

ADJOINING PROPERTY OWNERS

BLOCK/LOT	OWNERS NAME & ADDRESS
70/6	HERRLING, JOHN R & SOFRANI, PATRIGIA 49 WELSHS LA SOMERSET, NJ 08873
70/7	BAILEY, THOMAS & KERNIS, EMILY 91 LACKWANA BLVD GILLETTE, NJ 07933
70/8	GRAF, KENNETH 30 WORTMAN STREET E. MILLSTONE, NJ 08873
70/9	SMITH, JACOB 22 WORTMAN STREET EAST MILLSTONE, NJ 08873
71/3.01	TEN BROECKE, JAN & BARBARA W. 2346 AMWELL RD SOMERSET, NJ 08873
71/4	WALKER, JOHN J JR & ALMA B PO BOX 2070 EAST MILLSTONE, NJ 08875
71/6	WALKER, JOHN J JR & ALMA B PO BOX 2070 EAST MILLSTONE, NJ 08875
72/1.01	STREZ, NATALIE J PO BOX 2019 EAST MILLSTONE, NJ 08875
72/1.02	SZENTYGORCZI, HELEN 425 CEDAR AVE HIGHLAND PARK, NJ 08904
72/7.01	ASPIRE MANAGEMENT LLC 23 WORTMAN STREET SOMERSET, NJ 08873
73.01/31	KARTMAN, T C & KARTMAN, P E JR 75 WELSHS LANE SOMERSET, NJ 08873
73.01/32	SCALETTI, ROBERT J & VASIL, ANTONIETTE J 89 WELSHS LANE SOMERSET, NJ 08873
73.01/33	MARKS, SHIRLEY 70 CREEPER RD HIGH BRIDGE, NJ 08829
73.01/34	MEGNA, STACY A 33 WORTMAN ST EAST MILLSTONE, NJ 08873
73.01/35	SMITH, MAX & MUNCAN, MARINA 27 WORTMAN ST SOMERSET, NJ 08873
73.01/37.01	RUTGERS THE STATE UNIVERSITY 33 KNIGHTSBRIDGE RD-FL3-E PISCATAWAY, NJ 08854



KEY MAP

ZONE DATA:

ZONE R-10: SINGLE FAMILY RESIDENTIAL
 BLOCK 73.01, LOT 36
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 TOTAL TRACT AREA = 33,708 S.F. or 0.7738 ACRES
 TOTAL NUMBER OF NEW LOTS CREATED = 1 + REMAINDER = 2
 AS SHOWN ON THE TOWNSHIP OF FRANKLIN TAX MAP SHEET #50.01

DESCRIPTION	REQUIRED/ALLOWED	EXISTING LOT 36	PROPOSED LOT 36.01	PROPOSED LOT 36.02
MIN. LOT AREA	10,000 S.F.	33,708 S.F.	18,524 S.F.	15,184 S.F.
MIN. LOT FRONTAGE	100 FT.	181.79 FT.	115.73 FT.	66.06 FT.*
MIN. FRONT YARD SETBACK	25 FT.	38.4 FT.	38.4 FT.	25 FT.
MIN. SIDE YARD SETBACK	8 FT. ONE/20 FT. BOTH	71.5 FT. ONE/ 156.1 FT. BOTH	4.4 FT. ONE*(1)/ 75.9 FT. BOTH	10 FT. ONE/ 20 FT. BOTH
MIN. REAR SETBACK	40 FT.	50.4 FT.	50.4 FT.	40 FT.
MAX. PERCENT OF LOT COVERAGE	20%	7.0%	12.8%	20%
MAX. PERCENT OF IMPERVIOUS COVERAGE	30%	28.6%	28.3%	30.0%
MAX. FAR	-	-	-	-
MAX. BLDG. HEIGHT	2-1/2 STORIES/ 35 FT.	1 STORY/ <35 FT.	1 STORY/ <35 FT.	2-1/2 STORIES/ 35 FT.

*VARIANCE REQUIRED
 *(1) DIMENSION TO BILCO DOORS ON NORTH SIDE OF STRUCTURE
 NOTE:
 PROPOSED SUBDIVISION INCLUDES REMOVAL OF 4,398 S.F. OF IMPERVIOUS COVERAGE ON PROPOSED LOT 36.01.

GENERAL NOTES:

- THIS APPLICATION IS STRICTLY TO CREATE 2 NEW BUILDING LOTS.
- PROPOSED DWELLINGS WILL BE SERVICED BY PUBLIC SEWER AND WATER.
- ANTICIPATED ADDITIONAL SEWER & WATER FLOW FOR NEW LOT (36.01), 4 BEDROOM BASED ON R-10 STANDARDS:
 WATER = 395 GPD
 SEWER = 300 GPD
- A field investigation was performed on the above property on March 8, 2016, to ascertain the freshwater wetland status of the tract area.

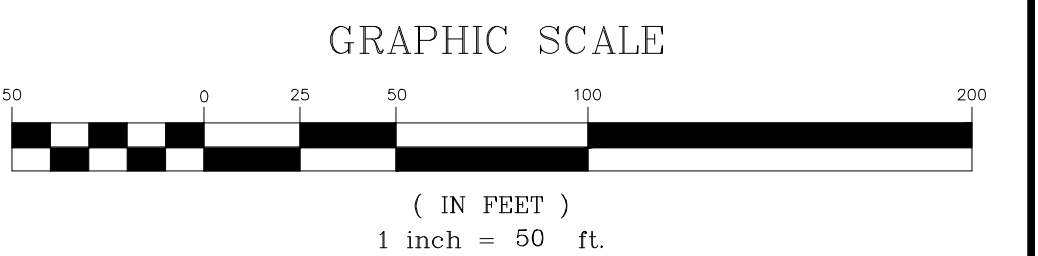
 The project area and the surrounding site did not exhibit the three parameters as required in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, wetlands possess three essential characteristics: (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology, which is the driving force creating all wetlands. The soils onsite are the Dunellen series which is not a hydric soil, the site does not exhibit any wetland hydrology and finally the vegetation on site does not meet the hydrophytic criterion of more than 50 percent of the composition of the dominant species from all strata are obligate wetlands (OBL), facultative wetland (FACW), and/or facultative (FAC) species or the frequency analysis of all species within the community yields a prevalence index value of less than 3.0.

 Having performed freshwater wetland delineations and obtaining numerous Letter of Interpretations from the State of New Jersey Department of Environmental Protection since 1988, the proposed subdivision and future residential dwelling improvements will not impact any jurisdictional wetland areas or transition areas (buffer) arising from any potential adjacent wetland areas as defined by the NJAC 7:7A. No lands were found on the tract that comport with the criteria established within the Federal Manual for Identifying and Delineating Jurisdictional Wetlands.
- LIMIT OF DISTURBANCE = 1,092 S.F.

SOMERSET COUNTY ACCEPTANCE STAMP

OWNER/APPLICANT

BALAJI PROPERTY SOLUTIONS LLC
 2 WINDSOR DRIVE
 WEST WINDSOR, NJ 08550



THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

UTILITY & OTHER AGENCY CONTACTS

BUSINESS MANAGER
 COMCAST CABLE
 279 AMWELL ROAD
 HILLSBOROUGH, NJ 08844

RIGHT-OF-WAY DEPARTMENT
 BRICKY PIPE LINE COMPANY
 PO BOX 368
 EMMAUS, PA 18049-0368

SANOCO PIPELINE LP/RIGHT-OF-WAY DEPT.
 MONTELO COMPLEX
 525 FRITZTOWN ROAD
 SPRING SPRING, PA 19068

DATE	REVISION	BY

DAS
 DAVID A. STIRES ASSOCIATES, LLC
 ENGINEERS - SURVEYORS - PLANNERS - ENVIRONMENTALISTS

678 US HWY 202/206 N, SUITE 6
 BRIDGEWATER, N.J. 08807
 PHONE: (908)252-7000 FAX: (908)252-7090

GARY V. MARMO
 PROFESSIONAL LAND SURVEYOR N.J. LICENSE No. 37599
 DATE 7/21/20
 Certificate of Authorization # 246A2808800

DESIGNED BY:
 DRAWN BY: SMT
 CHECKED BY: GVM
 SCALE: 1"=50'

LOCATION MAP
 "23 WORTMAN STREET"
 TAX BLOCK 73.01 LOT 36
 TOWNSHIP OF FRANKLIN SOMERSET COUNTY NEW JERSEY

PROJECT No.
 15282
 SHEET NUMBER
 1 OF 2