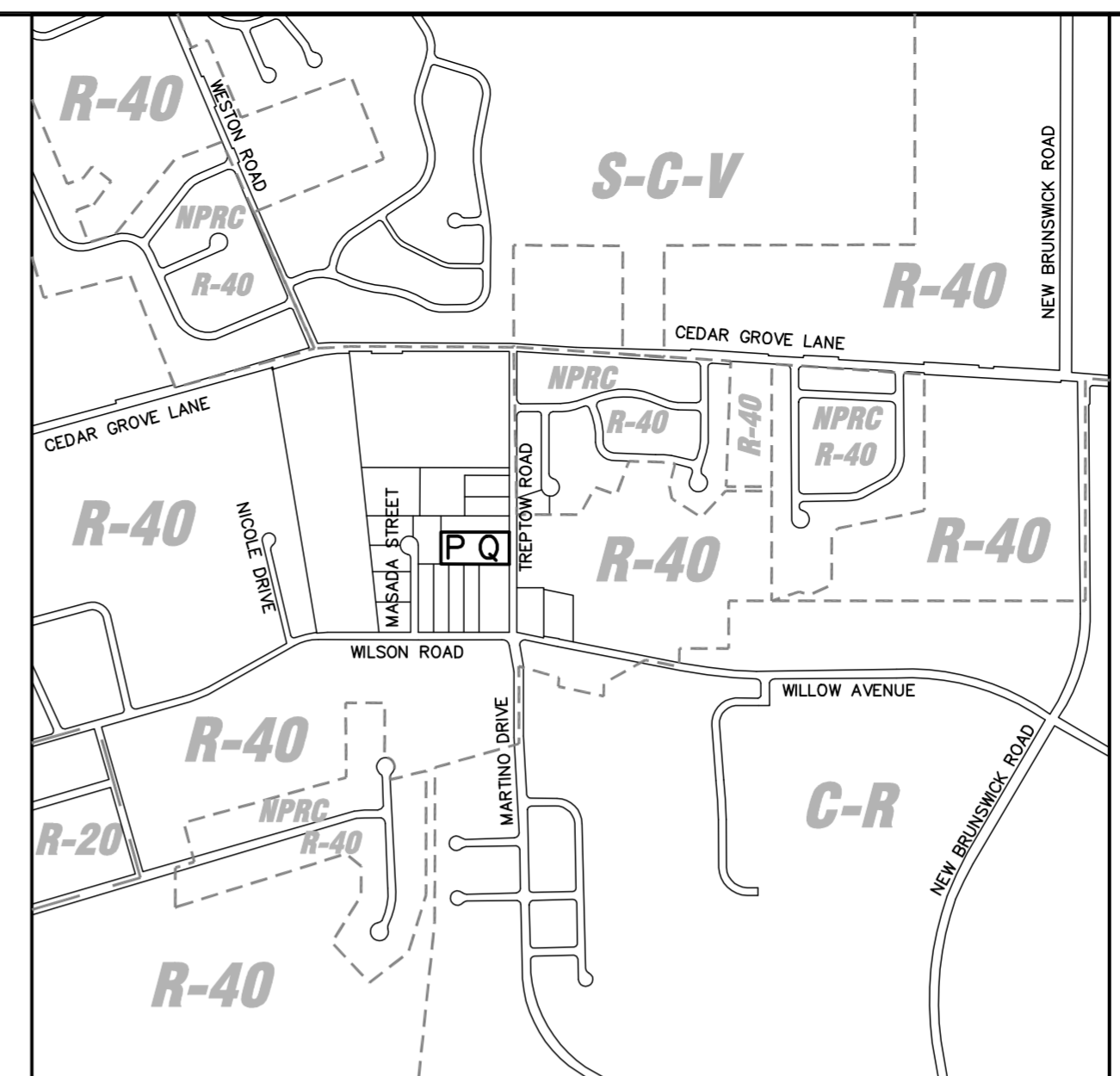




SANITARY LATERAL PROFILE

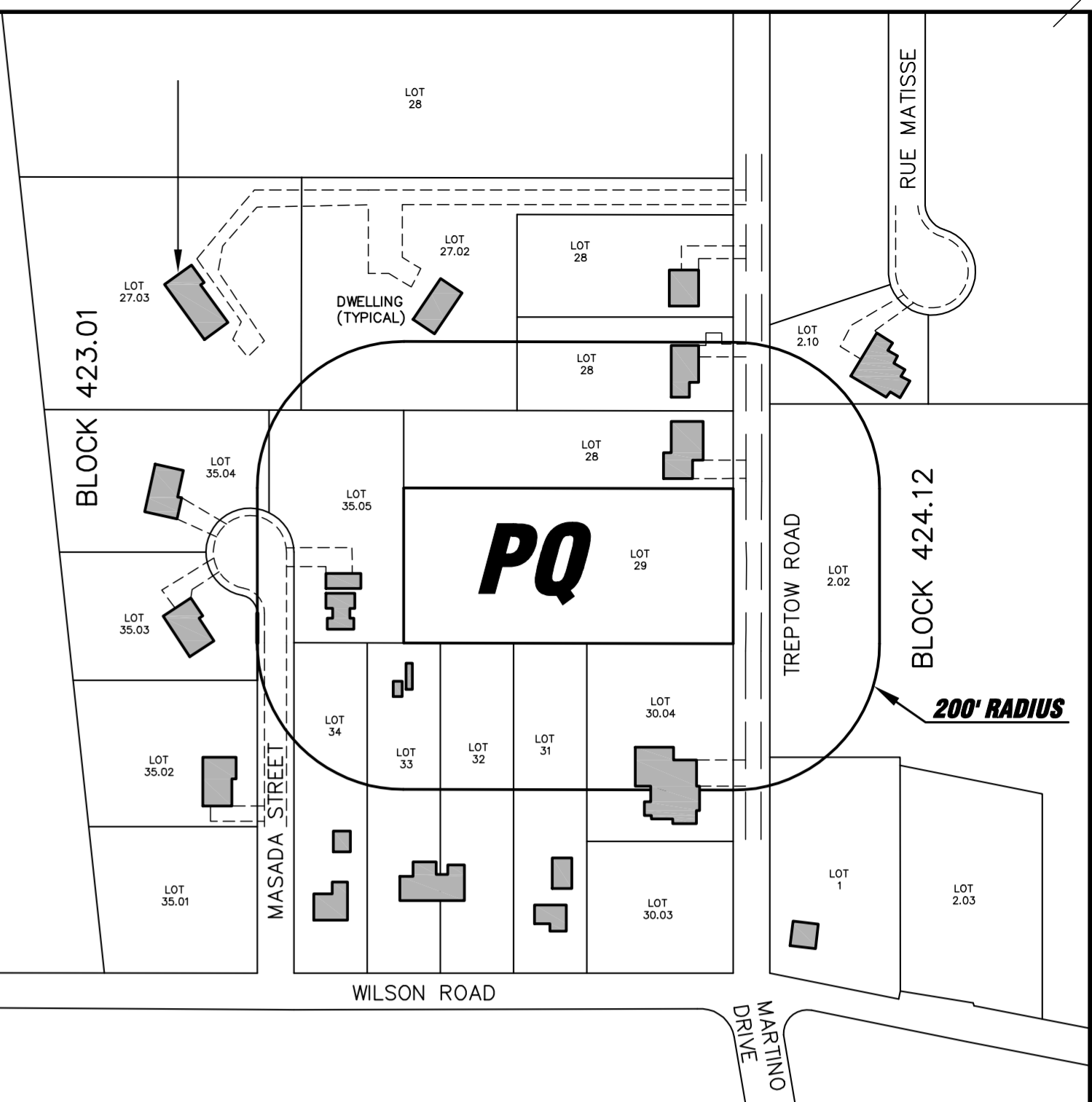
1" = 30' HOR.
1" = 5' VER.

BEING ALSO KNOWN AS LOTS 18 & 19 IN BLOCK S-19 ON A MAP OF MIDDLEBUSH FARMS, AS FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON APRIL 15, 1946 AS MAP NO. 160.



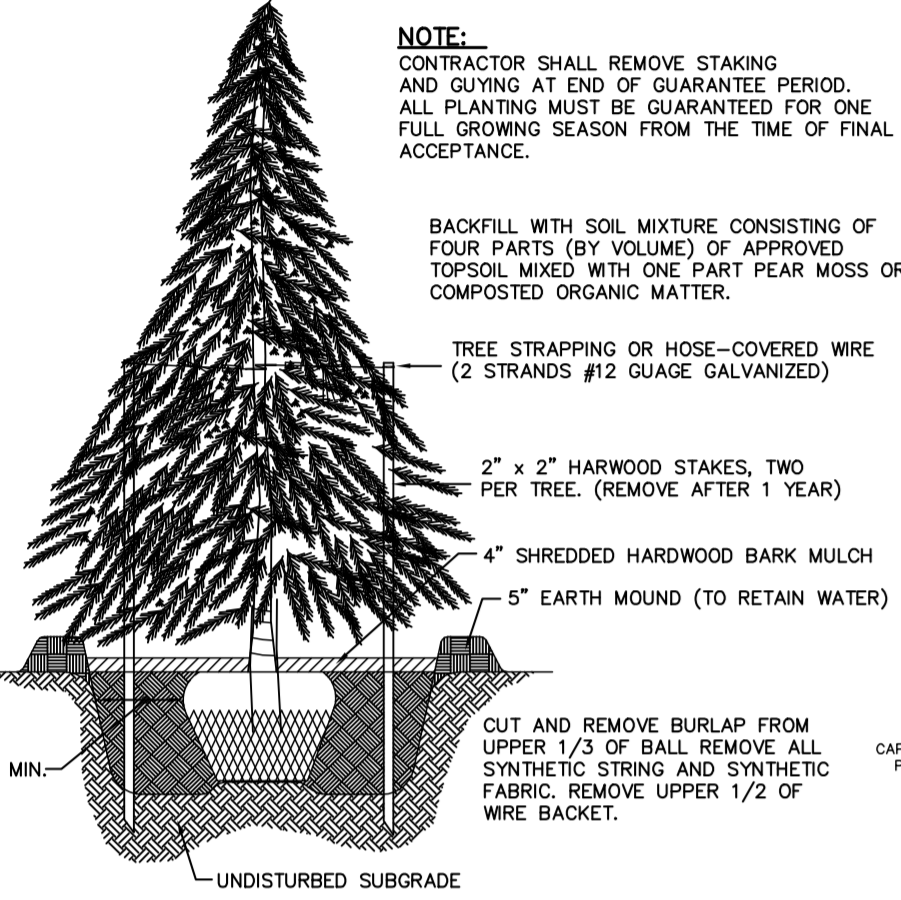
KEY MAP & ZONING MAP

SCALE: 1" = 1000' +/-



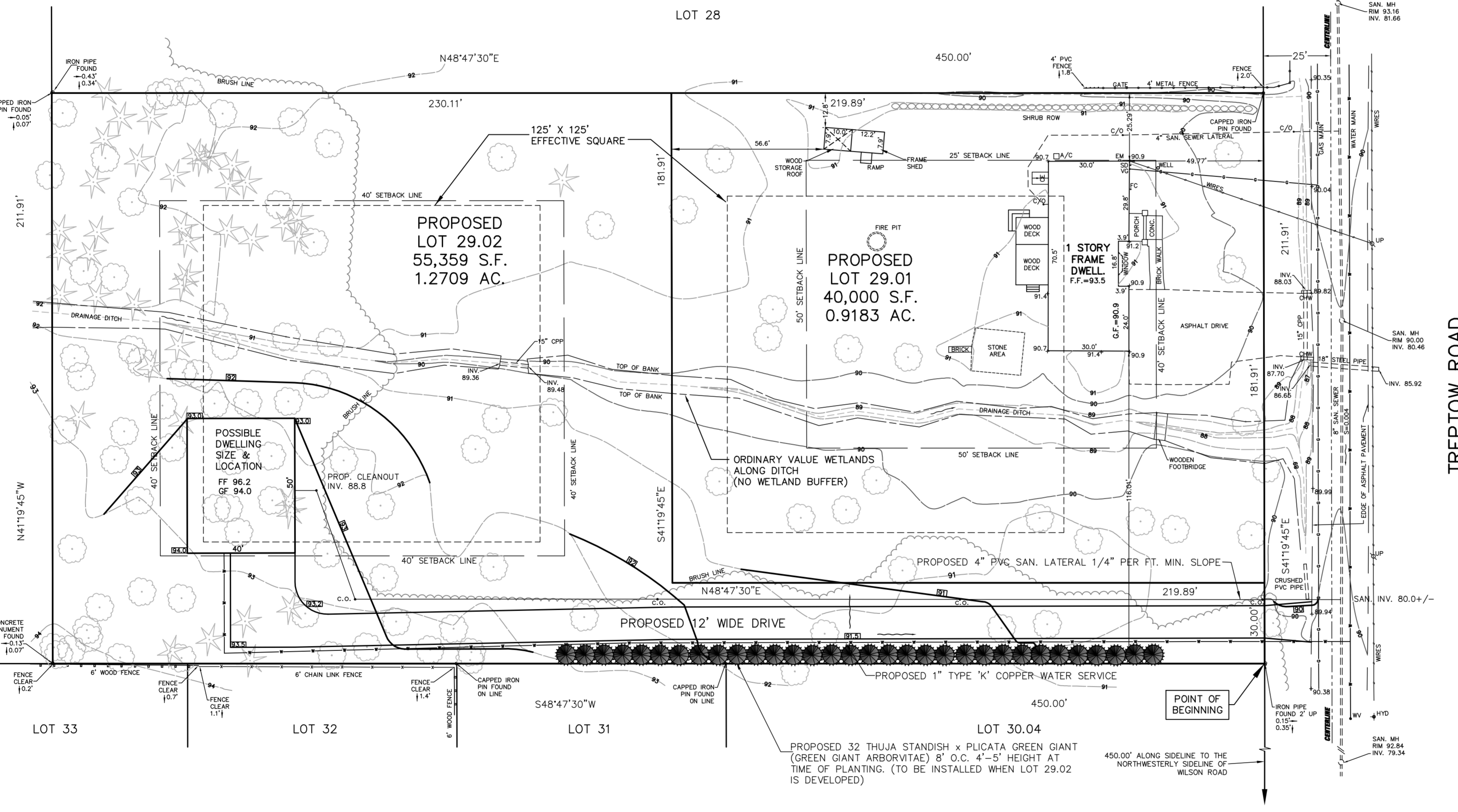
200' RADIUS MAP

SCALE: 1" = 200' +/-



CONIFER/ORNAMENTAL PLANTING DETAIL

NOT TO SCALE



LEGEND

- A/C = AIR CONDITIONER
 - C/O = CLEANOUT
 - CE = CELLAR ENTRANCE
 - CHW = CONCRETE HEADWALL
 - CONC. = CONCRETE
 - EM = ELECTRIC METER
 - FC = FUEL CAP
 - F.F. = FINISHED FLOOR ELEVATION
 - G.F. = GARAGE FLOOR ELEVATION
 - HYD. = HYDRANT
 - INV. = INVERT ELEVATION
 - SD = SUMP DISCHARGE
 - UP = UTILITY POLE
 - VG = GAS VENT
-
- 98- EXISTING CONTOUR
 - 100- PROPOSED CONTOUR
 - C/O PROPOSED CLEANOUT
 - - - DRAINAGE FLOW DIRECTION
 - x 100.00 EXISTING SPOT ELEVATION
 - x 100.00 PROPOSED SPOT ELEVATION

ZONING SCHEDULE - R-40 ZONE - SINGLE FAMILY RESIDENTIAL

DESCRIPTION	REQUIRED	EXISTING	PROPOSED LOT 29.01
MINIMUM LOT AREA	40,000 S.F.	95,359 S.F.	40,000 S.F.
MINIMUM LOT FRONTAGE	200 FT.	211.91 FT.	181.91 FT.*
MINIMUM FRONT YARD SETBACK	40 FT.	49.77 FT.	49.77 FT.
MINIMUM SIDE YARD SETBACK (ONE)	25 FT.	25.29 FT.	25.29 FT.
MINIMUM SIDE YARD SETBACK (BOTH)	75 FT.	141.30 FT.	111.30 FT.
MINIMUM REAR YARD SETBACK	50 FT.	369.84 FT.	139.7 FT.
MAXIMUM LOT BUILDING COVERAGE	10%	2.33%	5.55%
MAXIMUM IMPERVIOUS LOT COVERAGE	20%	4.61%	10.99%
MAXIMUM BUILDING HEIGHT	2.5 STY./35 FT.	1 STY./16.3 FT.	1 STY./16.3 FT.
MINIMUM SIDE YARD ACCESSORY BUILDING	25 FT.	12.8 FT.**	12.8 FT.**
MINIMUM REAR YARD ACCESSORY BUILDING	25 FT.	286.7 FT.	56.6 FT.

* MINIMUM LOT FRONTAGE FOR A FLAG LOT APPLICATION IS 170 FT.
** MINIMUM SIDE YARD IS 5 FEET FOR BUILDING LESS THAN 200 SQUARE FEET.

ZONING SCHEDULE - R-40 ZONE - FLAG LOT

DESCRIPTION	REQUIRED	PROPOSED LOT 29.02
MINIMUM LOT AREA EXCLUDING FLAGPOLE AREA	60,000 S.F.	48,761 S.F.**
MINIMUM LOT FRONTAGE	30 FT.	30 FT.
MAXIMUM FLAGPOLE LENGTH	400 FT.	219.9 FT.
MINIMUM FRONT YARD SETBACK	40 FT.	WILL COMPLY
MINIMUM SIDE YARD SETBACK	40 FT.	WILL COMPLY
MINIMUM REAR YARD SETBACK	40 FT.	WILL COMPLY
MAXIMUM LOT BUILDING COVERAGE	10%	WILL COMPLY
MAXIMUM IMPERVIOUS LOT COVERAGE	20%	WILL COMPLY
MAXIMUM BUILDING HEIGHT	2.5 STY./35 FT.	WILL COMPLY

** INDICATES VARIANCE REQUIRED [SEC. 112-72.A.(1)]
WAIVER REQUESTED FOR CONSTRUCTION OF CURB AND SIDEWALK ALONG TREPTOW ROAD.

NOTES:

- PROPERTY KNOWN AS LOT 29, BLOCK 423.01, AS SHOWN ON TAX SHEET NO. 64.
- ZONE: R-10
- LOTS TO BE SERVED BY PUBLIC GAS, SEWER, AND WATER (PRIVATE WELL ON LOT 29.01).
- TRACT AREA: 90,000 S.F. OR 2.0661 ACRES.
- THIS PLAN IS BASED ON A FIELD SURVEY BY FISK ASSOCIATES DATED JANUARY 31, 2018.
- ELEVATIONS BASED ON ASSUMED DATUM.
- FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP.
- LETTER OF INTERPRETATION ISSUED BY THE NJDEP ON AUGUST 23, 2019, FILE NO. 1808-19-0007.1
- NO SOIL CAN BE IMPORTED TO OR REMOVED FROM THE SITE UNLESS A SOIL IMPORTATION OR EXPORTATION PERMIT, AS REQUIRED BY ORDINANCE, HAS BEEN OBTAINED FROM THE TOWNSHIP. SOIL REMOVAL SHALL BE IN ACCORDANCE WITH SEC. 112-8N OF THE ORDINANCE.
- ANTICIPATED SEWER USE INCREASE IS ESTIMATED AT 300 GPD.
- PROPOSED LOT 29.02 SOLS TO BE TESTED PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. A DETERMINATION OF WHETHER OR NOT A BASEMENT AND DRY WELL CAN BE CONSTRUCTED WILL BE MADE AT THAT TIME.
- AN AS-BUILT PLAN PREPARED BY A LICENSED NEW JERSEY LAND SURVEYOR IS TO BE SUBMITTED TO THE TOWNSHIP PRIOR TO A CERTIFICATE OF OCCUPANCY INSPECTION. THE APPLICANT SHALL ALSO SUBMIT CAD-GENERATED DATA FILES, PREPARED BY A NEW JERSEY LICENSED LAND SURVEYOR, DIRECTLY TRANSLATABLE INTO AN IDENTICAL IMAGE OF THE AS-BUILT PLAN PER THE REQUIREMENTS OF SECTION 112-25B.
- PROPOSED DWELLING IS SCHEMATIC TO ILLUSTRATE POSSIBLE GRADING.
- INDIVIDUAL PLOT PLAN TO BE SUBMITTED AT THE TIME OF BUILDING PERMIT, SHOWING ACTUAL PROPOSED DWELLING AND PROPOSED TREE REPLACEMENT OR CONTRIBUTION.
- SOIL EROSION & SEDIMENT CONTROL PERMIT TO BE OBTAINED AT TIME OF BUILDING PERMIT.
- AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO.34035C0169E, EFFECTIVE SEPTEMBER 28, 2007, THIS PROPERTY IS NOT IN A FLOOD PLAIN.

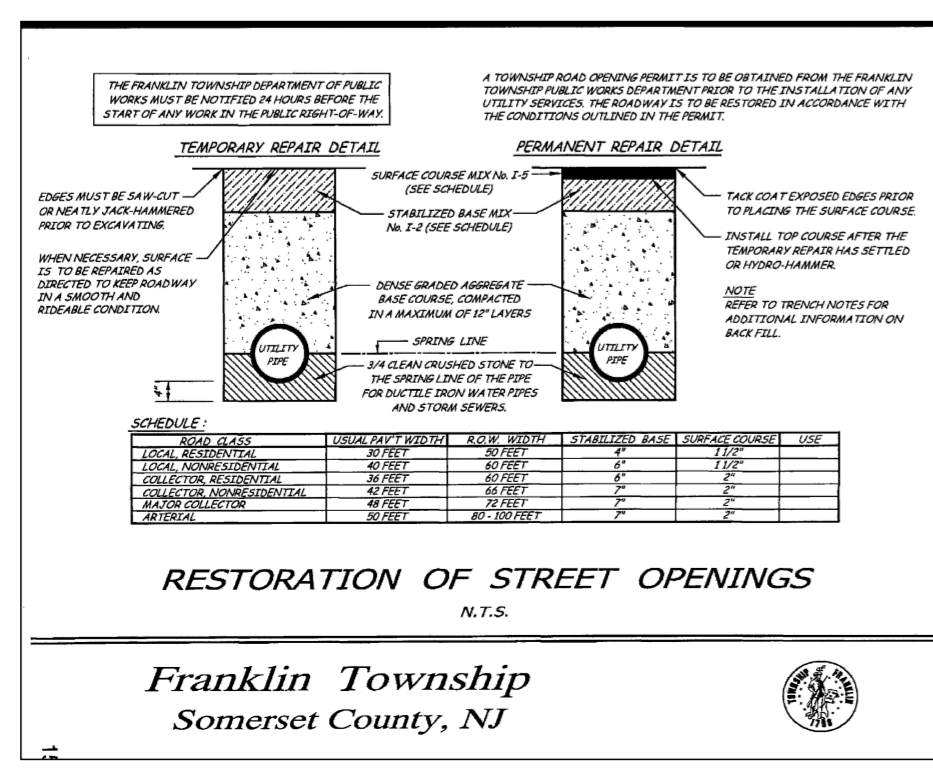
PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	OWNERS NAME	PROPERTY ADDRESS	OWNERS ADDRESS
423.01	27.02	James Calafore	234 Treptow Rd.	234 Treptow Rd. Somerset, NJ 08873
	27.03	Mark & Diane Calafore	236 Treptow Rd.	236 Treptow Rd. Somerset, NJ 08873
	27.05	Daryl Green, Jr.	230 Treptow Rd.	230 Treptow Rd. Somerset, NJ 08873
	28	Yvonna & Scott Miller	228 Treptow Rd.	228 Treptow Rd. Somerset, NJ 08873
	30.04	Lauren R. Kin & Candice Angus	216 Treptow Rd.	216 Treptow Rd. Somerset, NJ 08873
	31	Rayanne Raya	226 Wilson Rd.	226 Wilson Rd. Somerset, NJ 08873
	32	Richard H. & Madeline M. Kaser	222 Wilson Rd.	222 Wilson Rd. Somerset, NJ 08873
	34	Brian Mark Lightfoot	214 Wilson Rd.	214 Wilson Rd. Somerset, NJ 08873
	36.04	Sharon D. Williams	7 Masada St.	18 Manning St. Edison, NJ 08817
	36.05	Krishna Patel	8 Masada St.	8 Masada St. Somerset, NJ 08873
	424.12	1 Gregory & Victoria Zier	240 Wilson Rd.	240 Wilson Rd. Somerset, NJ 08873
	2.10	Guillermo & Marcia Casas	12 Rue Matisse	12 Rue Matisse Somerset, NJ 08873
	2.32	Township of Franklin	186 Cedar Grove Lane	475 DeMott Lane Somerset, NJ 08873

OWNER & APPLICANT

PEDRO VIEIRA
23 JAN RIVER DRIVE
UPPER SADDLE RIVER, NJ
07458

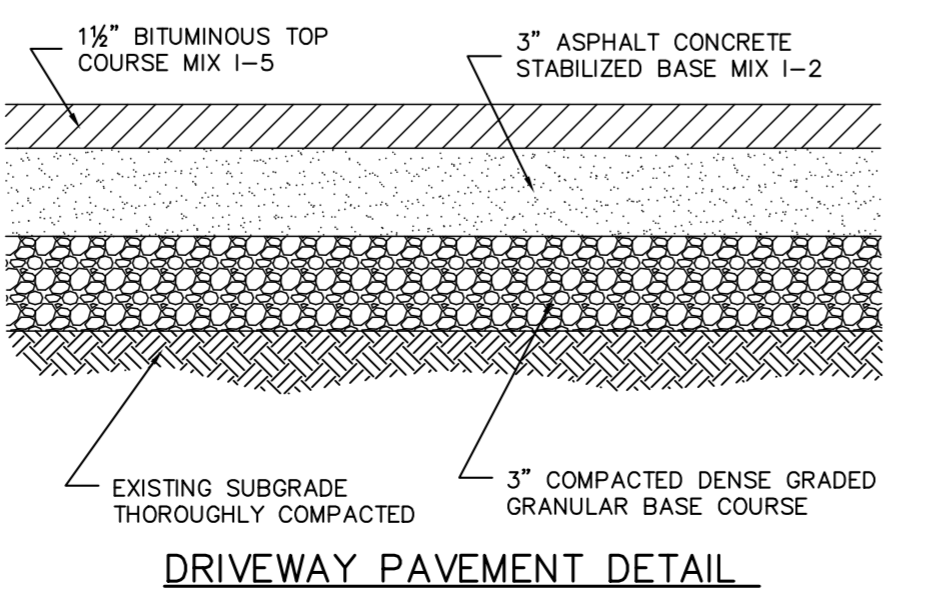
TOWNSHIP APPROVAL	
CHAIRPERSON - PLANNING BOARD	DATE
SECRETARY - PLANNING BOARD	DATE
TOWNSHIP ENGINEER	DATE
APPLICATION No.	



RESTORATION OF STREET OPENINGS

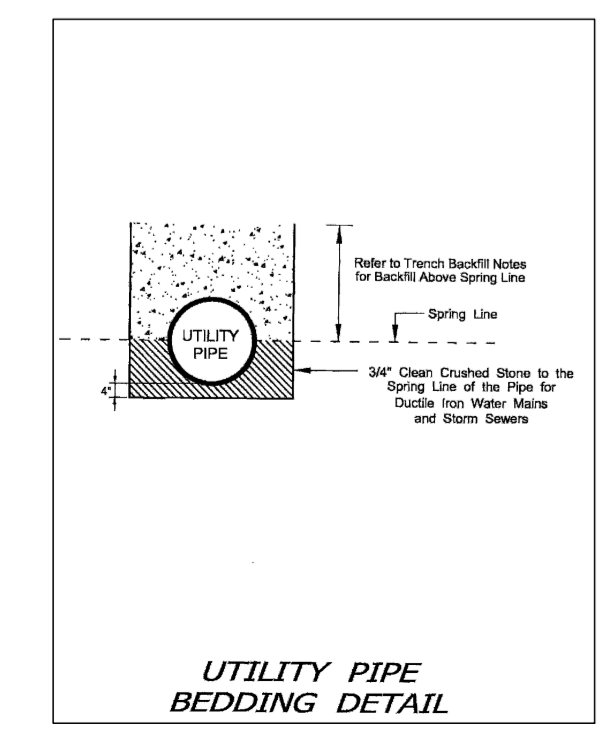
N.T.S.

Franklin Township
Somerset County, NJ



DRIVEWAY PAVEMENT DETAIL

NOT TO SCALE



UTILITY PIPE BEDDING DETAIL

FISK ASSOCIATES, P.A.

ENGINEERS SURVEYORS PLANNERS
831 UNION AVENUE
MIDDLESEX, NEW JERSEY 08846
Phone: 732-356-9322 Fax: 732-356-6015
FISKASSOCIATES@AOL.COM

STEPHEN M. FISK, L.S., LIC.# 23919
ROBERT GAZZALE, P.E., L.S., LIC# 35363
L.S. - NEW JERSEY PROFESSIONAL LAND SURVEYOR
P.E. - NEW JERSEY PROFESSIONAL ENGINEER

MINOR SUBDIVISION

220 TREPTOW ROAD
LOT 29 BLOCK 423.01
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY NEW JERSEY