



LOT OWNERS (WITHIN 200 FT OF SITE)

BLOCK 155 - LOTS 2, 3 & 4 RAMIREZ, ADELADO 60 NEWPORT AVENUE SOMERSET, NJ 08873 RE: 60 NEWPORT AVENUE	BLOCK 159 - LOTS 1, 2 & 3 HORVATH, BETTY ANN & YEAGLE, E. 32 RAY STREET SOMERSET, NJ 08873 RE: 35 RAY STREET	BLOCK 161 - LOT 3 & 4 WILLIAMS, FRANKLIN 67 EUGENE AVENUE SOMERSET, NJ 08873 RE: 70 JULIET AVENUE
BLOCK 155 - LOTS 5, 6, 7 & 8 FUDGE, GERALDINE R. 7 WILSHIRE DRIVE LAWRENCEVILLE, NJ 08848 RE: 35 RAY STREET	BLOCK 159 - LOTS 41, 42, 43 & 44 MOTTO, ARLENE 7 WILSHIRE DRIVE LAWRENCEVILLE, NJ 08848 RE: 35 RAY STREET	BLOCK 161 - LOTS 5, 6, 7 & 8 FARKAS, DEBORAH 70 JULIET AVENUE SOMERSET, NJ 08873 RE: 70 JULIET AVENUE
BLOCK 155 - LOTS 9, 10, 11 & 12 LUDOVICH, DENNIS 51 RAY STREET SOMERSET, NJ 08873 RE: 51 RAY STREET	BLOCK 160 - LOT 1.02 KERFER, BEATRIX 63 JULIET AVENUE SOMERSET, NJ 08873 RE: 63 JULIET AVENUE	BLOCK 161 - LOT 9, 10 & 11 ALEVEDO, NANCY 64 JULIET AVENUE SOMERSET, NJ 08873 RE: 64 JULIET AVENUE
BLOCK 155 - LOTS 13 & 14 BUCHANAN, ANDREW & RAKARIE 53 RAY STREET SOMERSET, NJ 08873 RE: 53 RAY STREET	BLOCK 160 - LOT 1.03 LUI, QINGSHAN & YING WANG 55 JULIET AVENUE SOMERSET, NJ 08873 RE: 55 JULIET AVENUE	BLOCK 161 - LOTS 12 & 13 REED, CHERON & ANNIE MAE 56 JULIET AVENUE SOMERSET, NJ 08873 RE: 56 JULIET AVENUE
BLOCK 155 - LOTS 15 & 16 BISIAZI, LISA 212 BRAR STREET PARKERFORD, PA 18071 RE: 42 NEWPORT AVENUE	BLOCK 160 - LOTS 5, 6 & 7 BLATT, LISA 212 BRAR STREET PARKERFORD, PA 18071 RE: 42 NEWPORT AVENUE	BLOCK 161 - LOT 14 ESQUANTE, JOSE A. & PINEDA, JOSE 54 JULIET AVENUE SOMERSET, NJ 08873 RE: 54 JULIET AVENUE
BLOCK 155 - LOT 17.01 DIAMOND INVESTORS & BUILDERS LLC 3086 RT. 27 - SITE 12 KENDALL PARK, NJ 08824 RE: 57 RAY STREET	BLOCK 160 - LOTS 8, 9 & 10 BROWN, PATRICIA 36 NEWPORT AVENUE SOMERSET, NJ 08873 RE: 36 NEWPORT AVENUE	BLOCK 161 - LOTS 39 & 40 RADLEN, KENNICK 53 EUGENE AVENUE SOMERSET, NJ 08873 RE: 53 EUGENE AVENUE
BLOCK 155 - LOTS 19 & 20 MEJIA, BELKIN 59 RAY STREET SOMERSET, NJ 08873 RE: 59 RAY STREET	BLOCK 160 - LOTS 11 & 12 BISIAZI, JOSEPH 32 NEWPORT AVENUE SOMERSET, NJ 08873 RE: 32 NEWPORT AVENUE	BLOCK 161 - LOT 41 GREY, MARK & BONITA 57 EUGENE AVENUE SOMERSET, NJ 08873 RE: 57 EUGENE AVENUE
BLOCK 155 - LOT 27.01 HIRAPROY, STEPHEN S. & MARY ANN 22 WENDHAM PLACE SOMERSET, NJ 08873 RE: 30 NEWPORT AVENUE	BLOCK 160 - LOT 13 & 14 GAVELT, TRENDA 30 NEWPORT AVENUE SOMERSET, NJ 08873 RE: 30 NEWPORT AVENUE	RIGHT-OF-WAY DEPARTMENT BUCKLEY PIPE LINE COMPANY PO BOX 568 EMMAUS, PA 18049-0368
BLOCK 155 - LOTS 30, 31 & 32 REI VENTURE GROUP, LLC 20 WENDHAM PLACE SOMERSET, NJ 08873 RE: 20 WENDHAM PLACE	BLOCK 160 - LOT 15 CUNYAN, PEDRO & EVELYN 28 NEWPORT AVENUE SOMERSET, NJ 08873 RE: 28 NEWPORT AVENUE	BUSINESS MANAGER COMCAST CABLE 279 AMBELL ROAD HILLSBOROUGH, NJ 08844
BLOCK 155 - LOTS 33, 34, 35 & 36 VALDEZ, JAME & ALMA & JOSHUA 14 WENDHAM PLACE SOMERSET, NJ 08873 RE: 14 WENDHAM PLACE	BLOCK 160 - LOT 37 RYSER, WELCH, SILENA M. 45 JULIET AVENUE SOMERSET, NJ 08873 RE: 45 JULIET AVENUE	SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTICELLO COMPLEX 525 FRITZTOWN ROAD SIRKING SPRING, PA 19608
BLOCK 156 - LOTS 27 & 28 SANCHEZ, ADELADO RAMIREZ 51 RAY STREET SOMERSET, NJ 08873 RE: 31 RAY STREET	BLOCK 160 - LOT 38 MOSEY, CARL & CLARK, SHEILA 51 RAY STREET SOMERSET, NJ 08873 RE: 53 JULIET AVENUE	

NOTE:
LOT GRADING AND UTILITY CONNECTIONS SHOWN HEREON ARE SCHEMATIC IN NATURE AND INTENDED TO DEMONSTRATE THE LOT IS SUITABLE FOR DEVELOPMENT. UPON VARIANCE APPROVAL, AN INDIVIDUAL LOT GRADING PLAN & SOIL EROSION/SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO OBTAIN A BUILDING PERMIT.

Applicant & Owner:
DIAMOND INVESTORS & BUILDERS, LLC
Sanjiv Sotwot, Managing Member
3086 RT 27 SUITE 12
KENDALL PARK, NJ 08824
732-422-7777

ZONING REQUIREMENTS: SINGLE FAMILY RESIDENTIAL DISTRICT R-7

	ZONE R-7	EXISTING	PROPOSED	VARIANCE
LOT AREA (CORNER LOTS)	9,000 SF	5,500 SF	NO CHANGE	YES
LOT FRONTAGE (RAY ST)	90	100 FT	NO CHANGE	NO
LOT FRONTAGE (JULIET AVE)	90 FT	55 FT	NO CHANGE	YES
MINIMUM LOT DEPTH (RAY ST)	N/A	55 FT	NO CHANGE	NO
MINIMUM LOT DEPTH (JULIET AVE)	N/A	100 FT	NO CHANGE	NO
PRINCIPAL BUILDING FRONT YARD	25 FT	-	25 FT	NO
PRINCIPAL BUILDING SIDE YARD (MIN)	8 FT	-	8 FT	NO
PRINCIPAL BUILDING SIDE YARD (TOTAL)	20 FT	-	29 FT	NO
PRINCIPAL BUILDING REAR YARD	N/A	-	29 FT	NO
MAXIMUM LOT (BUILDING) COVERAGE	20%	-	1,082SF/19.7%	NO
MAXIMUM IMPERVIOUS COVERAGE	30%	-	1,522SF/28%	NO
MAXIMUM FLOOR AREA	N/A	-	-	NO
MAXIMUM FLOOR AREA RATIO	N/A	-	-	NO
MAXIMUM BUILDING HEIGHT *	2 STY/35 FT	-	2 STY/28.25 FT	NO

- GENERAL NOTES:**
- PROPERTY KNOWN AS LOT 1.01 IN BLOCK 160 ON THE CURRENT TAX MAPS OF THE TOWNSHIP OF FRANKLIN, SHEET NO. 80.01 (DATED 1/01/2010).
 - BEING MORE COMMONLY KNOWN AS 61 JULIET AVENUE, TOWNSHIP OF FRANKLIN, N.J.
 - PROPERTY KNOWN AS PART OF LOTS 1, 2, 3 AND 4 IN BLOCK 0 ON A MAP ENTITLED, "BROOKSIDE TERRACE..." AND RECORDED BY SOMERSET COUNTY CLERK'S OFFICE 8/16/1904 AS MAP NO. 84-A AND PART OF LOT 223 ON A MAP ENTITLED, "MAP OF SIMPLEX TERRACE..." AND RECORDED IN THE SOMERSET COUNTY CLERK'S OFFICE 5/14/1817 AS MAP NO. 77-B, BEING FURTHER DESCRIBED IN A DEED RECORDED 9/13/2017 IN DEED BOOK 6989 PAGE 1227.
 - PROPERTY CONTAINS 5,500 SF OR 0.13 ACRES (MORE OR LESS).
 - SETBACK SHOWN IN ACCORD WITH THE CURRENT ZONING REQUIREMENTS FOR ZONE R-7 (ZONING MAP DATED REVISED 9/28/2017 AND THE LAND USE ORDINANCE DATED REVISED 12/01/2017).
 - PROPERTY SITUATED IN FLOOD ZONE Z AS SHOWN ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR FRANKLIN TOWNSHIP AS SHOWN ON MAP NO. 34035C0276E DATED 9/28/2007.
 - THIS PLAN IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE. SUBJECT TO EASEMENTS OF RECORD, THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY ENSURPLAN, INC. A TOPOGRAPHIC SURVEY OF THE PROPERTY WAS PREPARED BY ENSURPLAN, INC. IN JUNE 2019 UNDER THE DIRECTION OF NANCY J. SCOTT, P.L.S. NJ LICENSE NUMBER 0535875.
 - THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL REVIEW ONLY AND IS LIMITED TO THE SAME. UNDERGROUND UTILITIES OR STRUCTURES HAVE NOT BEEN LOCATED.
 - UTILITY LOCATIONS ARE APPROXIMATE AND SHOWN FOR PLANNING PURPOSES ONLY. THE CONTRACTOR MUST CONTACT THE NEW JERSEY ONE CALL SYSTEM FOR ACCURATE MARK-OUTS.
 - THIS PLAN IS NOT VALID WITHOUT A SIGNATURE AND A RAISED IMPRESSION SEAL.
 - REVIEW OF THE N.J.D.E.P. IMAP GIS AS WELL AS A FIELD INSPECTION BY THE DESIGN ENGINEER INDICATES THERE ARE NO WETLAND AREAS ON THE SITE.
 - THERE ARE NO TREES TO BE REMOVED.

ANTICIPATED AGENCY APPROVALS REQUIRED:
FRANKLIN TOWNSHIP BOARD OF ADJUSTMENT
SOMERSET UNION SOIL CONSERVATION DISTRICT
FRANKLIN TWP BOARD OF HEALTH
FRANKLIN TWP SEWERAGE AUTHORITY

PARKING REQUIREMENTS (RSIS)
3 BEDROOM SINGLE FAMILY: TWO CARS
4 BEDROOM SINGLE FAMILY: 2.5 CARS

PROVIDED PARKING
A ONE CAR GARAGE WITH A DRIVEWAY LENGTH IN EXCESS OF EIGHTEEN FEET PROVIDES TWO PARKING SPACES PER RSIS

BUILDING HEIGHT
AVERAGE GRADE AT THE FRONT OF THE HOME IS 109.25
PROPOSED OF ELEVATION IS 109.5
DISTANCE FROM THE GF TO THE ROOF PEAK IS 28.0'
HEIGHT = GF(109.5)+DIST TO PEAK(28.0)-AVG GRADE(109.25) = 28.25'

STORMWATER RUNOFF
A DRYWELL SYSTEM PROPERLY SIZED TO ACCOMMODATE THE INCREASE IN RUNOFF FROM THE NEW IMPERVIOUS SURFACES SHALL BE DESIGNED AND PROVIDED AT THE TIME OF LOT GRADING PLAN SUBMITTAL, SUBJECT TO THE RESULTS OF SOIL PERCOLATION TESTING.

SOIL EROSION
AN APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE OBTAINED FROM THE EROSION CONTROL DISTRICT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

Revision Table:

2) 10-23-19	Lower House per Client / New Footprint
1) 07-19-19	Raise House per Client
0) 06-21-19	Initial Submission

William S. Scott 10-23-19
WILLIAM S. SCOTT, P.E.
Professional Engineer,
N.J. License No. 0E44863

ENGINEERING SURVEYING PLANNING
ENSURPLAN INC.
(Certificate of Authorization No. 246A27997700)
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172 WASHINGTON VALLEY RD, SUITE 1 WARREN, N.J.
Tel: 732-469-0400
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VARIANCE PLAN PREPARED FOR
61 JULIET AVENUE
LOT 1.01 IN BLOCK 160
SITUATED IN THE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NJ

SCALE: 1"=20'
DATE: 06-21-2019
ORDER: E-10602
FILE: 29478

