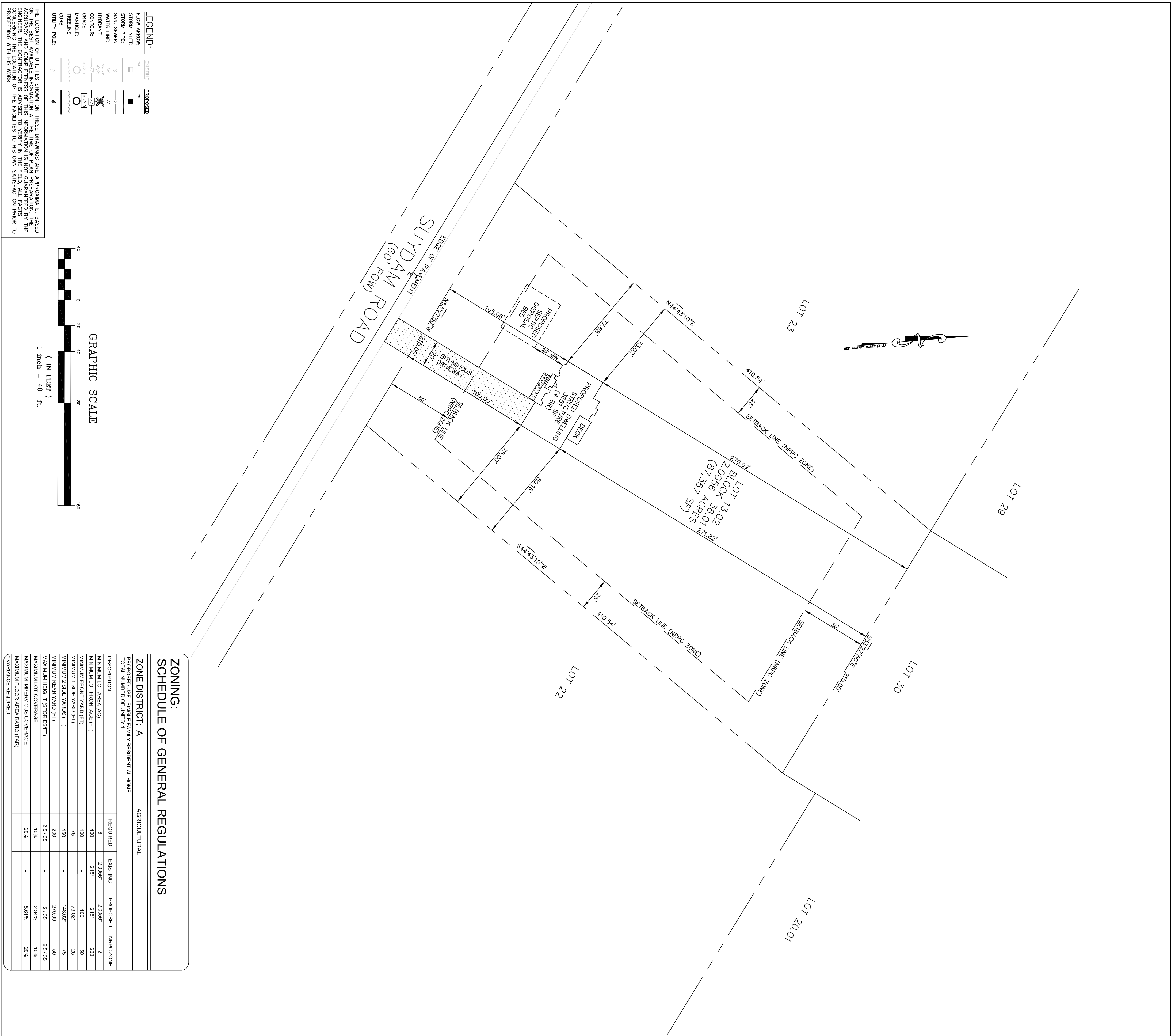
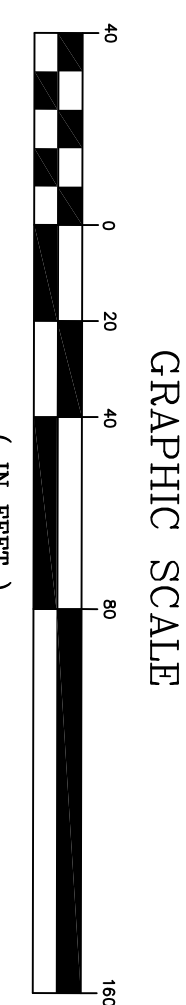




**LEGEND**

EXISTING	PROPOSED
ROAD ARROW	ROAD ARROW
STORM SEWER	STORM SEWER
SAN. SEWER	SAN. SEWER
WATER LINE	WATER LINE
HYDRANT	HYDRANT
CONDUIT	CONDUIT
MANHOLE	MANHOLE
WELLS	WELLS
UTILITY POLE	UTILITY POLE

THE LOCATION OF UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF PLAN PREPARATION. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES CONCERNING THE LOCATION OF THE FACILITIES TO HIS OWN SATISFACTION PRIOR TO CONSTRUCTION WITH HIS WORK.



**ZONING:  
SCHEDULE OF GENERAL REGULATIONS**

ZONE DISTRICT: A TOTAL NUMBER OF UNITS: 1	AGRICULTURAL			
	REQUIRED	EXISTING	PROPOSED	NPBC ZONE
DESCRIPTION	6	2,000 <sup>+</sup>	2,000 <sup>+</sup>	2
MINIMUM LOT AREA (A.C.)	400	210 <sup>+</sup>	210 <sup>+</sup>	200
MINIMUM LOT FRONTAGE (FT)	100	-	100	50
MINIMUM FRONT YARD (FT)	75	-	73.00 <sup>+</sup>	25
MINIMUM SIDE YARD (FT)	150	-	148.00 <sup>+</sup>	75
MINIMUM REAR YARD (FT)	200	-	270.00 <sup>+</sup>	50
MAXIMUM HEIGHT (STOREYS)	23.75	-	23.75	23.75
MAXIMUM IMPERVIOUS COVERAGE	10%	-	23.5%	10%
MAXIMUM COVER AREA (ATIO PAR)	-	-	5.61%	20%
CONSERVED RESOURCES	-	-	-	-

**PROPERTY OWNERS WITHIN 200 FEET**

- |  |   |
|--|---|
| Block-Lot: 36.01-23<br>PEREYRA, FREDY & DE CORDO, MIA<br>SOMERSET NJ 08873<br>RE: 44 SUYDAM RD | Block-Lot: 36.01-20.01<br>TOWNSHIP OF FRANKLIN<br>SOMERSET NJ 08873<br>RE: 5 MIDDLEBUSH RD          |
| Block-Lot: 36.01-30<br>SHAH, GANJUMI & VARSHA<br>SOMERSET NJ 08873<br>RE: 18 BARGE LA          | Block-Lot: 36.01-32<br>MALIK, FARHAN & RA GANDAPUR<br>SOMERSET NJ 08873<br>RE: 36 SUYDAM RD         |
| Block-Lot: 33.02-13<br>SOMERSET NJ 08873<br>RE: 43 SUYDAM RD                                   | Block-Lot: 33.02-16<br>SOMERSET NJ 08873<br>RE: 31 SUYDAM RD  |
| Block-Lot: 36.01-29<br>GREENSTEIN, HARVEY G. & KAREN<br>SOMERSET NJ 08873<br>RE: 14 BARGE LA   | Block-Lot: 36.01-28<br>ROOPE, MICHAEL P & CHRISTINA A<br>SOMERSET NJ 08873<br>RE: 10 BARGE LA       |
| Block-Lot: 33.02-15<br>BRIGGS, DAVID G & BEVERLY B<br>SOMERSET NJ 08873<br>RE: 38 SUYDAM RD    | Block-Lot: 33.02-14<br>RUTLEDGE, CHRISTOPHER L & AURELIA L<br>SOMERSET NJ 08873<br>RE: 39 SUYDAM RD |

**PUBLIC UTILITIES**

Right-of-Way Department  
Suncor Pipeline LP  
Right of Way Dept  
525 Pittsford Road  
Shilling Spring PA 16008

Business Manager  
Consent Callers  
279 Amwell Road  
Hillsborough, NJ 08844

**APPLICANT:**

DMITRAKIS GENERAL CONTRACTING, INC.  
691 MAGNOLIA ROAD  
NORTH BRUNSWICK, NJ 08902  
OWNER:

**GENERAL NOTES:**

1. PROPERTY KNOWN AS TAX MAP LOT 13.02 IN TAX MAP OF THE TOWNSHIP OF FRANKLIN AND CONTAINS 2.0582 ACRES.
2. SURVEY REFERENCE - THE LOT PLAN SHOWN HEREON IS BASED ON THE FOLLOWING: SURVEY REIFICATION PLAN FOR LOT 13.02 IN BLOCK 36.01 AS PREPARED BY JOSEPH T. NIX, P.L.S. N.J. LIC. NO. 31276 OF AMERTECH ENGINEERING, INC. DATED JANUARY 23, 2012.
3. THE SETBACKS, LOT AREA, AND BOUNDARIES OF THE PROPOSED LOT ARE LIMITED TO PRESENT WETLANDS AND/OR BUFFER AREAS.
4. DETERMINATION REGARDING THE PRESENCE OR ABSENCE OF ANY ENVIRONMENTAL OR SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO PRESENT WETLANDS AND/OR BUFFER AREAS, UTILITIES LOCATED ON THE TRACT ARE PROPOSED TO REMAIN UNLESS NOTED OTHERWISE, AND SUPERSEDED SCAFFOLDING CONDITIONS, DRAINING STRUCTURES, ETC. ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
5. LOCATION OF ALL EXISTING SERVICES ARE APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. LOCATION OF ALL EXISTING SERVICES ARE APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
7. ALL EXISTING STRUCTURES AND UNDERLIE GROUND UTILITIES LOCATED ON THE TRACT ARE PROPOSED TO REMAIN UNLESS NOTED OTHERWISE.
8. ALL UNSUITABLE EXCAVATED MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
9. ALL EXISTING SERVICES ARE APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
10. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CURRENT PREVALING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL ENGINEER IMMEDIATELY IN WRITING OF ANY CHANGES TO THE CONDITIONS, IN THE CONTRACTOR'S OPINION, WOULD OR COULD RENDER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CHANGES WOULD BE A VIOLATION OF ANY APPLICABLE ORDINANCES, SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
12. ALL DISTURBED OR OPEN AREAS SHALL BE PROPERLY PROTECTED WITH BARRICADES, WARNING SIGNS, CONES, LIGHTS, ETC., AND SHALL BE MADE SAFE AND PASSABLE AT THE END OF EACH WORKING DAY.
13. ALL EXISTING SERVICES ARE APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
14. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL EXISTING SERVICES, INCLUDING BUT NOT LIMITED TO UTILITIES, AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT TOWNSHIP STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO DICTATE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS PERMIT.
15. ALL EXISTING SERVICES ARE APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
16. ELECTRIC, TELEPHONE, CABLE AND ALL OTHER WIRE SERVED UTILITY EXTERNSIONS AND SERVICES SHALL BE MARKED AND UNDERGROUND UNLESS OTHERWISE NOTED OTHERWISE.
17. ALL EASEMENTS FOR PUBLIC PURPOSES SHALL BE DEDICATED TO THE TOWNSHIP OF FRANKLIN.
18. ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIEN TREES ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF FENCING, AND NO DISTURBANCE SHALL OCCUR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND SERVICES TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF THE ENGINEER.
19. ALL GRADING WILL BE A MINIMUM OF 2% AND THE MAXIMUM OF 2 HORIZONTAL TO 1 VERTICAL ACROSS ALL LAWN AREAS AND PROPOSED DRIVEWAYS SHALL BE A MINIMUM OF 2% GRADE.
20. STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND APPROVED BY THE FREEDOLD SOIL CONSERVATION DISTRICT. DESIGN STANDARDS AND DETAILS.
21. THE LOCATIONS OF THE SERVICE VALVES AND SIZE, TYPE AND CLASS OF PIPING AND FITTINGS ARE TO BE APPROVED BY THE TOWNSHIP ENGINEER.
22. ALL IMPROVEMENTS SHALL COMPLY WITH THE NJ BARBER FREE AND ADA REQUIREMENTS.

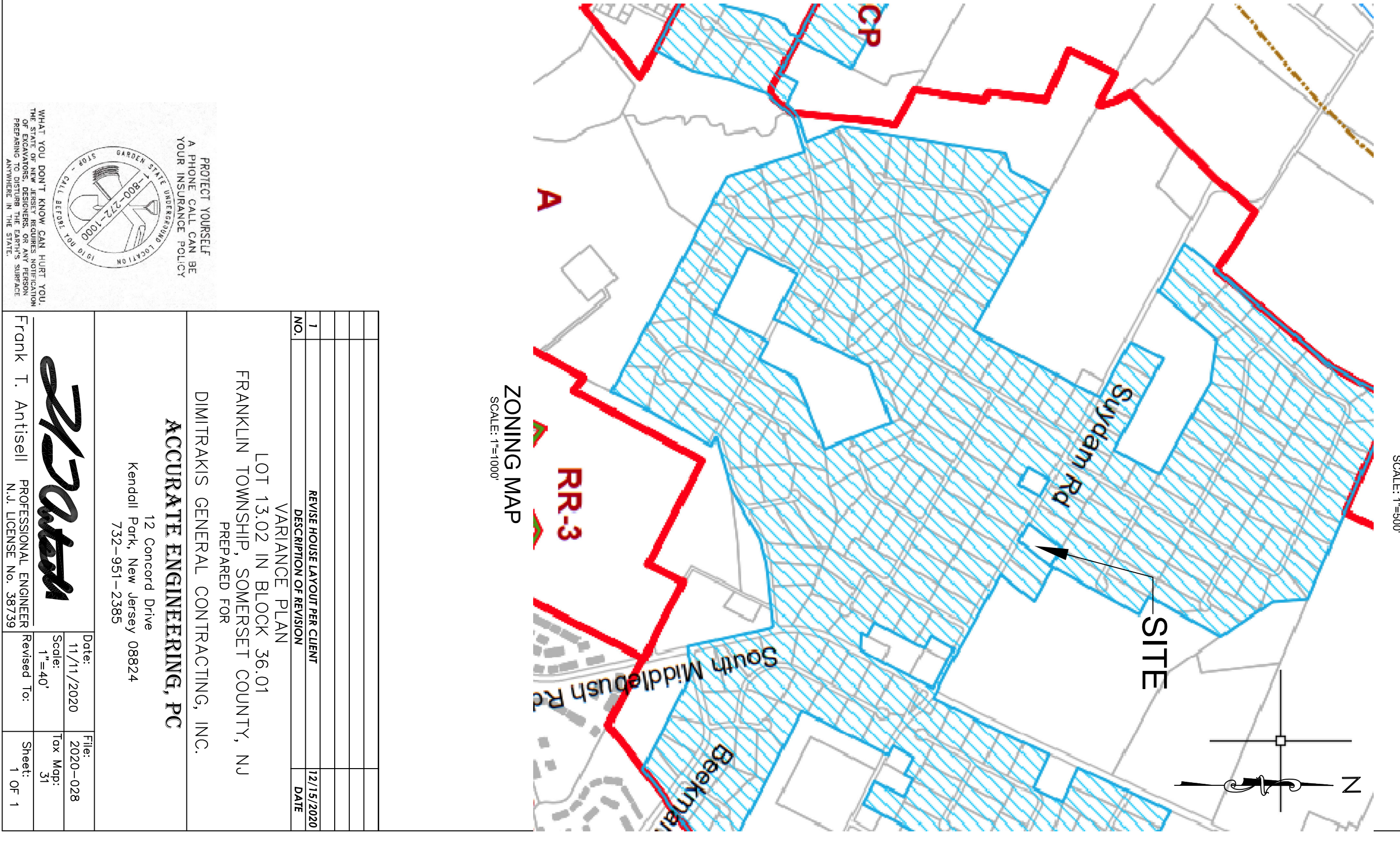
**APPROVALS**

APPROVED AS A VARIANCE PLAN BY THE FRANKLIN TOWNSHIP PLANNING BOARD AT ITS MEETING HELD ON

**BOARD CHAIR** \_\_\_\_\_ DATE \_\_\_\_\_

**SECRETARY** \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEER** \_\_\_\_\_ DATE \_\_\_\_\_



**PROTECT YOURSELF**  
A PHONE CALL CAN BE YOUR BEST DEFENSE.

WHAT YOU DON'T KNOW CAN HURT YOU.  
CALL THE FRANKLIN TOWNSHIP ENGINEER'S OFFICE.  
FRANKLIN TOWNSHIP ENGINEER'S OFFICE  
12 CONCORD DRIVE  
KENDALL PARK, NEW JERSEY 08824  
732-951-2385

NO.	REVISION	DATE
1	REVISE HOUSE LAYOUT PER CLIENT	12/15/2020
2	DESCRIPTION OF REVISION	

VARIANCE PLAN  
LOT 13.02 IN BLOCK 36.01  
FRANKLIN TOWNSHIP, SOMERSET COUNTY, NJ  
PREPARED FOR  
DMITRAKIS GENERAL CONTRACTING, INC.  
**ACCURATE ENGINEERING, PC**  
12 Concord Drive  
Kendall Park, New Jersey 08824  
732-951-2385

Date: 11/11/2020  
Scale: 1"=40'  
Rev'd by: T. Antisell  
Drawn by: T. Antisell  
Check by: T. Antisell  
Title: VARIANCE PLAN

Date: 11/11/2020  
Scale: 1"=40'  
Rev'd by: T. Antisell  
Drawn by: T. Antisell  
Check by: T. Antisell  
Title: VARIANCE PLAN

IF THIS DOCUMENT DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND RASSED IMPRESSION SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.