	2856 SF	2833 SF
MAXIMUM FLOOR AREA RATIO	25%	24.8%
MAXIMUM BUILDING HEIGHT *	2 STY/35 FT	-

** TOTAL SIDE YARD CALCULATIONS:
 35 $\frac{1}{2}$ x LOT WIDTH @ SETBACK= TOTAL SIDE YARD
 35 $\frac{1}{2}$ x 79.26' = 27.74'
 USE 28 FT.

NOTE:
 IMPERVIOUS COVER OVER BY 100 SF±

1. PROPERTY KNOWN AS LOT 3 IN BLOCK 301 ON THE CURRENT TAX MAPS OF THE CITY OF SUMMIT, SHEET NO. 3.
2. BEING MORE COMMONLY KNOWN AS 9 FAY PLACE, CITY OF SUMMIT, N.J.
3. PROPERTY KNOWN AS LOT 9 ON A MAP ENTITLED, "SOUTHGATE, SECTION NO. 1..." RECORDED IN THE UNION COUNTY CLERK'S OFFICE ON AUGUST 20, 1953 AS MAP NO. 386-F, BEING FURTHER DESCRIBED IN DEED BOOK 4764 AT PAGE 341.
4. PROPERTY CONTAINS 11,435 SF OR 0.26 ACRES (MORE OR LESS).
5. THIS PLAN HAS BEEN PREPARED TO INDICATE THE ZONING REQUIREMENTS IN ACCORD WITH ZONE R-10 (ZONING MAP DATED REVISED MAY 2, 2017) AND IS NOT INTENDED TO BE A PROPERTY SURVEY.

ZONING STUDY PREPARED FOR
9 FAY PLACE
 LOT 3 IN BLOCK 301
 Situated in The
CITY OF SUMMIT, UNION COUNTY, NEW JERSEY

ENSURPLAN INC

Professional Engineers & Land Surveyors
 (Certificate of Authorization No. 24GAZ7867700)
 172 WASHINGTON VALLEY ROAD - SUITE 1
 P.O. BOX 4304, WARREN, N.J. 07060-0304
 Tel: 732-488-0400
 Fax: 732-488-0488

10-29-2019
ISSUED FOR CLIENT REVIEW

WILLIAM S. SCOTT, P.E.
 Professional Engineer, N.J. License No. GE44863

Date: 10-29-2019
Drawn By: NJS
Checked By: WSS
Scale: 1"=20'
Map No.: E
File No.: 28807

THIS PLAN HAS BEEN PREPARED FOR CLIENT REVIEW ONLY AND IS LIMITED TO THE SAME. PROPERTY OUTBOUND IS BASED UPON A DEED PLOTTING AND HAS NOT BEEN FIELD VERIFIED. THIS PLAN IS NOT INTENDED TO BE A PROPERTY SURVEY.