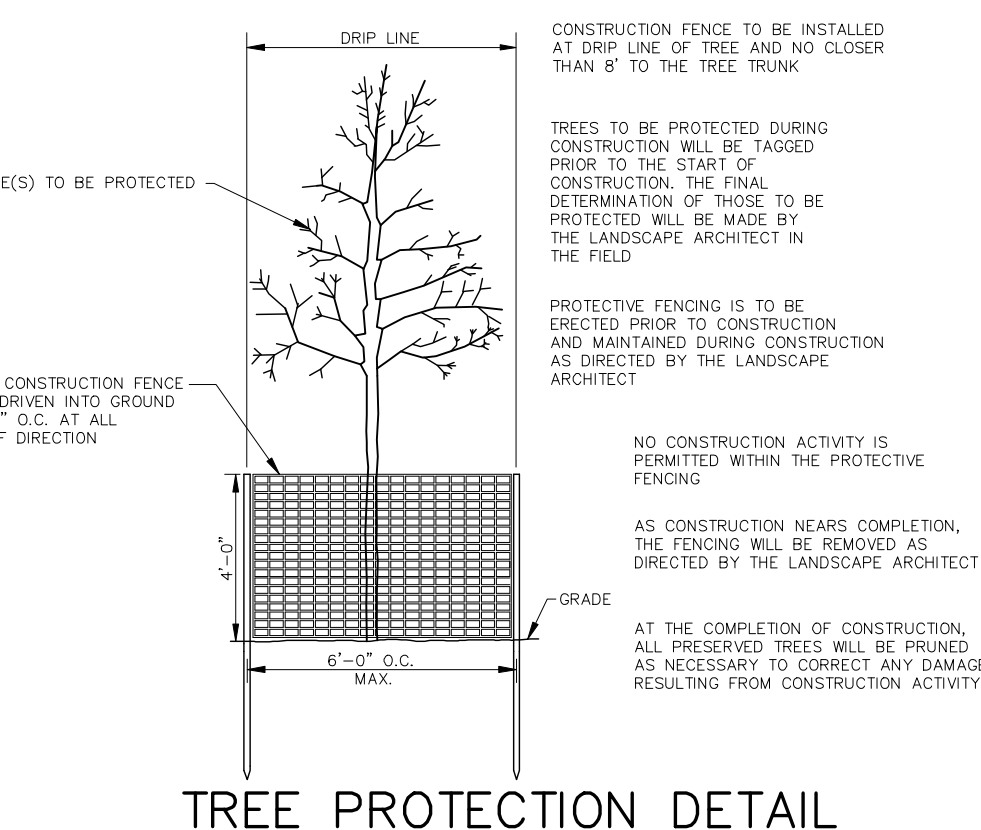
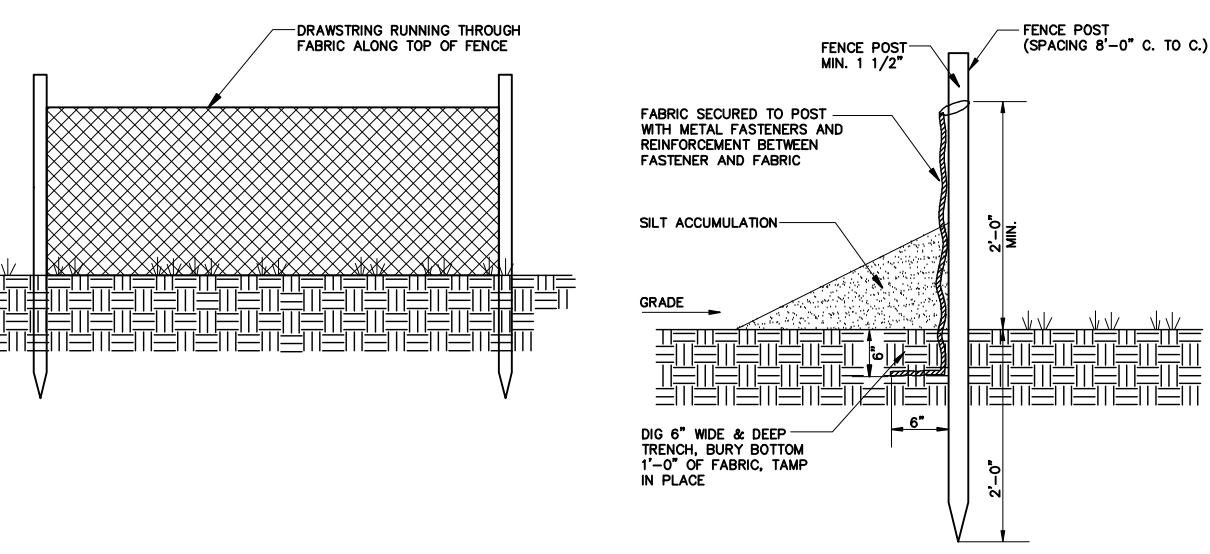


SOIL EROSION AND SEDIMENT CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE N.J. STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY(30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE EXPOSED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH N.J. STANDARDS (I.E. PEGS AND TINE, MULCH NETTING, OR LIQUID MULCH BINDER). TEMPORARY SEEDING SHALL BE AS FOLLOWS:
ANNUAL RYEGRASS - 40 #/AC OR APPROVED EQUAL
LIMESTONE @ - 4000 #/AC WORKED INTO TOPSOIL A MIN. OF 4"
10-20-10 FERTILIZER - 670 #/AC
MULCH W/SALT HAY OR SMALL GRAIN STRAW @ 3000-4000 #/AC
SEEDING SHALL BE DONE BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH. OTHER TIMES USE MULCH ONLY.
- PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER THE FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. PERMANENT SEEDING SHALL BE AS FOLLOWS:
KENTUCKY 31 FESCUE - 67 #/AC LIMESTONE @ 4000 #/AC
KENTUCKY BLUEGRASS - 21 #/AC 10-20-10 FERTILIZER @ 300 #/AC
CREeping RED FESCUE - 23 #/AC SHALL BE PLACED PRIOR TO SEEDING
SEEDING SHALL BE DONE BETWEEN APRIL 1ST AND OCTOBER 15TH. DURING OTHER TIMES OF THE YEAR, EXPOSED AREAS SHALL BE STABILIZED WITH MULCH AS SPECIFIED UNDER STABILIZATION.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL DEVICES.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SPECIFY TO THE SOIL CONSERVATION DISTRICT THE LOCATION OF ALL TOPSOIL STOCKPILES. TOPSOIL SHALL BE USED TO BRING ALL LAWN AND LANDSCAPED AREAS TO FINAL GRADE. SILT FENCE SHALL BE INSTALLED AT THE DOWNSLOPE SIDE OF ALL STOCKPILES.
- TRACKING PADS SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS. THE CRUSHED STONE SHALL BE LAD ON FILTER FABRIC. ALL PADDED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL STORMWATER INLETS SHALL BE PROTECTED WITH AN INLET FILTER AS SHOWN.
- STRAWBALE SEDIMENT TRAP OR COMMERCIALY AVAILABLE SILT FENCE SHALL BE INSTALLED AT ALL DOWNSLOPE PROPERTY LINES ADJACENT TO THE DISTURBED AREAS. THE LIMITS OF THE TRAP OR FENCE SHALL BE DETERMINED IN THE FIELD.
- STRAWBALE SEDIMENT TRAP OR COMMERCIALY AVAILABLE SILT FENCE SHALL BE PLACED AT THE DOWNSLOPE SIDES OF ALL STOCKPILES.
- ALL TREES TO REMAIN AFTER CONSTRUCTION SHALL BE PROTECTED WITH TREE PROTECTION DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL FACILITIES. DURING CONSTRUCTION, THE OWNER SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF PERMANENT FACILITIES AFTER THE COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP OF BRIDGEWATER AND THE SOMERSET COUNTY SOIL CONSERVATION DISTRICT IN WRITING 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE SOILS ON SITE ARE AS FOLLOWS:
DunB - DUNELLEN SANDY LOAM
- LIMITS OF DISTURBANCE SHALL BE MARKED IN THE FIELD.



TREE PROTECTION DETAIL



- REQUIREMENTS FOR SILT FENCE:**
- FENCE POST SHALL BE SPACED @ FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2".
 - A METAL FENCE WITH 6" OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
 - A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6" DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENERS AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL ALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL (IF NECESSARY)

NOTICE

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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
SCALE: 1"=20'

DESIGNED BY: GVM
DRAWN BY: SMT
CHECKED BY: GVM
SCALE: 1"=20'

MINOR SUBDIVISION/
SITE IMPROVEMENT PLAN
"23 WORTMAN STREET"
TAX BLOCK 73.01 LOT 36
TOWNSHIP OF FRANKLIN SOMERSET COUNTY NEW JERSEY

PROJECT No.	15282
SHEET NUMBER	2 OF 2

MISCELLANEOUS NOTES:

- ONLY COPIES FROM THE ORIGINAL MAP MARKED WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID.
- SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
- PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD.
- BY CONTRACTUAL ARRANGEMENT, THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
- THIS SURVEY SHALL NOT BE UTILIZED OR INCLUDED AS DOCUMENTATION FOR THE PURPOSE OF EXECUTING AND/OR EXPEDITING A SURVEY AFFIDAVIT AND/OR AFFIDAVIT OF TITLE.
- THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, HAS NOT BEEN MADE.
- NORTH MERIDIAN FOR THIS PROJECT WAS ADOPTED FROM DEED BOOK 5908 PAGE 1523 FILED IN THE SOMERSET COUNTY CLERK'S OFFICE.
- BY CONTRACTUAL ARRANGEMENT, CORNERS MARKERS HAVE NOT BEEN SET.
- TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN REPRESENTS AN ASSUMED DATUM OF 100 FT.

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

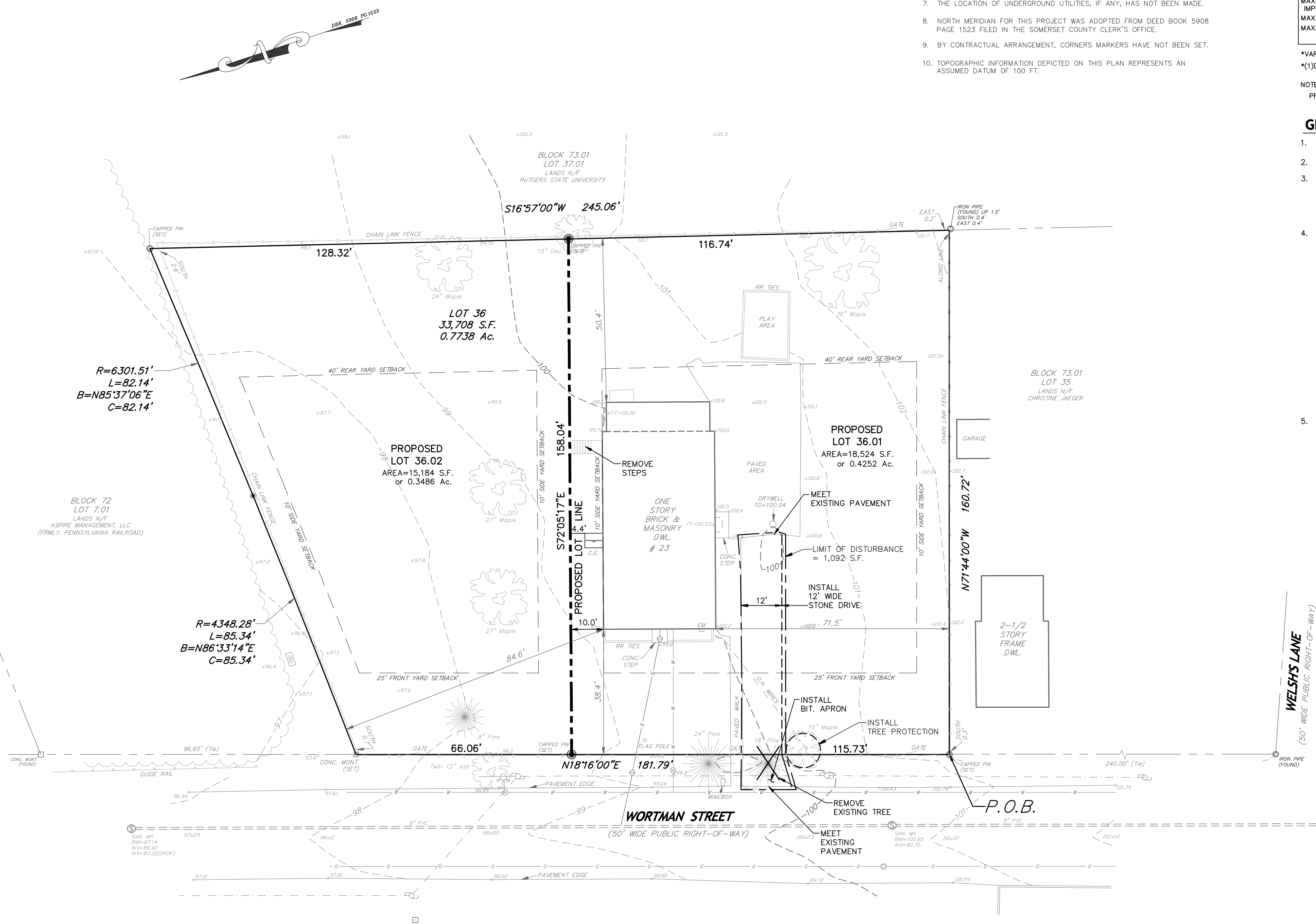
AREA AND YARD RESTRICTIONS

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 RSIS 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.

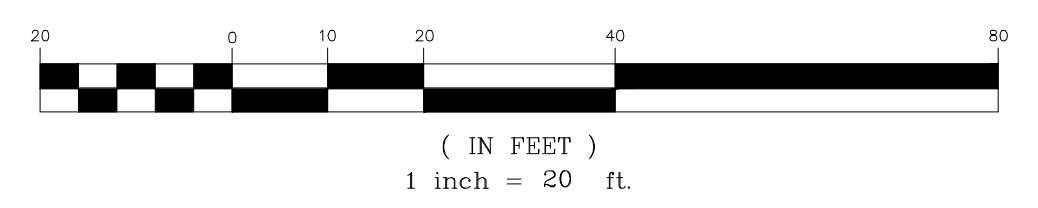


SYMBOL LEGEND:

- Sanitary MH
- Transformer
- Sign
- Telephone Box
- Sanitary Cleanout
- Storm Manhole/Drywell
- Type B Inlet
- Type A Inlet
- Type E Inlet
- Water Valve
- Light
- Hydrant
- Electric Meter
- Gas Meter
- Utility Pole
- Ground Light
- Electric Box

● CAPPED IRON PIN TO BE SET.

GRAPHIC SCALE



DAVID A. STIRES
PROFESSIONAL ENGINEER N.J. LICENSE No. 34814
DATE 7/21/20