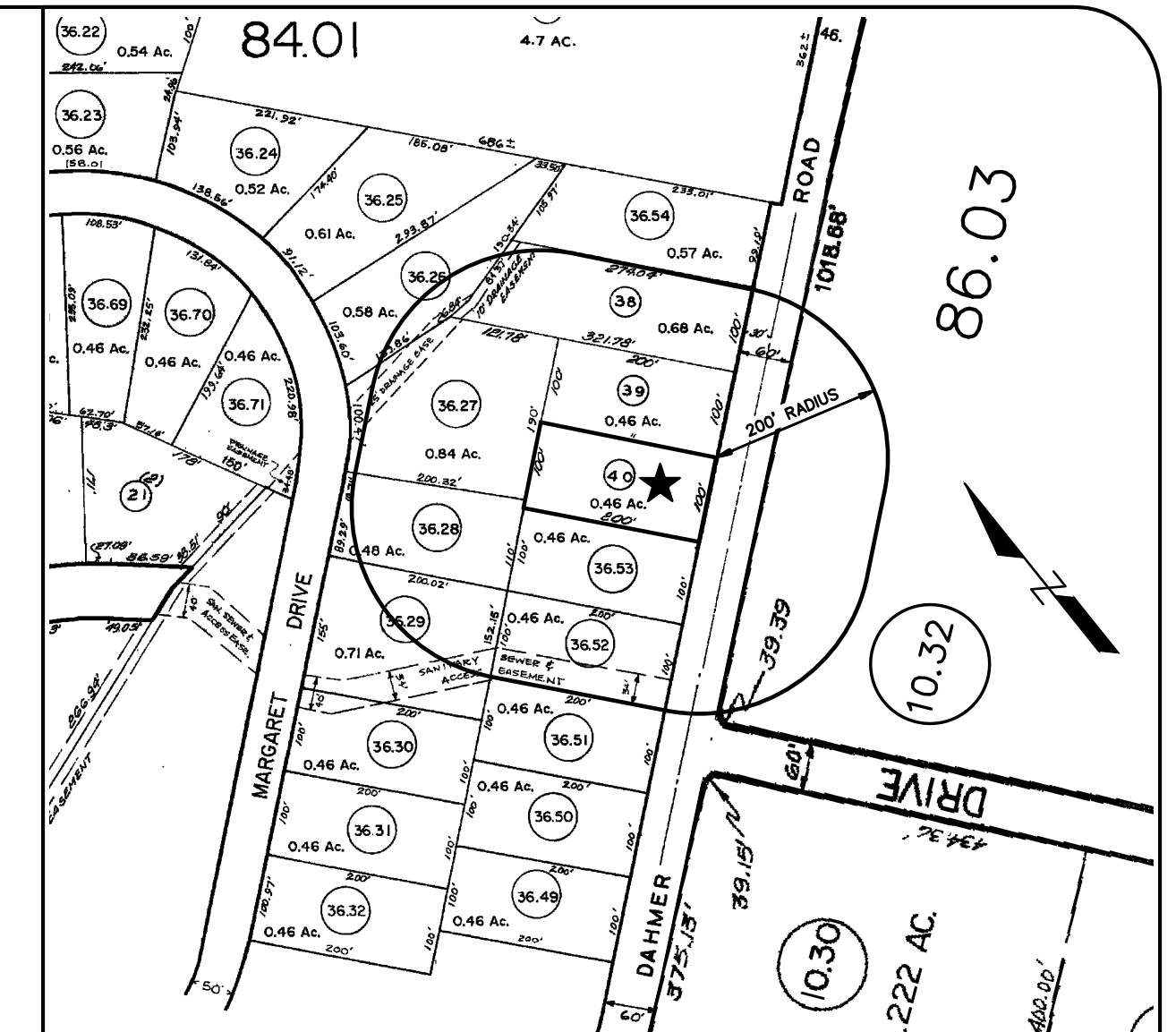
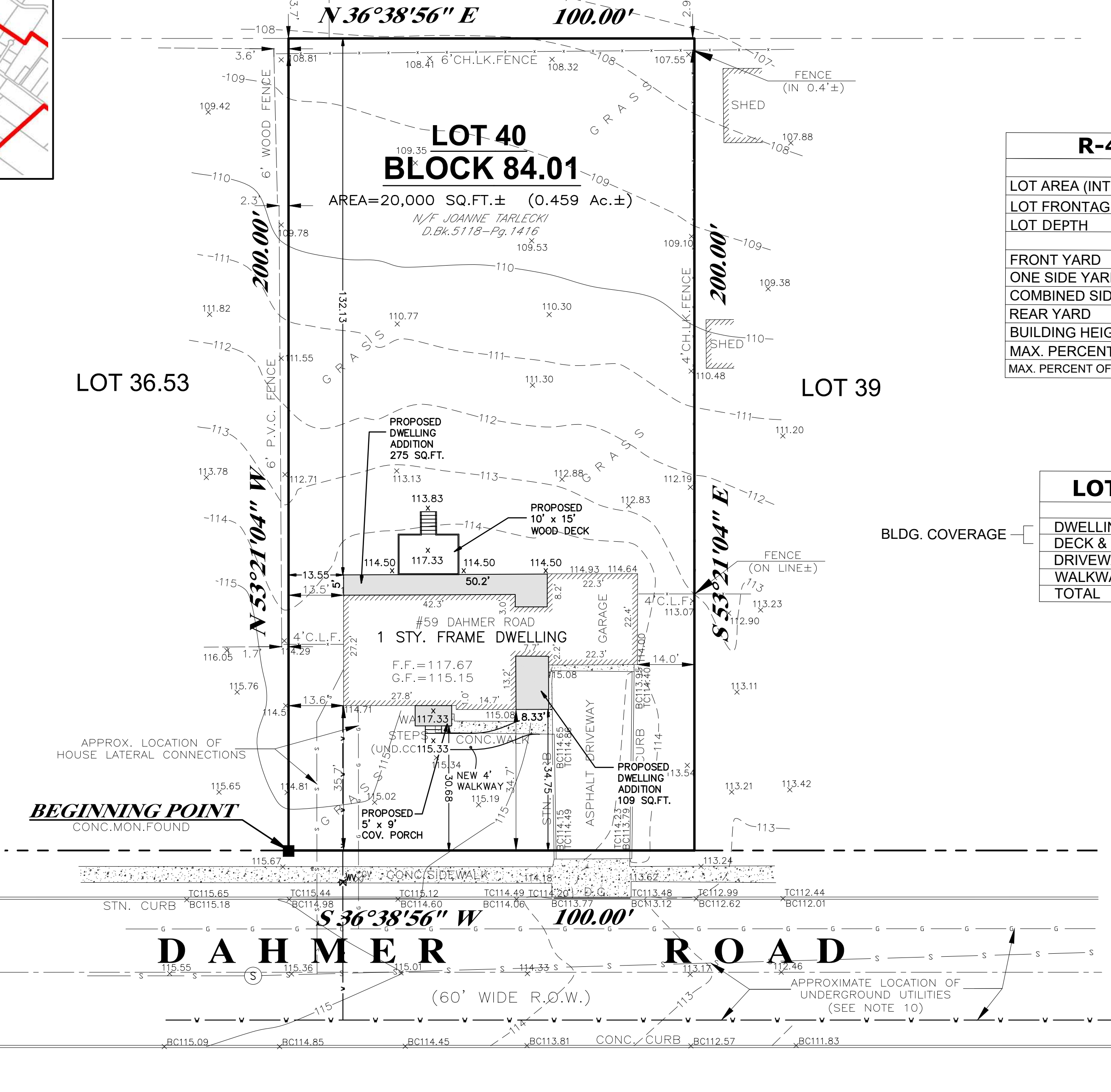


**ZONING MAP**  
SCALE: 1" = 1,350' ±



**TAX MAP SHEET No. 55.02**  
SCALE: 1" = 200' ±

LOT 36.28      LOT 36.27



R-40 ZONE BULK REQUIREMENTS		
	REQUIRED	PROPOSED
LOT AREA (INTERIOR LOT)	40,000 SQ. FT	20,000 SQ. FT **
LOT FRONTAGE	200 FT	100 FT **
LOT DEPTH	200 FT	200 FT
PRINCIPAL BUILDING		
FRONT YARD	40 FT	30.68 FT (V)
ONE SIDE YARD	25 FT	13.5 FT **
COMBINED SIDE YARD	75 FT	27.5 FT **
REAR YARD	50 FT	132.13 FT
BUILDING HEIGHT	2.5 STY. / 35 FT	2.0 STY. / 27.3 FT
MAX. PERCENT OF LOT COVERAGE	10%	11.9% (V)
MAX. PERCENT OF IMPERVIOUS COVERAGE	20%	17.0%

\*\* EXISTING NON-CONFORMITY (V) VARIANCE REQUIRED

LOT COVERAGE CALCULATIONS		
		PROPOSED
DWELLING & ADDITIONS	(Square Foot)	2,190 S.F.
DECK & STEPS	(Square Foot)	180 S.F.
DRIVEWAY	(Square Foot)	912 S.F.
WALKWAYS	(Square Foot)	128 S.F.
TOTAL	(Square Foot)	3,410 S.F. (17.0%)

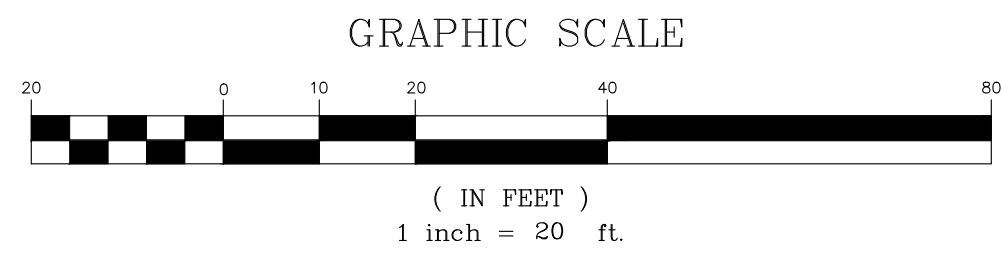
PROPERTY OWNERS WITHIN 200 FT (DATED DECEMBER 9, 2020)

- Franklin Township**  
Parcel Offset List
- Target Parcel(s): Block-Lot: 84.01-40  
DNT HOLDINGS GROUP LLC  
59 DAHMER RD  
10 parcels fall within 200 feet of this parcel(s).
- |  |   |
|--|---|
| <p><b>Block-Lot: 84.01-36.26</b><br/>ALTA, AFNAN KAKAR &amp; SYED, ALIA A.<br/>34 MARGARET DR.<br/>SOMERSET, NJ 08873<br/>RE: 34 MARGARET DR</p> <p><b>Block-Lot: 84.01-38.54</b><br/>JOHNSON, MERVIN &amp; SUSAN<br/>51 DAHMER RD.<br/>SOMERSET, NJ 08873<br/>RE: 51 DAHMER RD</p> <p><b>Block-Lot: 86.03-10.32</b><br/>L'OREAL USA%AP DEPT TRACEY WILSON<br/>77 DEANS RHODE HALL RD.<br/>MONMOUTH JUNCTION, NJ 08852<br/>RE: 100 COMMERCE DR</p> <p><b>Block-Lot: 84.01-36.25</b><br/>WANG, GANFENG &amp; SULLIHAN<br/>63 DAHMER ROAD<br/>SOMERSET, NJ 08873<br/>RE: 63 DAHMER RD</p> <p><b>Block-Lot: 84.01-39</b><br/>VALENCIA, FABIO &amp; ILEANA<br/>57 DAHMER RD<br/>SOMERSET, NJ 08873<br/>RE: 57 DAHMER RD</p> <p><b>Block-Lot: 84.01-36.29</b><br/>MORGAN, NEIL &amp; MONICA<br/>28 MARGARET DRIVE<br/>SOMERSET, NJ 08873<br/>RE: 28 MARGARET DR</p> | <p><b>Block-Lot: 84.01-38</b><br/>CORRIGAN, MICHAEL C<br/>53 DAHMER RD<br/>SOMERSET, NJ 08873<br/>RE: 53 DAHMER RD</p> <p><b>Block-Lot: 84.01-36.53</b><br/>SOMALIWAR, SUNIL VINAYAKADOROTHY LEE<br/>61 DAHMER RD.<br/>SOMERSET, NJ 08873<br/>RE: 61 DAHMER RD</p> <p><b>Block-Lot: 84.01-36.28</b><br/>SUBBARAO, VIDYADHARA &amp; SANGEETHA V.<br/>30 MARGARET DR.<br/>SOMERSET, NJ 08873<br/>RE: 30 MARGARET DR</p> <p><b>Block-Lot: 84.01-36.27</b><br/>RAHMAN, NILUFAR<br/>32 MARGARET DR<br/>SOMERSET, NJ 08873<br/>RE: 32 MARGARET DR</p> |
|--|---|

**BEGINNING POINT**  
CONC. MON. FOUND

**UTILITY NOTES**

- EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM AND PROTECTED AND/OR COVERED WITH STEEL PLATES WHEN WORK IS NOT IN PROGRESS.



**SIGNATURE BLOCKS**

APPLICATION NO. \_\_\_\_\_ APPROVED  
BY THE TOWNSHIP OF FRANKLIN  
ZONING BOARD OF ADJUSTMENT AS A VARIANCE PLAN  
ON \_\_\_\_\_ DATE \_\_\_\_\_

BOARD CHAIRMAN \_\_\_\_\_

BOARD SECRETARY \_\_\_\_\_

TOWNSHIP ENGINEER \_\_\_\_\_

**59 DAHMER ROAD**  
VARIANCE PLAN / BUILDING PERMIT PLOT & GRADING PLAN  
BLOCK 84.01, LOT 40  
TAX MAP SHEET No. 55.02

TOWNSHIP OF FRANKLIN      SOMERSET COUNTY, NEW JERSEY

**EAST POINT ENGINEERING, LLC**  
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800

11 South Main Street  
Marlboro, NJ 07746  
Tel: 732.577.0180

DATE: 11-11-20      PROJECT NUMBER: 20-316  
SCALE: 1" = 20'      CHECKED BY: BNP  
DATE: 12-09-20      SHEET NO. 1 OF 1

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