

LOT OWNERS
(WITHIN 200 FT OF SITE)

UTILITIES

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 IN THE 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 5/14/1917 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. 34035C00276E 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 G535875.
- 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

WAIVER REQUESTS:

A WAIVER FOR PROVIDING SIDEWALK AND CURB ALONG THE FRONTAGE IS REQUESTED. THERE IS NO OTHER CURB OR SIDEWALK ON LOTS WITHIN 200 FT.

PARKING REQUIREMENTS (RSIS):

3 BEDROOM SINGLE FAMILY: TWO SPACES

PROVIDED PARKING:

A ONE CAR GARAGE WITH A DRIVEWAY LENGTH IN EXCESS OF EIGHTEEN FEET PROVIDES TWO PARKING SPACES PER RSIS. ONE ADDITIONAL PARKING SPACE PROVIDED. TOTAL PROVIDED: 3 SPACES

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.

ZONING REQUIREMENTS: SINGLE FAMILY RESIDENTIAL DISTRICT R-7

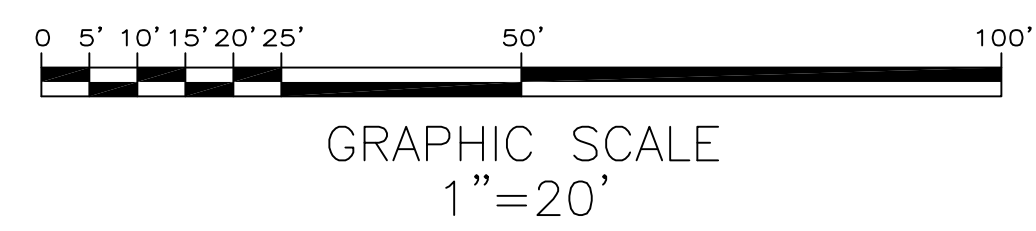
	ZONE R-7	EXISTING	PROPOSED	VARIANCE
LOT AREA (CORNER LOTS)	9,000 SF	5,500 SF	NO CHANGE	YES
LOT FRONTAGE (RAY ST)	90	100 FT	NO CHANGE	NO
LOT FRONTAGE (JULIET AVE)	90 FT	55 FT	NO CHANGE	YES
MINIMUM LOT DEPTH (RAY ST)	N/A	55 FT	NO CHANGE	NO
MINIMUM LOT DEPTH (JULIET AVE)	N/A	100 FT	NO CHANGE	NO
PRINCIPAL BUILDING FRONT YARD (BOTH)	25 FT	-	25 FT	NO
PRINCIPAL BUILDING SIDE YARD (MIN)	8 FT	-	8 FT	NO
PRINCIPAL BUILDING SIDE YARD (TOTAL)	20 FT	-	34 FT	NO
PRINCIPAL BUILDING REAR YARD	N/A	-	-	NO
MAXIMUM LOT (BUILDING) COVERAGE	20%	-	994 SF/18.07%	NO
MAXIMUM IMPERVIOUS COVERAGE	30%	-	1,561 SF/28.4%	NO
MAXIMUM FLOOR AREA	N/A	-	1,742 SF	NO
MAXIMUM FLOOR AREA RATIO	N/A	-	31.67%	NO
MAXIMUM BUILDING HEIGHT *	2 STY/35 FT	-	2 STY/29.2 FT	NO

FLOOR AREA

1ST FLOOR: 748 SF
2ND FLOOR: 994 SF
GARAGE: 246 SF

BUILDING HEIGHT

AVERAGE GRADE AT THE FRONT OF THE HOME IS 109.3
PROPOSED OF ELEVATION IS 109.5
DISTANCE FROM THE GF TO THE ROOF PEAK IS 29.0'
HEIGHT = GF(109.5)+DIST TO PEAK(29.0)-AVG GRADE(109.3) = 29.2'



Applicant & Owner:

DIAMOND INVESTORS & BUILDERS, LLC
Sanjeev Satwah, Managing Member
3086 RT 27 SUITE 12
KENDALL PARK, NJ 08824
732-422-7777

Revision Table:

5)	04-29-20	Lower Basement Floor per Client
4)	04-29-20	Raise Height of Basement Ceiling
3)	04-14-20	New House Plan
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
4-20-2020
WILLIAM S. SCOTT, P.E.
Professional Engineer,
N.J. License No. GE44863

ENGINEERING SURVEYING PLAN
ENSURPLAN INC.
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172 WASHINGTON VALLEY RD, SUITE 1 WARREN, N.J.
Tel: 732-489-0400
Fax: 732-489-0466

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'	ORDER: E-10602	1
DATE: 06-21-2019	FILE: 29478	1