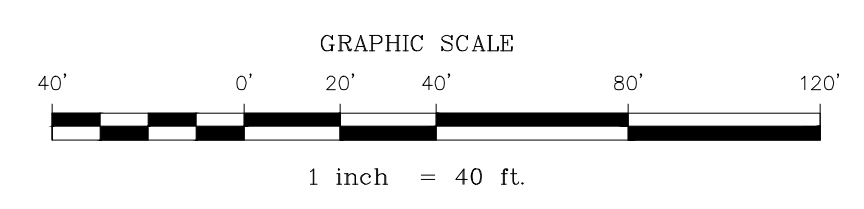


KEY MAP
SCALE: 1" = 300' ±

R-10 ZONE SCHEDULE (RESIDENTIAL)		PROPOSED CONDITIONS							
	GENERAL REQUIREMENTS	EXISTING CONDITIONS LOT 14.02	LOT 14.03 (BASIN LOT)	LOT 14.04	LOT 14.05	LOT 14.06	LOT 14.07	LOT 14.08	
PRINCIPAL BUILDING	10,000 S.F. (INTERIOR)	2,773 ACRES	15,204 S.F. 0.349 AC.	19,842 S.F. 0.349 AC.	14,972 S.F. 0.344 AC.	14,683 S.F. 0.367 AC.	15,993 S.F. 0.367 AC.	11,049 S.F. 0.254 AC.	
MINIMUM LOT AREA (LOTS WHERE SANITARY SEWER IS PROVIDED)	13,125 S.F. (CORNER LOT)								
MINIMUM LOT FRONTAGE (2)	100 FT. (INTERIOR) (2)	40 FT. (1)	544.10 FT.	203.45 FT.	101.89 FT.	133.40 FT.	69.66 FT. (2)	102.15 FT.	
MINIMUM FRONT YARD SETBACK	25 FT.	> 25 FT.	> 25 FT.	> 25 FT.	> 25 FT.	> 25 FT.	> 25 FT.	> 25 FT.	
MINIMUM SIDE YARD SETBACK	8 FT.	> 8 FT.	> 8 FT.	> 8 FT.	> 8 FT.	> 8 FT.	> 8 FT.	> 8 FT.	
MINIMUM TOTAL OF TWO SIDE YARD SETBACKS	20 FT.	> 20 FT.	> 20 FT.	> 20 FT.	> 20 FT.	> 20 FT.	> 20 FT.	> 20 FT.	
MINIMUM REAR YARD SETBACK	40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	
MAXIMUM BUILDING HEIGHT	35 FT./2½ STY	< 35 FT./2½ STY	< 35 FT./1 STY.	< 35 FT./1 STY.	< 35 FT./1 STY.	< 35 FT./1 STY.	< 35 FT./1 STY.	< 35 FT./1 STY.	
MAXIMUM LOT COVERAGE BY BUILDINGS	20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	
MAXIMUM IMPERVIOUS COVERAGE (LOT)	30%	< 30%	< 30%	< 30%	< 30%	< 30%	< 30%	< 30%	
ACCESSORY BUILDING									
MINIMUM SIDE YARD SETBACK	8 FT.	--	NA	NA	NA	NA	NA	NA	
MINIMUM REAR YARD SETBACK	20 FT.	--	NA	NA	NA	NA	NA	NA	
GARDEN SHED (100 S.F. OR LESS)									
MINIMUM SIDE YARD SETBACK	5 FT.	NA	NA	NA	NA	NA	NA	NA	
MINIMUM REAR YARD SETBACK	5 FT.	NA	NA	NA	NA	NA	NA	NA	

(1) EXISTING VARIANCE CONDITION
 (2) CHAPTER 112-4 DEFINITIONS: LOT FRONTAGE - "IN THE CASE OF LOTS FRONTING ON A CUL-DE-SAC STREET, THE FRONTAGE FOR LOTS FRONTING ON THE TURNAROUND PORTION OF THE STREET SHALL BE MEASURED ALONG THE FRONT SETBACK LINE BUT IN NO CASE SHALL THE LENGTH OF THE LOT LINE COEXISTENT WITH THE STREET LINE BE LESS THAN 2/3 OF THE REQUIRED FRONT LOT WIDTH."



AREA SUMMARY	
EXISTING CONDITIONS:	
• BLOCK 286 LOT 14.02	= 2.773 ACRES
PROPOSED CONDITIONS:	
• RESIDENTIAL LOTS (BLOCK 286 LOTS 14.04, 14.05, 14.06, 14.07 & 14.08)	= 1.758 ACRES
• INFILTRATION BASIN (BLOCK 286 LOT 14.03)	= 0.349 ACRES
• ROAD DEDICATION TO FRANKLIN TOWNSHIP	= 0.666 ACRES
TOTAL AREA	= 2.773 ACRES

DATE:	AUGUST 12, 2021
SCALE:	1" = 40'
DESIGNED BY:	M.K.F./M.R.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.

REVISIONS	AUTH.	DATE	JOB No.
			15-09-FS

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OFFICES THROUGHOUT NJ, EASTERN PA AND DE

PROPOSED CONDITION EXHIBIT
 FOR
LOT 14.02 IN BLOCK 286
 SITUATED IN
FRANKLIN TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

BY: **Michael K. Ford**
 New Jersey Professional Engineer
 No. 34722