

VARIANCE & LOT GRADING PLAN FOR 159 SECOND STREET

159 SECOND STREET
BLOCK 424.04-LOT 29.17
FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

ZONING DATA

ZONE R-20 SINGLE-FAMILY RESIDENTIAL ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	20,000	20,000	20,000
MIN. FRONTAGE	100	100	100
MIN. YARD REQUIREMENTS			
FRONT (FT)	35	35.69	35.69
SIDE (FT)	15	15.03	15.03
SIDE TOTAL (FT)	30	30.13	30.13
REAR (FT)	50	106.0 (DWELLING)	106.0 (DWELLING)
LOT COVERAGE MAX. (%)	15 (3,000 SF)	14.9 (2,980 SF)	14.9 (2,980 SF)
MAX. IMPERVIOUS COVERAGE (%)	25 (5,000 SF)	33.2 (6,639 SF)*	42.6 (8,514 SF)(V)
MAX. BUILDING HEIGHT (FT)/STORIES	35/ 2.5	33.8/ 2	33.8/ 2
ACCESSORY BLDG.			
MIN. YARD REQUIREMENTS			
SIDE (FT)	15	N/A	15.0 (POOL)
REAR (FT)	25	N/A	44.2 (POOL)
MAX. BUILDING HEIGHT (FT)/STORIES	< 33.8'	N/A	N/A
MAX. COVERAGE W/IN REAR YARD (SF)	5,000	N/A	0

* EXISTING NON- CONFORMING CONDITION
(V) VARIANCE

IMPERVIOUS COVERAGE SUMMARY

PERMITTED COVERAGE = 5,000 S.F.			
PROPOSED COVERAGE = 8,514 S.F.			
	EXISTING CONDITIONS	PROPOSED CONDITIONS	
DWELLING (PRINCIPAL)	= 2,980 S.F.	2,980 S.F.	
PATIO BENEATH DECK	= 327 S.F.	327 S.F.	
POOL EQUIPMENT	= -- S.F.	32 S.F.	
POOL PATIO	= -- S.F.	1,300 S.F.	
SPORT COURT	= -- S.F.	1,320 S.F.	
DRIVEWAY	= 1,844 S.F.	1,844 S.F.	
WALLS	= 105 S.F.	105 S.F.	
WALKS AND STEPS	= 377 S.F.	473 S.F.	
COVERED FRONT PORCH	= 118 S.F.	118 S.F.	
MICS. (A/C)	= 15 S.F.	15 S.F.	
TOTAL	= 5,566* S.F.	8,514 S.F.	



REFERENCE:
1. AERIAL PHOTOGRAPH, LOT AND RIGHT OF WAY BOUNDARIES TAKEN FROM "FRANKLIN TOWNSHIP INTERACTIVE MAP."



ZONING DISTRICTS
R-20 SINGLE FAMILY RESIDENTIAL
R-40 SINGLE FAMILY RESIDENTIAL
G-B GENERAL BUSINESS

VARIANCES REQUESTED

- ORDINANCE 112-14-LOT AND YARD REQUIREMENTS (SCHEDULE 3)
PERMITTED IMPERVIOUS COVERAGE= 25%
PROPOSED IMPERVIOUS COVERAGE= 36.0%

TOWNSHIP OF FRANKLIN

CHAIRMAN OF THE BOARD OF ADJUSTMENT _____ DATE _____
SECRETARY OF THE BOARD OF ADJUSTMENT _____ DATE _____
FRANKLIN TOWNSHIP ENGINEER _____ DATE _____

200 FT PROPERTY LIST

Block-Lot: 424.02-30
WIDUTA, CHRISTOPHER & TAVALARE, S.
32 LAKESIDE RD.
SOMERSET, NJ 08873
RE: 32 LAKESIDE RD

Block-Lot: 424.02-29.20
BINDRA, MANDEEP & KAVITA
163 SECOND STREET
SOMERSET, NJ 08873
RE: 163 SECOND STREET

Block-Lot: 424.02-29.21
TOWNSHIP OF FRANKLIN
475 DEMOTT LANE
SOMERSET, NJ 08873
RE: LAKESIDE DRIVE

Block-Lot: 424.02-29.01
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.02
PINGALL, CHAITANYA & UPADRASTA S
156 SECOND ST
SOMERSET NJ 08873
RE: 156 SECOND STREET

Block-Lot: 424.02-29.03
DENDUKURI, ABHINAV & KANALA, SNIGDHA
198 SECOND STREET
SOMERSET, NJ 08873
RE: 198 SECOND STREET

Block-Lot: 424.02-30
SHAH, JAYA D & DIVYESH P
160 SECOND STREET
SOMERSET NJ 08873
RE: 160 SECOND STREET

Block-Lot: 424.02-29.15
PATEL, SWAPNIL D & DINESHBHAI
163 SECOND STREET
SOMERSET NJ 08873
RE: 163 SECOND STREET

Block-Lot: 424.02-29.16
AMIN, MAYUR A & TINA M.
161 SECOND ST.
SOMERSET, NJ 08873
RE: 161 SECOND STREET

Block-Lot: 424.02-29.18
SHAH, DHAVAL & DHWANIT
157 SECOND STREET
SOMERSET, NJ 08873
RE: 157 SECOND STREET

Block-Lot: 424.02-29.19
LUO, NING
155 SECOND STREET
SOMERSET NJ 08873
RE: 155 SECOND STREET

Block-Lot: 424.02-29.04
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.05
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.06
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.07
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.08
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.09
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.10
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.11
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.12
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.13
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.14
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.17
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.18
KASIVISVANATHAN, B & NARMADA D.
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SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.19
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154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.20
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.21
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.22
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.23
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.24
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.25
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.26
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.27
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.28
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

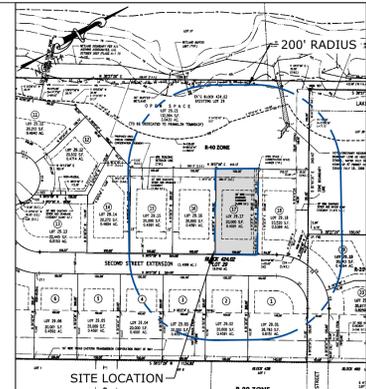
Block-Lot: 424.02-29.29
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

Block-Lot: 424.02-29.30
KASIVISVANATHAN, B & NARMADA D.
154 SECOND STREET
SOMERSET NJ 08873
RE: 154 SECOND STREET

UTILITIES
Business Manager
Comcast Cable
279 Anwell Road
Hillsborough, NJ 08844

Right-of-Way Department
Buckeye Pipe Line Company
PO Box 368
Emmaus, PA 18049-0368

Sunoco Pipeline LP
Right of Way Dept
Montello Complex
525 Fritztown Road
Sinking Spring PA 19608



KEY MAP

TAKEN FROM FINAL PLAT
MAP SCALE: 1" = 200'

OWNER/APPLICANT

NEIL PATEL
159 SECOND STREET
FRANKLIN TOWNSHIP, NJ 08873

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
C	09/21/21	SPORT COURT COVERAGE	JM	MP
B	07/26/21	POOL LAYOUT REVISION	DL	MP
A	10/10/20	ISSUED FOR CITY REVIEW	DL	MP

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL SALES AND INSTALLATIONS THERE TO APPLICANTS. THIS DRAWING AND THE DESIGN THEREOF OR CONSTRUCTION COLLISIONS ARE HEREBY TO BE PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER OTHER THAN THAT FOR WHICH IT WAS DESIGNED AND SHALL BE RETURNED UPON REQUEST.

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

John Ferrante
9.23.21

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
LICENSED PROFESSIONAL ENGINEER

159 SECOND STREET
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

BLOCK 424.02, LOT 29.17

DRAWING TITLE

COVER SHEET

CHECKED BY: MP DRAWN BY: DL
SCALE: AS SHOWN SHEET NO: 1 OF 3
PROJECT #: P-20-07-022 FIRST ISSUE: 10/10/2020

DRAWING NO. REVISION

FIG-1

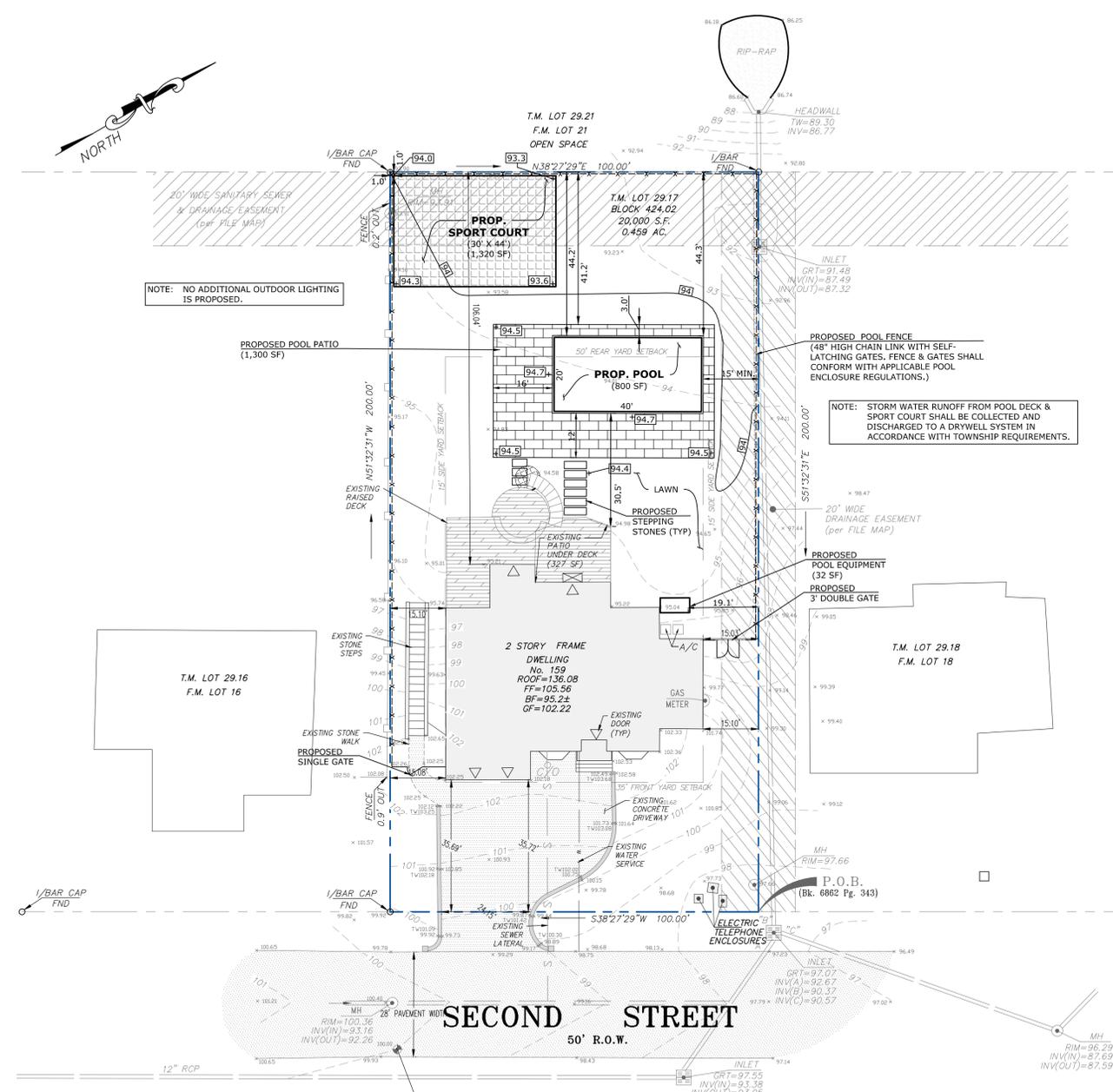
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GENERAL NOTES

- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A PLAN ENTITLED "TOPOGRAPHIC SURVEY" OF TAX LOT 29.17 - BLOCK 424.02 LOCATED IN THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, PREPARED BY JAMES P. DEADY SURVEYOR, LLC, DATED JULY 9, 2020. ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.
- THIS PROPERTY IS SERVED BY A MUNICIPAL WATER SUPPLY AND SEWER SERVICE.
- UTILITY LOCATIONS BASED ON SURFACE OBSERVATIONS; SUB-SURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD VERIFIED VIA TEST PITS AND UTILITY COMPANY MARK-OUTS PRIOR TO CONSTRUCTION CALL N.J. UNDERGROUND 1-800-272-1000.
- E2 PROJECT MANAGEMENT LLC HAS NO RESPONSIBILITY FOR THE METHODS, TECHNIQUES OR PROCEDURES OF CONSTRUCTION, FOR SAFETY MEASURES OR PRECAUTIONS RELATED TO CONSTRUCTION, OR ANY FAILURE TO COMPLY WITH APPLICABLE LAWS, REGULATIONS, ORDINANCES OR CODES.
- ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP OF FRANKLIN.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITH TOPSOIL, SEED, FERTILIZER AND MULCH WITHIN 30 DAYS. SEE SOIL EROSION AND SEDIMENT CONTROL NOTES FOR SPECIFICATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THOSE HOURS PERMITTED BY FRANKLIN TOWNSHIP ORDINANCE.
- THE CONTRACTOR SHALL CERTIFY THAT ALL FILL MATERIAL IS CONSIDERED "CLEAN FILL" AND ANY EXCAVATED MATERIAL GENERATED ON SITE SHALL BE DISTRIBUTED IN ACCORDANCE WITH THE APPROVED GRADING PLAN OR REMOVED FROM THE SITE. ALL UNSUITABLE FILL AND EXCESS EXCAVATION MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED FACILITY.
- ALL SIDE SLOPES SHALL HAVE A MAXIMUM GRADE OF 3 HORIZONTAL TO 1 VERTICAL (3:1).
- THE APPLICANT SHALL CONTACT THE TOWNSHIP OF FRANKLIN'S ENGINEER TO SCHEDULE THE FOLLOWING PROGRESS INSPECTIONS:
 - SILT FENCE
 - ROUGH GRADING INSPECTION
 - PRIOR TO REMOVAL OF SOIL EROSION CONTROL MEASURES
 - OTHER INSPECTIONS WHICH MAY BE SPECIFIED AT THE TIME OF CONSTRUCTION
 - FINAL APPROVAL INSPECTION
 PLEASE ALLOW 48 HOURS NOTICE PRIOR TO INSPECTIONS. CONSTRUCTION PERMITS SHALL NOT BE ISSUED UNTIL THE SILT FENCE HAS BEEN INSTALLED CORRECTLY AND CONFIRMED BY TOWNSHIP ENGINEER.
- EXISTING SITE IMPROVEMENTS SHALL REMAIN UNLESS NOTED ON PLAN.
- THERE SHALL BE NO BURYING OF DEBRIS OR CONSTRUCTION MATERIAL ON SITE.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DIRECTED BY TOWNSHIP ENGINEER.
- THERE ARE NO KNOWN EXISTING PROTECTIVE COVENANTS, DEED RESTRICTIONS, EASEMENTS, AND RIGHTS-OF-WAY AFFECTING THE USE OF THE PROPERTY, BEYOND THOSE SHOWN HEREON, SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- CONTRACTOR SHALL TAKE MEASURES TO MINIMIZE SOIL EROSION AND SHALL KEEP ALL PAVED AREAS CLEAN OF SEDIMENT AND DEBRIS.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING IMPROVEMENTS AND VEGETATION TO REMAIN.
- A PERMIT SHALL BE OBTAINED FROM THE SOMERSET-UNION COUNTY SOIL CONSERVATION DISTRICT PRIOR TO CONSTRUCTION ACTIVITIES.
- THE APPLICANT SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PUBLIC IMPROVEMENTS CAUSED DURING THE COURSE OF THE WORK OR INSTALLATION OF SITE IMPROVEMENTS.
- THERE ARE NO FRESHWATER WETLANDS OR BUFFER AREAS AFFECTING THE PROPOSED SITE CONSTRUCTION, BASED UPON AN INVESTIGATION PERFORMED BY E2 PROJECT MANAGEMENT, LLC, ON DECEMBER 20, 2020.
- DEVIATIONS FROM THE PLANS MUST BE APPROVED BY THE TOWNSHIP ENGINEER IN WRITING PRIOR TO THE CHANGE. ANY DEVIATIONS WITHOUT PRIOR APPROVAL WILL RENDER THE PERMIT NULL AND VOID.
- ANY DAMAGE TO THE PUBLIC ROAD SHALL BE REPAIRED BY THE CONTRACTOR AT THE DIRECTION OF THE TOWNSHIP ENGINEER PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.
- PROPOSED SITE IMPROVEMENTS DEPICTED IS BASED UPON ARCHITECTURAL PLANS PREPARED BY OTHERS. DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
- A POOL FENCE & GATES SHALL BE INSTALLED THAT MEETS THE REQUIREMENTS OF THE UNIFORM CONSTRUCTION CODE.
- THE SUBJECT PROPERTY IS LOCATED WITHIN REVIEW ZONE B OF DELAWARE AND RARITAN CANAL COMMISSION. THE PROPOSED SITE IMPROVEMENTS WILL RESULT IN THE CUMULATIVE COVERAGE OF LESS THAN ONE QUARTER ACRE OF LAND WITH IMPERVIOUS SURFACE AND IS DEFINED AS A MINOR PROJECT IN ACCORDANCE WITH REGULATION 7.45-2.2(b). THE PROJECT IS EXEMPT FROM D&R COMMISSION REVIEW.

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND WATER SERVICE
- EXISTING UNDERGROUND GAS SERVICE
- EXISTING SEWER
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR

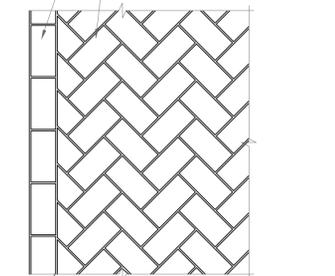


LOT VARIANCE PLAN

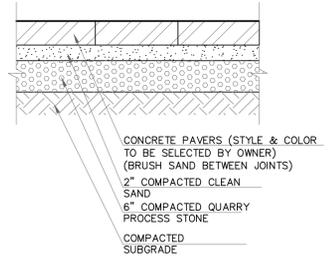
SCALE: 1"=20'

TOTAL PROPOSED AREA OF DISTURBANCE.....	9,370 SF
TOTAL IMPERVIOUS AREA.....	8,514 SF
PROPOSED IMPERVIOUS AREA INCREASE.....	2,948 SF

STRING COURSE

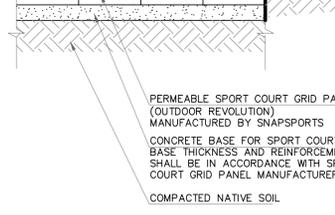
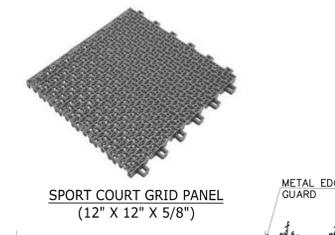


SAW CUT PAVER - NOT LESS THAN 1/3 UNIT



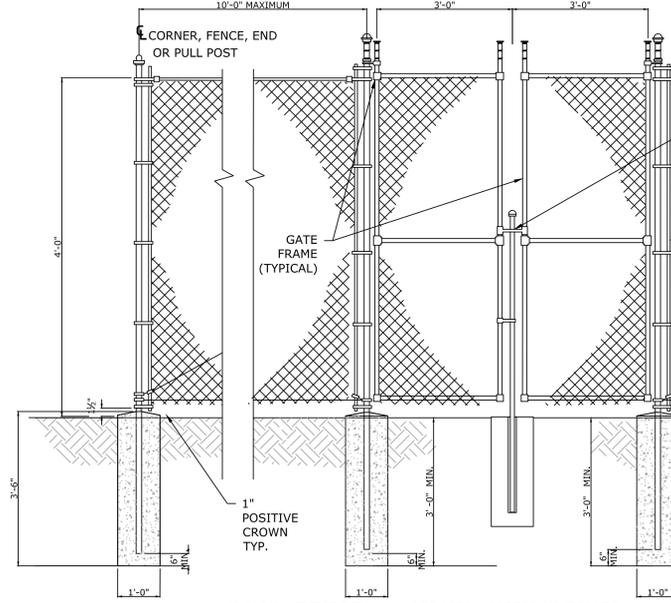
PAVER POOL & PATIO

N.T.S.



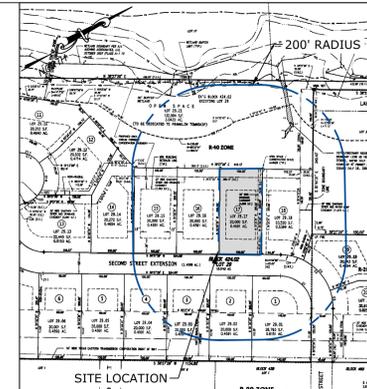
SECTION VIEW SPORT COURT

N.T.S.



POOL FENCE - CHAIN LINK DETAIL

N.T.S.



KEY MAP

TAKEN FROM FINAL PLAT
MAP SCALE: 1" = 200'

OWNER/APPLICANT

NEIL PATEL
159 SECOND STREET
FRANKLIN TOWNSHIP, NJ 08873

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
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E 2 PROJECT MANAGEMENT LLC

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I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

John Ferrante
7.23.21
JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
LICENSED PROFESSIONAL ENGINEER

159 SECOND STREET
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY
BLOCK 424.02, LOT 29.17

LOT VARIANCE PLAN

CHECKED BY: MP	DRAWN BY: DL
SCALE: AS SHOWN	SHEET NO: 2 OF 3
PROJECT #: P-20-07-022	FIRST ISSUE: 10/10/2020
DRAWING NO.	REVISION

FIG-2 **C**

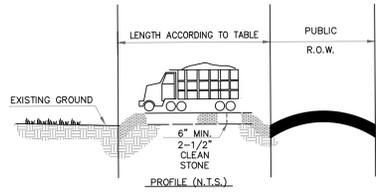
- NOTES:**
- FENCE STYLE SHALL BE SELECTED BY OWNER.
 - TOTAL HEIGHT SHALL BE AT LEAST 4'-0" ABOVEGROUND.
 - FENCE ENCLOSURE & GATES SHALL MEET APPLICABLE POOL ENCLOSURE REGULATIONS.
 - ALL FITTINGS, CLAMPS, FASTENERS, NUTS & ACCESSORIES TO BE GALVANIZED STEEL.

SOMERSET-UNION COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

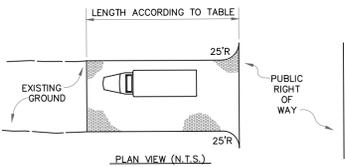
- THE SOMERSET-UNION COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS.
- PERMANENT VEGETATION SHALL BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAN 3:1).
- TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6" PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- IN THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
- THE SOMERSET-UNION COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
- MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION COUNTY SOIL CONSERVATION DISTRICT.
- HYDRO SEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATIONS, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.
- UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX 1-2	

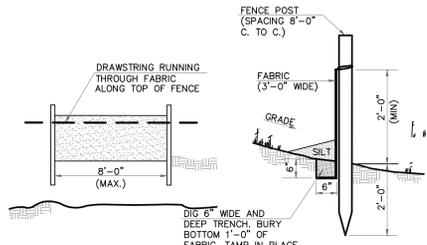
1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.



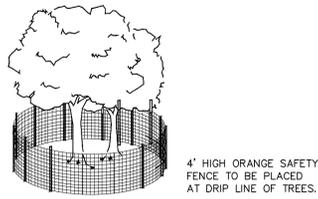
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.



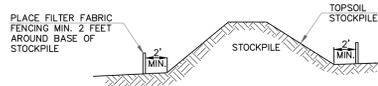
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



FILTER FABRIC FENCE
N.T.S.



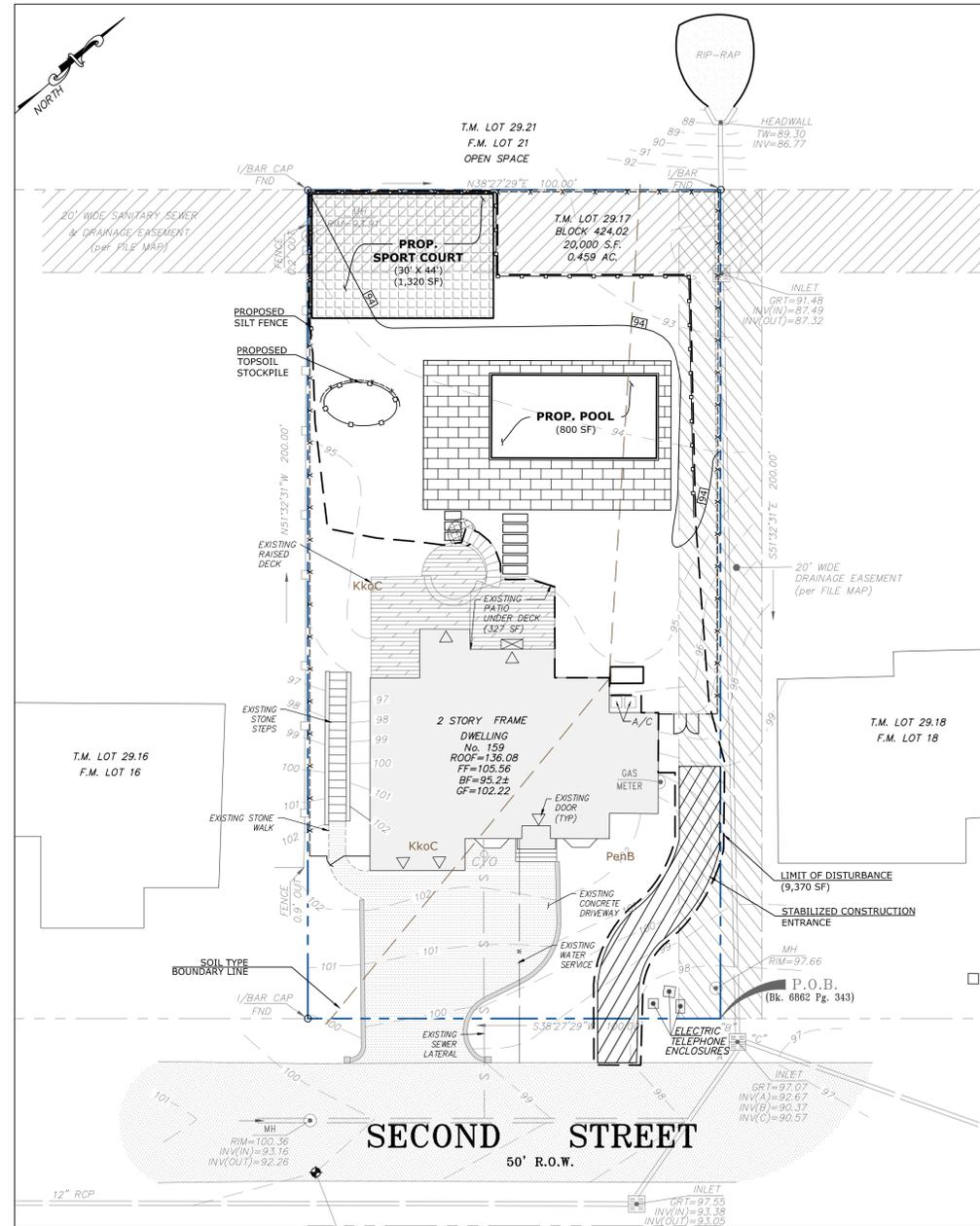
TREE PROTECTION FENCING
N.T.S.



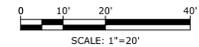
TOPSOIL STOCKPILE
N.T.S.

SEQUENCE OF CONSTRUCTION

	DAYS
1. INSTALL FILTER FABRIC FENCING, TREE PROTECTION FENCING AND GRAVEL TRACKING BLANKET	2
2. CLEAN AND GRUB SITE	2
3. STRIP TOPSOIL AND STOCKPILE	2
4. ROUGH GRADE SITE	3
5. POOL CONSTRUCTION	40
6. FINE GRADE SITE	5
7. GRADE OUT TOPSOIL, PERMANENT SEEDING AND PLANTING	2
8. REMOVE ALL TEMPORARY SOIL EROSION MEASURES	1



SOIL EROSION AND SEDIMENT CONTROL PLAN



SOIL TYPE

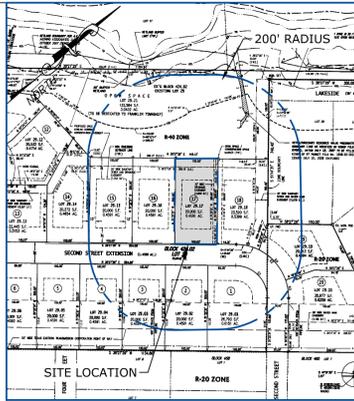
(ENTIRE PROPERTY)
KkoC—Klinesville channery loam—6 to 12% slopes
PenB—Penn silt loam, 2—6% slopes

SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS "URBAN REDEVELOPMENT" AND IS DEFINED BY N.J.DEP AS PREVIOUSLY DEVELOPED".

LEGEND:

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- o-o- FENCE LINE
- g-g- UNDERGROUND GAS SERVICE
- o-o-o- PROPOSED FILTER FABRIC FENCE
- - - PROPOSED LIMIT OF DISTURBANCE (9,370 SF)
- - - EXISTING CONTOUR
- 100 PROPOSED CONTOUR



KEY MAP

TAKEN FROM FINAL PLAT
MAP SCALE: 1" = 200'

OWNER/APPLICANT

NEIL PATEL
159 SECOND STREET
FRANKLIN TOWNSHIP, NJ 08873

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
C	09/21/21	SPORT COURT COVERAGE	JM	MP
B	07/26/21	POOL LAYOUT REVISION	DL	MP
A	10/10/20	ISSUED FOR CITY REVIEW	DL	MP

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF. THE DRAWING AND THE DESIGN THEREON IS THE PROPERTY OF E2PM PROJECT MANAGEMENT, LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER CONTRARY TO ITS INTENT AND SHALL BE RETURNED UPON REQUEST.

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

John Ferrante
9.23.21

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
LICENSED PROFESSIONAL ENGINEER

159 SECOND STREET
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

BLOCK 424.02, LOT 29.17

SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

CHECKED BY: MP	DRAWN BY: DL
SCALE: AS SHOWN	SHEET NO: 2 OF 3
PROJECT #: P-20-07-022	FIRST ISSUE: 10/10/2020

DRAWING NO.	REVISION
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FIG-3

C