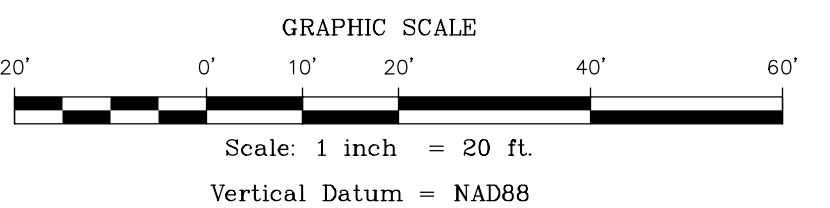


- PLAN REFERENCES:**
- "BOUNDARY AND TOPOGRAPHIC SURVEY OF BLOCK 386.02, LOT 19, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, CHRISTOPHER A. MELICK, N.J.P.L.S. LIC. NO. 24CS03586000, DATED JULY 17, 2019.
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APPLICANT/ OWNER:
 CRESTWOOD PROPERTIES, LLC
 4 HOLMES COURT
 BRIDGEWATER, NEW JERSEY 08807

| | |
|--------------|---------------------------|
| DATE: | MAY 28, 2020 |
| SCALE: | 1" = 20' |
| DESIGNED BY: | M.K.F. |
| DRAWN BY: | A.B. |
| CHECKED BY: | M.K.F. |
| REVISIONS | AUTH. DATE JOB No. 1720FS |

Christopher A. Melick
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 New Jersey Professional Land Surveyor License No. 24CS03586000

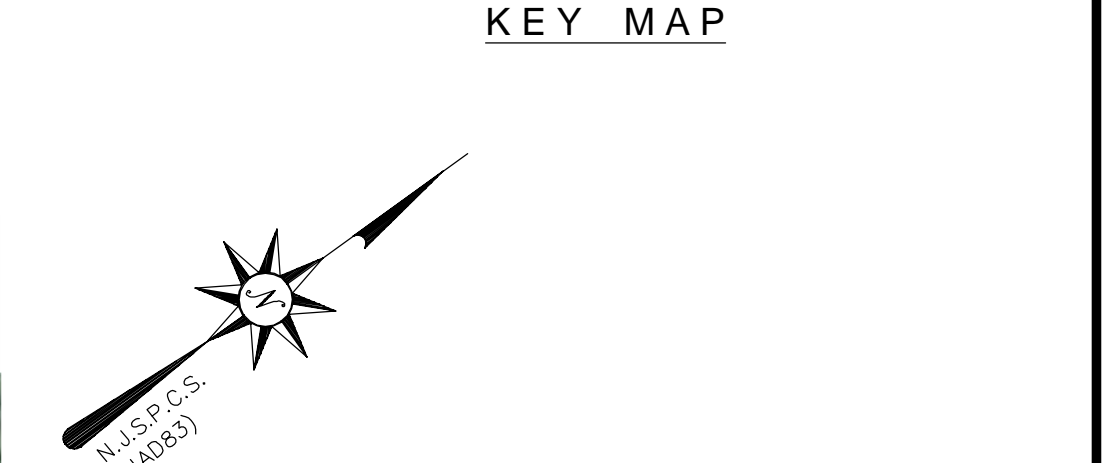
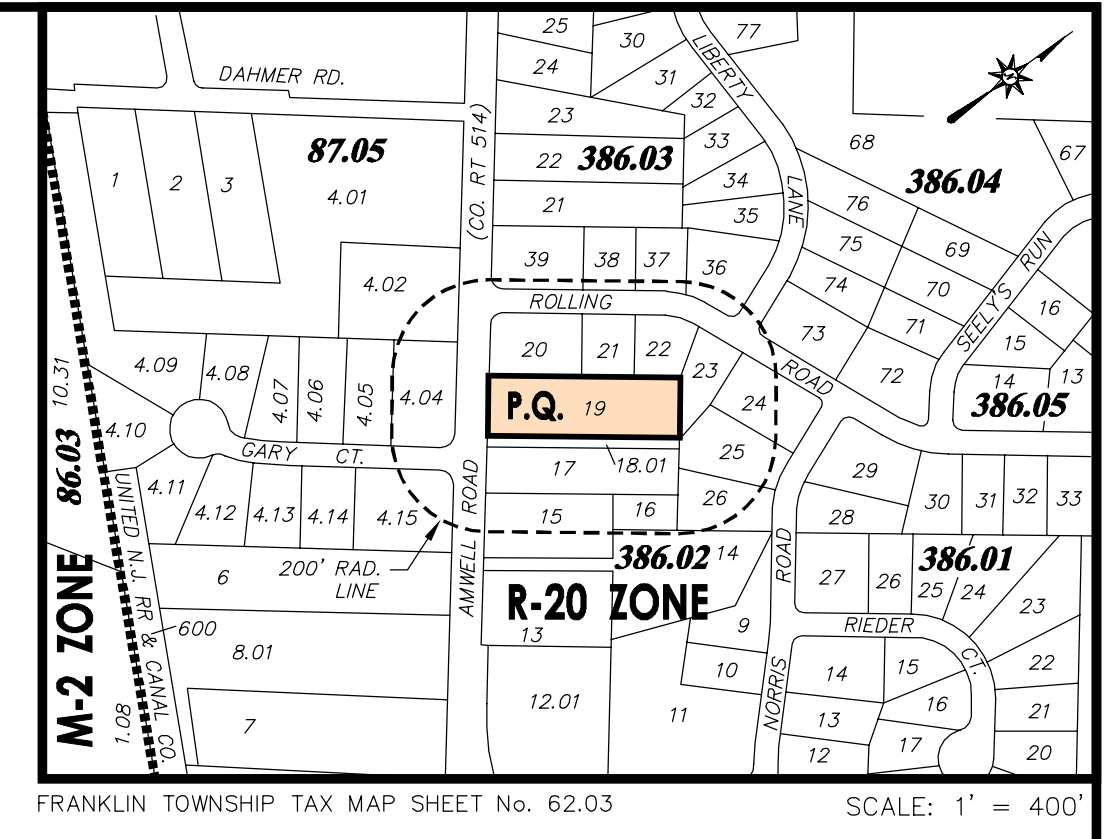
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 NJ LLC CERT. No. 24GA28132300

EXISTING CONDITION EXHIBIT
 FOR
BLOCK 386.02, LOT 19
 SITUATED IN
 FRANKLIN TOWNSHIP,
 SOMERSET COUNTY, NEW JERSEY



- NOTES:**
- DISCHARGE OF 300 GPD AND WATER USE OF 395 GPD, PER DWELLING. THE DWELLINGS SHALL BE SERVICED BY PUBLIC WATER AND SEWER.
 - ALL UTILITIES TO BE PLACED UNDERGROUND.
 - NO EXISTING WELLS LOCATED WITHIN 100 FEET OF THE PROPERTY IN QUESTION AS OBSERVED BY VAN CLEEF ENGINEERING ASSOCIATES NOVEMBER 2019.
 - THE PROPOSED DRIVEWAY FOR LOT 19.02 SHALL COMPLY WITH TOWNSHIP STANDARDS AND SHALL BE 12 FEET WIDE, PER TOWNSHIP STANDARDS, FROM THE FRONT YARD SETBACK TO THE EXISTING EDGE OF PAVEMENT IN THE RIGHT-OF-WAY OF THE DRIVEWAY SHALL BE CONSTRUCTED OF BITUMINOUS CONCRETE 1 1/2" TOP COURSE ON A MINIMUM 4" QUARRY PROCESS STONE. THE REMAINDER OF THE DRIVEWAY SHALL BE SURFACED WITH THREE-FORTHS INCH QUARRY PROCESSED STONE TO A MINIMUM DEPTH OF SIX INCHES COMPACTED OVER A FIRM SUBBASE. THE LOT 19.02 DRIVEWAY SHALL ALSO COMPLY WITH COUNTY STANDARDS.
 - ALL UTILITY CONNECTIONS IN THE STREET REQUIRE A STREET OPENING PERMIT. THE STREET SHALL BE RESTORED IN ACCORDANCE WITH THE CONDITIONS OF THE PERMIT, INCLUDING RESTORATION OF THE EXISTING CURB AND SIDEWALK. WORK IN HAMILTON STREET SHALL REQUIRE A ROAD OPENING PERMIT FROM THE COUNTY AND WORK IN AMWELL ROAD SHALL REQUIRE A ROAD OPENING PERMIT FROM TOWNSHIP.
 - A DETAILED PLOT AND GRADING PLAN FOR THE PROPOSED DWELLING FOR EACH NEW LOT SHALL BE PROVIDED AT THE TIME OF THE SUBMITTAL OF A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER. THIS PLAN SHALL INCLUDE DETAILS FOR THE PROPOSED DWELLING, DRIVEWAY, EXISTING AND PROPOSED GRADING, PROPOSED ZONING SETBACKS, STREET TREES, LOCATION OF TREES TO BE REMOVED, UTILITY CONNECTIONS, GEOTECHNICAL INFORMATION, STORM WATER MANAGEMENT SYSTEM SUCH AS DRYWELL, SOIL EROSION DETAILS AND FRANKLIN TOWNSHIP SITE CONSTRUCTION DETAILS/ NOTES, AS APPLICABLE.
 - A PLAN WITH THE LOCATION OF THE EXISTING TREES 4" DIA OR GREATER HAS BEEN PROVIDED WITH THIS APPLICATION. ANY EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCING OR APPROVED EQUAL DURING CONSTRUCTION.
 - AN AS BUILT PLAN OF THE SITE INCLUDING GRADES SHALL BE PROVIDED AND APPROVED PRIOR TO THE ISSUANCE OF A C.O.
 - STREET TREES SHALL BE PROVIDED IN ALONG GIRARD AVENUE, WHILE STREET TREES SHALL NOT BE REQUIRED ALONG HAMILTON STREET WHERE THE SITE IS TO REMAIN IN ITS EXISTING WOODED CONDITION. REQUIRED STREET TREES SHALL BE SHOWN ON INDIVIDUAL LOT PLOT AND GRADING PLANS.
 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A HOUSE ON EACH LOT THE APPLICANT SHALL PROVIDE THE TREE REPLACEMENT CALCULATIONS PLAN PER TOWNSHIP CODE CHAPTER 222 TREES AND PROPOSED TREE REPLACEMENT AND/OR PAYMENT-IN-LIEU.
 - CONSTRUCTION OF THE HOMES WILL BE SUBJECT TO THE PAYMENT IF AFFORDABLE HOUSING FEE PER THE DEVELOPMENT ORDINANCE (TOWNSHIP CODE SECTION 112-252 ET. SEQ.).
 - EXISTING STRUCTURES TO BE REMOVED AS NOTED HEREON SHALL BE REMOVED AND THE AREAS SHALL BE GRADED, TOPSOILED AND SEEDED PRIOR TO FILING OF THE SUBDIVISION PLAT. THE APPLICANT SHALL CONTACT THE TOWNSHIP ENGINEERING DEPARTMENT AFTER STRUCTURES HAVE BEEN REMOVED IN ORDER TO VERIFY.
 - AS PER TOWNSHIP CODE 112-720(7) A VISUAL BUFFER BEGINNING AT THE FRONT YARD SETBACK LINE FROM THE PUBLIC RIGHT-OF-WAY EXTENDING TO THE BUILDABLE PORTION OF THE FLAG LOT SHALL BE PLANTED ON THE SIDE OF THE ACCESS DRIVE NEAREST THE PROPERTY LINE OF THE ADJACENT LOT WHICH WAS NOT THE SUBJECT OF THE FLAG LOT DEVELOPMENT. THE PLANTING SHALL CONSIST OF EVERGREEN MATERIAL CAPABLE OF SUSTAINING A VISUAL BARRIER. PLANTS SHALL BE A MINIMUM OF FOUR TO FIVE FEET IN HEIGHT AT THE TIME OF INSTALLATION, PLANTED THREE FEET ON CENTER.

**LIMIT OF DISTURBANCE
(34,685 S.F. - 0.80 ACRES)**

**HATCHED AREA (13,143 SF TOTAL)
REPRESENTS AREA FOR SUBSOIL
COMPACTION REMEDIATION
(SCARIFICATION/TILLAGE - 6"
MINIMUM DEPTH)**

SINGLE FAMILY RESIDENTIAL (R-20) ZONE SCHEDULE

| PRINCIPAL BUILDING | STANDARD PERMITTED R-20 USE REQUIREMENTS | FLAG LOTS REQUIREMENTS (3) | EXISTING LOT 19 | PROPOSED LOT 19.01 | PROPOSED LOT 19.02 (FLAG LOT) |
|--|--|----------------------------|-------------------------|-------------------------|-------------------------------|
| MINIMUM LOT AREA | 20,000 S.F. (0.46 AC.) | -- | 50,000 S.F. (1,148 AC.) | 20,000 S.F. (0.456 AC.) | 30,000 S.F. (0.689 AC.) |
| MINIMUM LOT FRONTAGE | 100 FT. | 30 FT. | 125.00 FT. | 100.00 FT. | 25.00 FT. * |
| MINIMUM FRONT YARD SETBACK (1) | 35 FT. | 35 FT. | NA | 63.22 FT. | 40.12 FT. |
| MINIMUM SIDE YARD SETBACK | 15 FT. | 35 FT. | NA | 16.95 FT. | 38.94 FT. |
| MINIMUM COMBINED SIDE YARD SETBACK | 30 FT. | 70 FT. | NA | 68 FT. | 93 FT. |
| MINIMUM REAR YARD SETBACK | 50 FT. | 35 FT. | NA | 79.78 FT. | 102.88 FT. |
| MAXIMUM PERCENT OF LOT COVERAGE (BUILDING) | 15 % | 15 % | 0 % | 8.8 % | 5.8 % |
| MAXIMUM PERCENT IMPERVIOUS COVERAGE | 25 % | 25 % | 0 % | 12 % | 19 % |
| MAXIMUM NUMBER OF STORIES | 2.5 STY. | 2.5 STY. | NA | 2 STY. | 2 STY. |
| MAXIMUM BUILDING HEIGHT | 35 FT. | 35 FT. | NA | < 30 FT. | < 30 FT. |

- * VARIANCE REQUIRED
- EXCEPT FOR LOTS FRONTING ON AN ARTERIAL STREET, IN WHICH CASE AN ADDITIONAL 15 FEET SHALL BE REQUIRED. IN THE CASE OF ALL MAJOR SUBDIVISION, NO THREE ADJACENT STRUCTURES LOCATED ON THE SAME SIDE OF A STREET SHALL HAVE SAME FRONT YARD DEPTH. THE MINIMUM REQUIRED DIFFERENCE OF FRONT YARD DEPTH SHALL BE THREE FEET.
 - AMWELL ROAD.
 - FLAG LOT STANDARDS TO BE APPLIED TO PROPOSED LOT 19.02 IN BLOCK 386.02 AS PER TOWNSHIP. NOTE, LOT AREA FOR PROPOSED LOT 19.02 EXCLUSIVE FOR THE "FLAG POLE" PORTION OF THE LOTS SHALL BE 25,000 S.F. WHICH IS LESS THAN 1.5 TIMES GREATER THAN THE MINIMUM REQUIRED LOT SIZE OR 30,000 S.F. (1.5 X 20,000 S.F.), RELIEF REQUIRED.

Variances and Relief Requested

- Flag lot subdivision proposed in R-20 zoning district where not permitted per Township Code Section 112-70A. Flag lot standards applied to this case as directed by Township.
- Per Township Code Section 112-72A(1) the minimum area of the flag lot to be created shall be 1.5 times greater than that required in the zone, 30,000 sq.ft. is required while 25,000 sq.ft. is proposed.
- Per Township Code Section 12-72B the original lot shall conform in all respects to the frontage standards of the zone. After subtracting the frontage for the flagpole, the fronting lot shall be no less than the minimum frontage minus 30 feet - 30 feet is required, while 25 feet is proposed.

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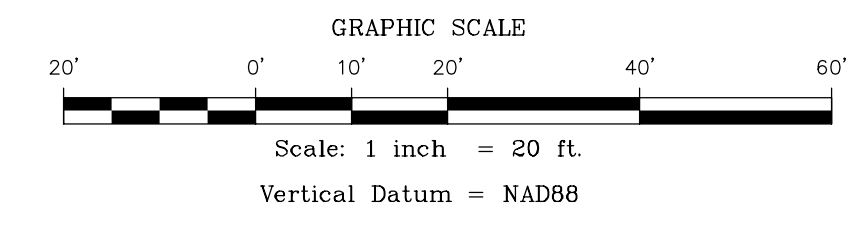
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PROPOSED CONDITION EXHIBIT
FOR
BLOCK 386.02, LOT 19
SITUATED IN
**FRANKLIN TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY**



LANDSCAPE SCHEDULE:

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | MIN. SIZE | NOTES |
|--------|-----|--------------------------|----------------------|----------------|-------|
| TREES | | | | | |
| ARP | 28 | ACER RUBRUM "RED SUNSET" | RED SUNSET RED MAPLE | 2 1/2"-3" CAL. | EMB |
| PA | 26 | PICA ABIES | NORWEGIAN SPRUCE | 2 1/2"-3" CAL. | BAB |
| TOTAL: | 53 | | | | |

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