

FRANKLIN TOWNSHIP TAX MAP SHEET No. 94.01.
KEY MAP
SCALE: 1"=200'

PROPERTY OWNERS WITHIN 200' OF LOTS 2-11 IN BLOCK 556

Block	Lot	Owner
542	1	Franklin Township
	42	Franklin Township
545	1	Franklin Township
	42	Franklin Township
555	1 - 5	Franklin Township
	6 - 9	Giger, George E.
	10	Mansness, Patricia A.
	11	Mansness, Patricia A.
	12 - 14 15 - 19	Byrd, George Jr. & Evangeline S. Chyz, Fred III
556	1	Franklin Township
	12 - 14	Franklin Township
	15.01	Cassebaum, Mark D. & Theresa C. Hague, Thomas Earl
	17.01, 19 & 20	Hague, Thomas Earl
557	9 - 11	Krenick, Thomas A.
	12 & 13	Krenick, Thomas
	14 - 23	Papik, Jeffrey H.
	560	Nagy, Robert A. & Donna M.
561	1 & 2	Tellia, Brad & Suggia, Maria
	3 & 4	Capozzo, David
	5 & 6	Mallo, Roger & Laura

SOIL LOG DESCRIPTION

Soil Log Number	Date Recorded	Soil Log Number	Date Recorded
1	11/12/13	7	11/13/13
0-10" (7.5YR4/4) silt loam.		0-8" (10YR4/3) topsoil.	
10-18" (7.5YR5/4) silt loam with (10YR6/1) mottles.		8-18" (7.5YR5/4) silt loam.	
18-48" (5YR4/4) fractured shale with 10% silt mottles @ 10"		18-48" (2.5YR4/4) platy fractured shale, 10% silt loam.	
		48-60" (2.5YR4/4) fractured shale, 5% silt loam.	
2	11/12/13	8	11/13/13
0-10" (7.5YR4/4) silt loam.		0-8" (10YR3/3) topsoil.	
10-18" (7.5YR5/4) silt loam with (10YR5/2) mottles.		8-20" (7.5YR5/4) silt loam.	
18-48" (5YR4/4) with (10YR6/1) mottles and minimum staining.		20-60" (2.5YR4/3) platy red shale, 10% silt loam.	
48-80" (2.5YR4/3) shale with clay loam.			
3	11/12/13	9	11/13/13
0-3" (10YR3/3) topsoil.		0-5" (7.5YR4/3) loam topsoil.	
3-10" (5YR4/3) silt loam.		5-24" (7.5YR4/4) heavy loam.	
10-48" (2.5YR5/4) shale with 10% silt loam.		24-70" (5YR5/4) platy shale, 10% silt loam.	
48-92" (2.5YR4/4) shale, 5% silt loam.		70" Machine Refusal / No Water	
4	11/12/13	10	11/14/13
0-3" (10YR3/3) topsoil.		0-24" (5YR4/4) gravelly loam, 30% gravel.	
3-10" (7.5YR5/4) silt loam.		24-39" (7.5YR5/4) silt loam.	
10-60" (5YR5/4) shale.		39-68" (5YR3/4) shale and silt loam.	
		68" Machine Refusal / No Water	
5	11/13/13	11	11/14/13
0-5" (10YR4/3) topsoil.		0-4" (7.5YR4/3) silt loam topsoil.	
5-10" (7.5YR6/4) silt loam, granular, friable.		4-18" (7.5YR6/4) silt loam, faint (10YR6/1) mottles.	
10-18" (5YR5/4) silt loam, subangular blocky, friable.		18-26" (5YR5/4) gravelly silt loam.	
18-82" (2.5YR4/4) platy shale, 5% silt loam.		26-60" (5YR4/4) fractured shale.	
6	11/13/13	12	11/14/13
0-10" (5YR4/4) gravelly silt loam.		0-6" 7.5YR 4/3 Silt Loam, granular, friable	
10-28" (7.5YR5/4) silt loam, subangular blocky.		6-15" 7.5YR 5/4 Silt Loam, subangular blocky, friable	
28-78" (2.5YR4/4) platy shale, 5% silt loam.		15-68" 5YR 5/4 Fractured Shale	

NOTES :

- DISCHARGE OF 650 GPD AND WATER USE OF 395 GPD, PER DWELLING. THE DWELLINGS SHALL BE SERVED BY ONSITE PRIVATE WELLS AND INDIVIDUAL ONSITE WASTEWATER (SEPTIC) SYSTEMS.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- WETLANDS/STATE OPEN WATERS ARE NOT PRESENT ON-SITE ACCORDING TO A FIELD INVESTIGATION PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES IN NOVEMBER 2013 AND THE NJDEP IMAPS GIS INFORMATION.
- EXISTING WELLS LOCATED WITHIN 100 FEET OF THE PROPERTY IN QUESTION AS OBSERVED BY VAN CLEEF ENGINEERING ASSOCIATES NOVEMBER 2013.
- THE PROPOSED DRIVEWAY FROM THE EXISTING EDGE OF PAVEMENT TO THE R.O.W. SHALL BE CONSTRUCTED OF BITUMINOUS CONCRETE 1 1/2" TOP COURSE ON A MINIMUM 4" QUARRY PROCESS STONE.
- ALL UTILITY CONNECTIONS IN THE STREET REQUIRE A STREET OPENING PERMIT. THE STREET SHALL BE RESTORED IN ACCORDANCE WITH THE CONDITIONS OF THE PERMIT.
- 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 SHALL BE PROVIDED AT THE TIME OF THE SUBMITTAL OF A BUILDING PERMIT APPLICATION FOR THE PROPOSED DWELLINGS. 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.
- AS PER TOWNSHIP APPROVAL CONDITIONS, STREET TREES SHALL BE PROVIDED IN AREAS OF THE SITE TO BE CLEARED. WHILE STREET TREES SHALL NOT BE REQUIRED WHERE THE SITE IS TO REMAIN IN ITS EXISTING WOODED CONDITION. REQUIRED STREET TREES SHALL BE SHOWN ON INDIVIDUAL LOT PLOT AND GRADING PLANS.
- AS A CONDITION OF APPROVAL THE REQUIRED SIDEWALK CONSTRUCTION ALONG THE SITE ROAD FRONTAGE WAS WAIVED AND THE APPLICANT IS REQUIRED TO MAKE A PAYMENT-IN-LIEU OF THE EQUIVALENT COST OF SIDEWALK CONSTRUCTION.
- 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-LIEU.
- CONSTRUCTION OF THE HOMES WILL BE SUBJECT TO THE PAYMENT IF AFFORDABLE HOUSING FEE PER THE DEVELOPMENT ORDINANCE.

REFERENCES :

- FRANKLIN TOWNSHIP TAX MAP SHEET No. 94.01.
- BOUNDARY AND TOPOGRAPHIC SURVEY BLOCK 555 LOTS 15-19, BLOCK 556 LOTS 2-11, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY BY KUPPER ASSOCIATES, PETER J. MOORE, N.J.P.L.S. LIC. # 37602, DATED MAY 7, 2002.
- AERIAL INFORMATION BY NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY, OFFICE OF GIS, (THE NJ GEOGRAPHIC INFORMATION NETWORK) "ORTHOPHOTOGRAPHY 2012" SOFTWARE, TILE No.'s HBA15 & HBC3.

TOWNSHIP APPROVALS
PLANNING BOARD

APPLICATION No.	PLN-14-00009
APPROVED BY:	
CHAIRPERSON	DATE
SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

DATE:	JUNE 10, 2014
SCALE:	1" = 30'
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	R.B.H.
PER TWP. APPROVAL CONDITIONS	M.K.F. 9/25/14
REVISIONS	AUTH. DATE JOB No. 13-23-FS
BY:	Robert B. Heibel
	New Jersey Professional Engineer And Land Surveyor No. 20792

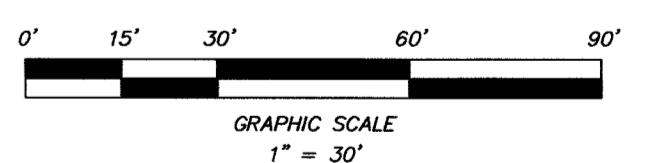
R-10 ZONE REQUIREMENTS:

	REQUIRED	PROPOSED LOT 2.01	PROPOSED LOT 8.01
MINIMUM LOT AREA (INTERIOR/CORNER)	10,000/13,125 S.F. (1)	37,400 S.F.	20,022 S.F.
MINIMUM LOT FRONTAGE (INTERIOR/CORNER)	100/105 FT.	374.00 FT.	235.42 FT.
MINIMUM FRONT YARD SETBACK	25 FT.	> 25 FT.	> 25 FT.
MINIMUM SIDE YARD SETBACK (ONE SIDE/TOTAL)	8/20 FT.	> 8/20 FT.	> 8/20 FT.
MINIMUM REAR YARD SETBACK	40 FT.	> 40 FT.	> 40 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.
MAXIMUM IMPERVIOUS COVERAGE	30%	< 30%	< 30%
MAXIMUM LOT COVERAGE BY BUILDINGS	20%	< 20%	< 20%

(1) EXCEPT FOR LOTS THAT LACK EITHER PUBLIC WATER OR PUBLIC SEWERAGE FACILITIES, OR BOTH, THE MINIMUM LOT SIZE SHALL BE 20,000 S.F.

APPLICANT/OWNER

WARREN CAPITAL, INC.
KENNETH T.J. LIN
7 ORCHARD ROAD
PISCATAWAY, NJ 08854
(732) 801-8138



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Municipal Engineering
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Professional Planning
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MINOR SUBDIVISION
FOR
LOTS 2-11 IN BLOCK 556
SITUATED IN
**FRANKLIN TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY**