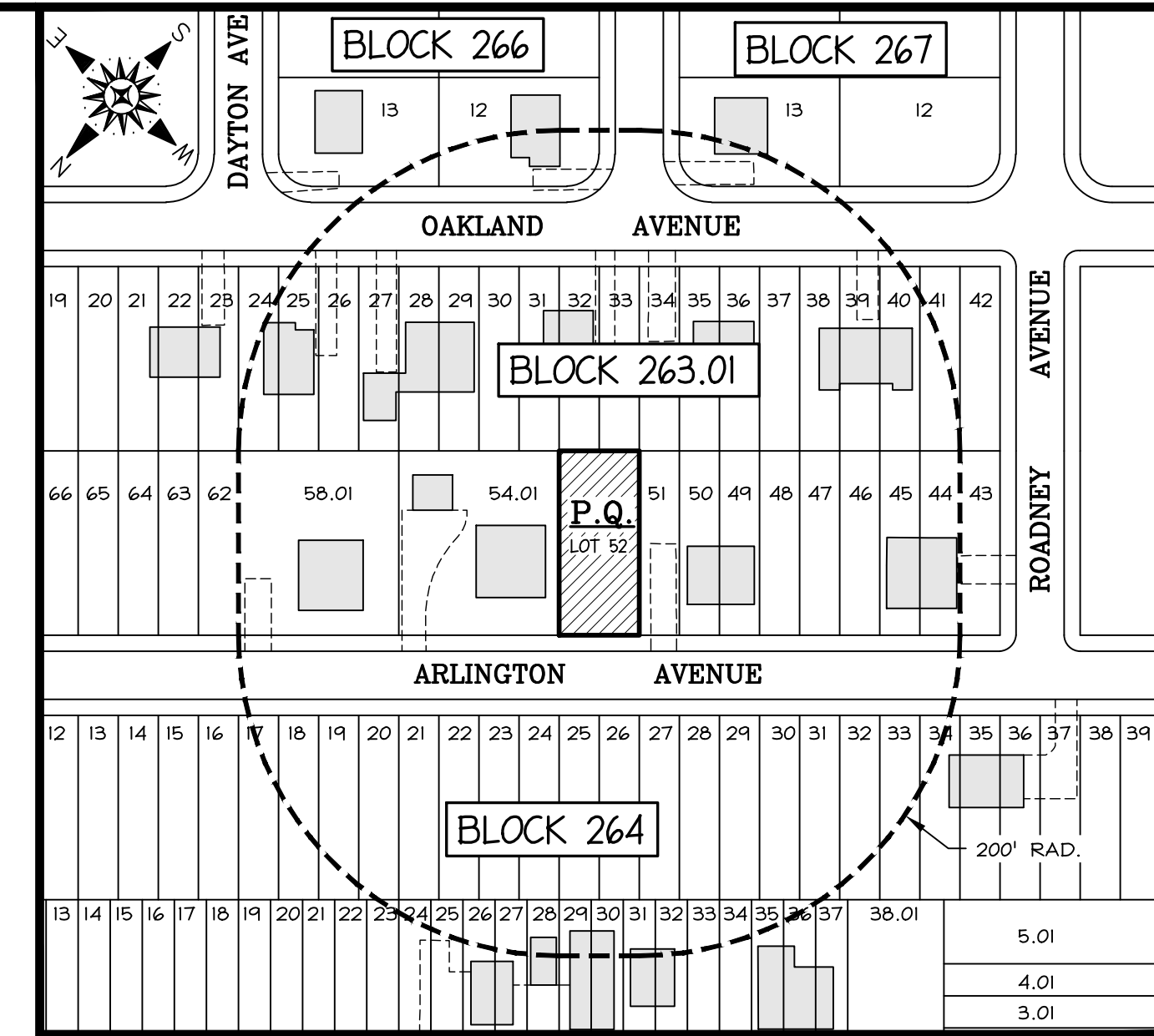


PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	OWNERS NAME
263	24-26	Albertina Dominguez-Walsh
	27-30	Edith Markus
	31-33	Dante A. Felder
	34-37	Vincent J. & Manbel Thomas
	38-40	Andrea M. Pennaul
	41	Andrea M. Gantt
	44-47	Ethel Lee Smith
	48-51	Kashif & Mehvish Barlas
	54.01	Gloria M. Van Ausdall
	58.01	Patnck Tarantino
264	17-19	RTF Recovery LLC
	20-33	Township of Franklin
266	34	Lawrence B. Jr. & Gail R. Spradley
	12	Victor & Gwendolyn Fair
267	13	Neil Valmores & Agnes Galleros
	13	Kevin J. & Shelby Hyman
320	22-26	Douglas Swearingin
	28-37	Sharon E. Zamorski
	23-27	Douglas Swearingin
	28-32	Sharon E. Zamorski
	33-37	Aquiles & Mercedes Estevez



KEY MAP
SCALE: 1" = 100'

ZONING SCHEDULE -- R-10 ZONE -- SINGLE FAMILY RESIDENTIAL

	REQUIRED	EXISTING CONDITION	PROPOSED CONDITION
MINIMUM LOT AREA	10,000 S.F.	5,750 S.F. (1)	5,750 S.F. (1)
MINIMUM LOT FRONTAGE	100 FT.	50.00 FT. (1)	50.00 FT. (1)
MINIMUM FRONT YARD SETBACK	25 FT.	NA	26.00 FT.
MINIMUM SIDE YARD SETBACK (MIN.)	8 FT.	NA	10.50 FT.
MINIMUM SIDE YARD SETBACK (BOTH)	20 FT.	NA	22.50 FT.
MINIMUM REAR YARD SETBACK	40 FT.	NA	45.2 FT.
MAXIMUM IMPERVIOUS LOT COVERAGE	30%	0 %	26.8 %
MAXIMUM LOT BUILDING COVERAGE	20%	NA	19.84%
MAXIMUM BUILDING HEIGHT	35 FT./2.5 STORIES	NA	31.5 FT./2 STORIES

(1) EXISTING NON-CONFORMED
(1) INDICATES EXISTING CONDITION -- VARIANCE REQUIRED.
VARIANCE FROM SECTION 112-33.4 LOT SHAPE IS REQUESTED. 55' WIDTH REQUIRED, 50' EXISTING
WAIVER REQUESTED FOR CONSTRUCTION OF STREET SIDEWALK

NOTES:

- PROPERTY KNOWN AS LOTS 52 & 53 IN BLOCK 263.01 AS SHOWN ON TAX SHEET No. 82.01 - ZONE: R-10. TOTAL TRACT AREA: 5,750 S.F. OR 0.1320 ACRES.
- PROPOSED DWELLING TO BE SERVED BY PUBLIC WATER AND SEWER.
- THIS PLAN BASED ON A FIELD SURVEY BY FISK ASSOCIATES SEPTEMBER 28, 2018.
- ELEVATIONS BASED ON ASSUMED DATUM.
- THERE ARE NO OBSERVED OR IDENTIFIED WETLANDS ON THE PROPERTY. THERE ARE NO DELINEATED FLOOD PLAINS ON THE PROPERTY.
- NO SOIL CAN BE IMPORTED TO OR REMOVED FROM THE SITE UNTIL A SOIL IMPORTATION OR EXPORTATION PERMIT, AS REQUIRED BY ORDINANCE, HAS BEEN OBTAINED FROM THE TOWNSHIP. SOIL REMOVAL SHALL BE IN ACCORDANCE WITH SECTION 112-8N OF THE ORDINANCE.
- ANTICIPATED SEWERAGE USE ESTIMATED AT 300 GPD.
- AN AS-BUILT PLAN PREPARED BY A LICENSED NEW JERSEY LAND SURVEYOR IS TO BE SUBMITTED TO THE TOWNSHIP PRIOR TO A CERTIFICATE OF OCCUPANCY INSPECTION. THE APPLICANT SHALL ALSO SUBMIT CAD-GENERATED DATA FILES, PREPARED BY A NEW JERSEY LICENSED LAND SURVEYOR, DIRECTLY TRANSLATABLE INTO AN IDENTICAL IMAGE OF THE AS-BUILT PLAN PER THE REQUIREMENTS OF SECTION 112-239.
- A TOTAL OF 14 REPLACEMENT TREES ARE REQUIRED.
- GROUNDWATER HAS NOT ENCOUNTERED AT ELEVATION 94.3, BASED ON A SOIL TEST PERFORMED ON DECEMBER 11, 2015 BY OTHERS. PROPOSED BASEMENT FLOOR TO BE A MINIMUM OF 2 FEET ABOVE GROUNDWATER OR ELEVATION 94.3. ON SITE SOILS ARE UNSUITABLE FOR AN INFILTRATION DEVICE, AS DETERMINED BY SOIL TESTING BY OTHERS.
- APPLICANT REQUESTS A WAIVER OF PROVIDING ON SITE DETENTION. ROOF LEADERS TO DISCHARGE ON SPLASH BLOCKS AT DWELLING CORNERS. EXISTING CURB REMOVAL IS TO NEAREST JOINT. SAW-CUTTING IS PROHIBITED.

IMPERVIOUS AREA CALCULATION

DWELLING	= 1,500 S.F.
PORCHES, STAIRS	= 153 S.F.
DRIVE	= 311 S.F.
WALK	= 25 S.F.
TOTAL:	= 1,989 S.F. (34.6%)

OWNER/APPLICANT

MATSON CONSTRUCTION, INC.
4 NEVING COURT,
HILLSBOROUGH, NJ 08844
(908) 581-1656

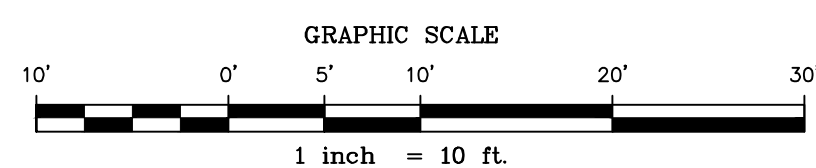
TREE REPLACEMENT CALCULATION

TOTAL NUMBER OF TREES 0' TO 15' ON SITE = 6
0' TO 15' TREES TO BE REMOVED = 5 = 85%
16' TO 17' TREES TO BE REMOVED = 1.
REPLACEMENT TREES REQUIRED = 3
REPLACE 80% OF REMOVED TREES = 0.8 X 5 = 4
27" TO 28" TREES TO BE REMOVED = 1.
REPLACEMENT TREES REQUIRED = 7
TOTAL REPLACEMENT TREES REQUIRED = 14
STREET TREES REQUIRED = 1

PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ARA	7	ACER RUBRUM ARMSTRONG	ARMSTRONG COLUMNAR RED MAPLE	2.5" CAL.	BMB
GPH	7	QUERCUS PHELLOS	HILLTOP OAK	2.5" CAL.	BMB

* FINAL TREE PLANTING LOCATIONS ON SITE TO BE DETERMINED BY BUILDER / APPLICANT.



TREE LEGEND

KEY	TREE TYPE	EXISTING DECIDUOUS TREE	EXISTING CONIFEROUS TREE	PROPOSED TREE
B	BIRCH			
CH	CHERRY			
D	DEAD			
M	MAPLE			
K	OAK			

ZONING BOARD APPROVAL:

CHAIRPERSON - ZONING BOARD	DATE
SECRETARY - ZONING BOARD	DATE
TOWNSHIP ENGINEER	DATE
APPLICATION No.	DATE

PLAN REFERENCES:

- "MAP OF SURVEY, 51 ARLINGTON AVENUE, LOTS 52 & 53, BLOCK 263.01, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY" BY FISK ASSOCIATES, P.A., STEPHEN M. FISK, N.J.L.S., LIC# 23919, DATED SEPTEMBER 28, 2018.
- "VARIANCE PLAN, 51 ARLINGTON AVENUE, LOTS 52 & 53, BLOCK 263.01, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY" BY FISK ASSOCIATES, P.A., ROBERT GAZZALE, P.E. & L.S., LIC# 35363, DATED APRIL 15, 2020.
- ARCHITECTURAL DRAWINGS ENTITLED "PROPOSED DWELLING FOR: MATSON CORPORATION, 51 ARLINGTON AVE., BLK. 263.01 LOT 52, FRANKLIN TOWNSHIP, NEW JERSEY" BY ROGER C. WINKLE, A.I.A. LIC. #07971, DATED NOV. 20, 2020, SHEETS A-1 - A-6.

DATE: JUNE 2, 2021
SCALE: 1" = 10'
DESIGNED BY: M.K.F.
DRAWN BY: A.B.
CHECKED BY: M.K.F.
JOB No. 2106FS

REVISIONS: AUTH. DATE

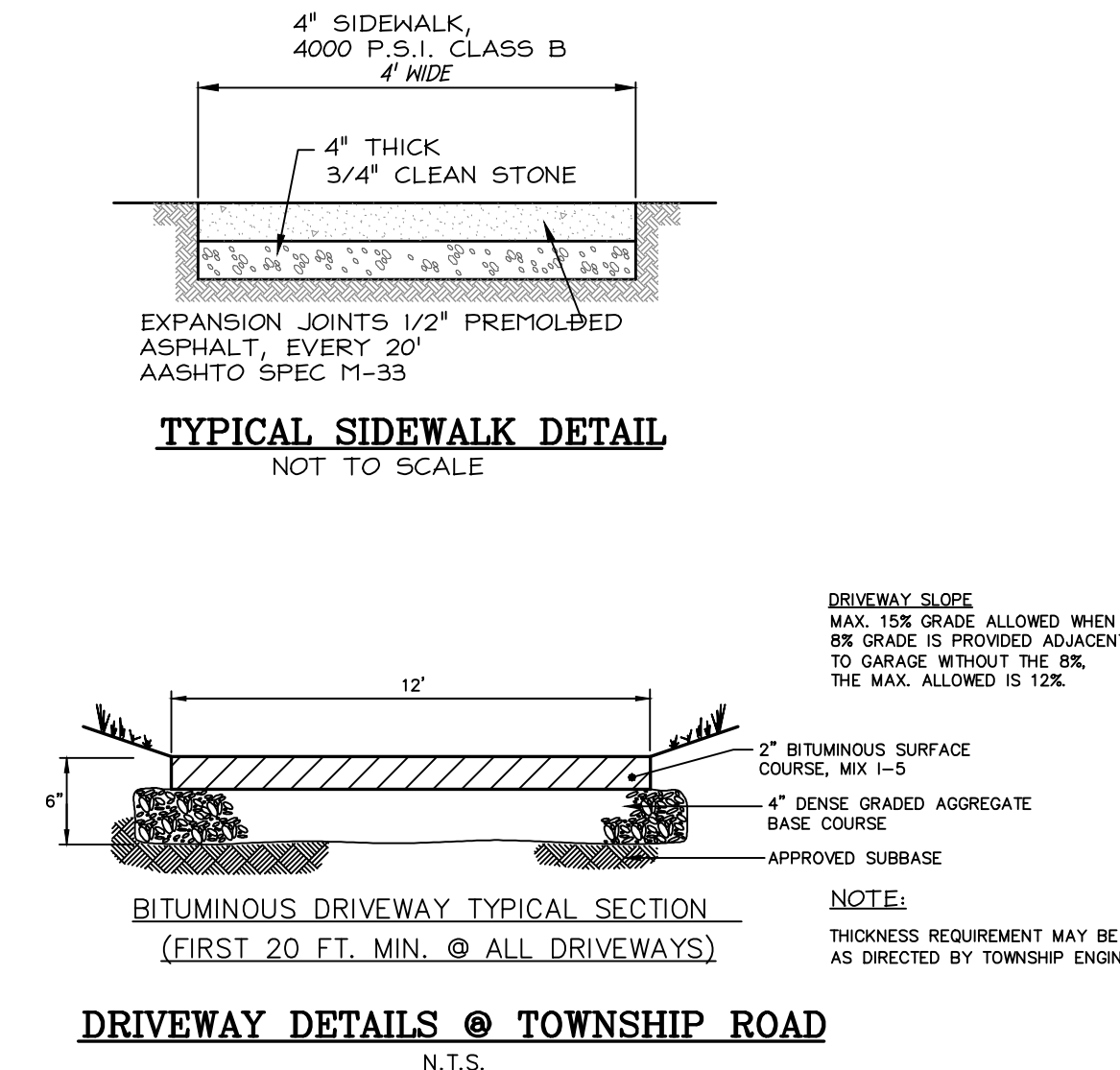
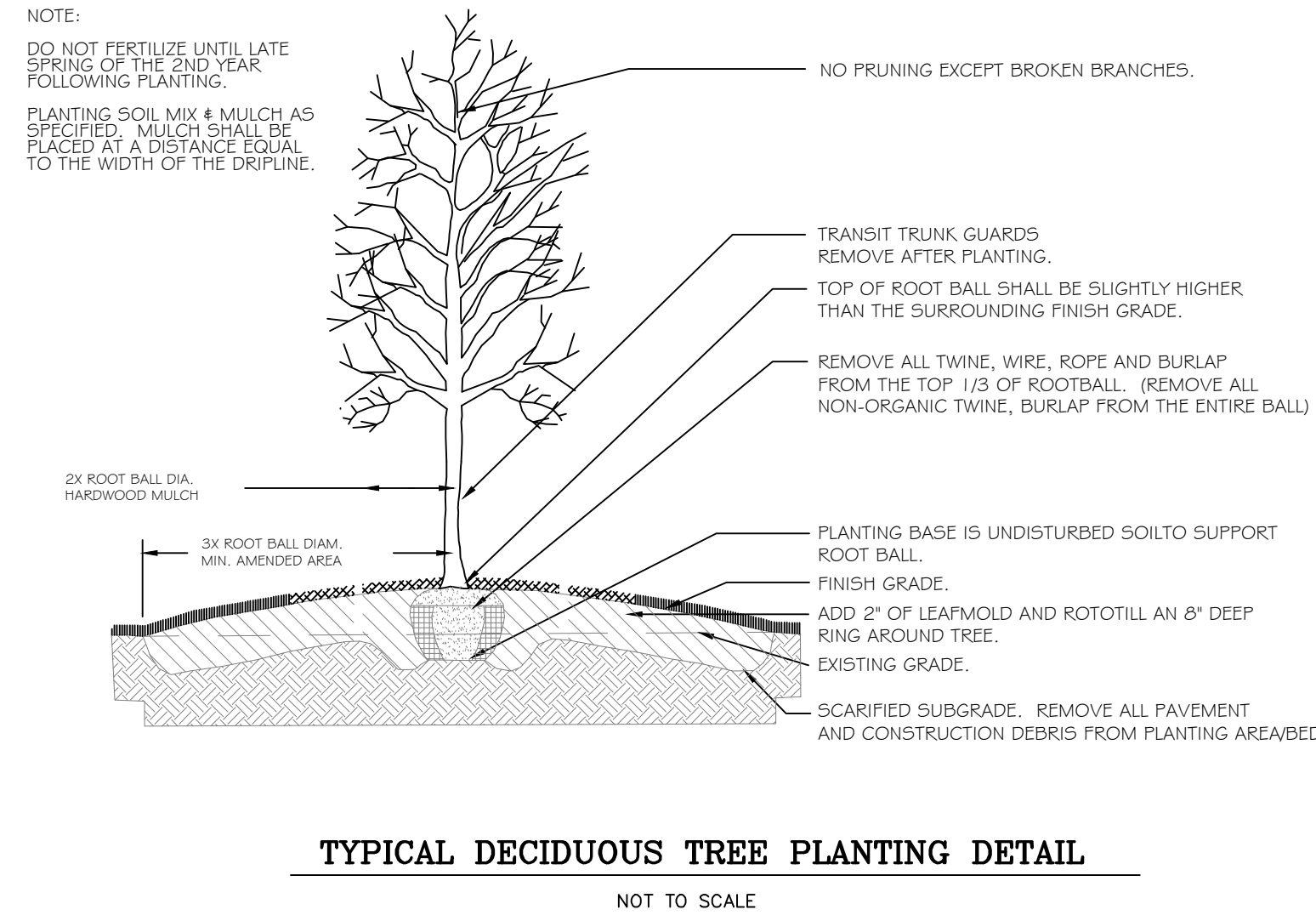
Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

Van Cleef
ENGINEERING ASSOCIATES, LLC

32 BROWER LANE, PO BOX 5877, HILLSBOROUGH, NJ 08844
EMAIL: CONTACTUS@VANCLEEFENGINEERING.COM
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (908) 359-9291 FAX: (908) 359-1580

Consulting Civil Engineering
Bridge Design
Highway Design
Construction Inspection
Geotechnical Engineering
Water / Wastewater
Municipal Engineering
Land Surveying
Professional Planning
Landscape Architecture
NJ L.L.C. CERT. No. 24GA28132300

VARIANCE PLAN
FOR
LOT 52 IN BLOCK 263.01
51 ARLINGTON AVENUE,
FRANKLIN TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



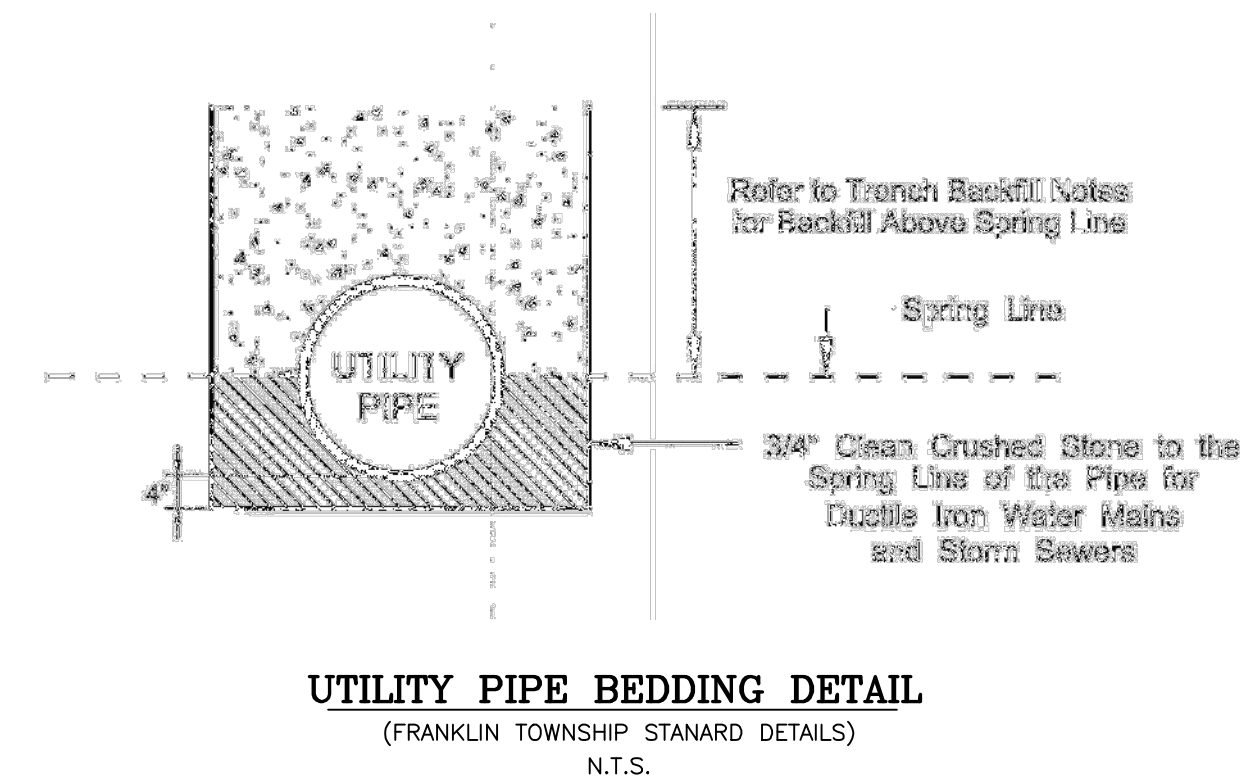
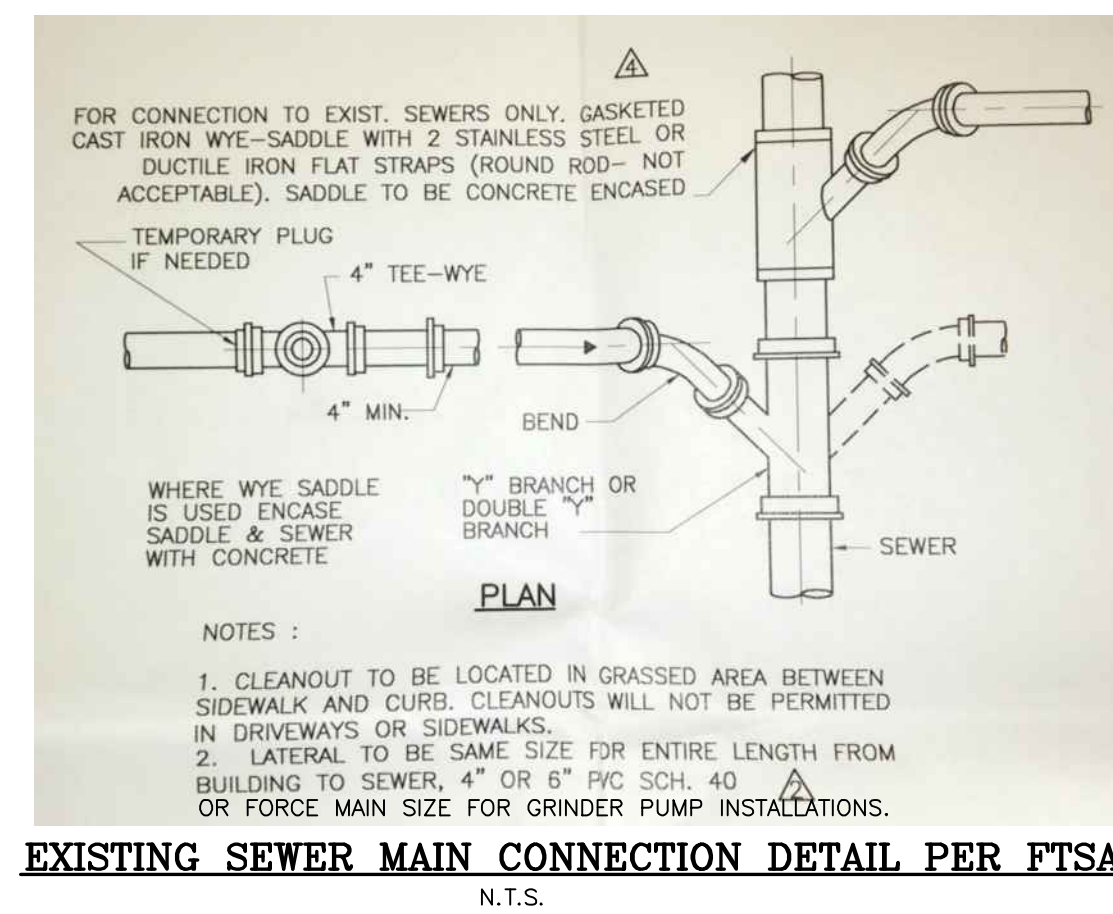
FRANKLIN TOWNSHIP ENGINEERING DEPARTMENT
STANDARD NOTES APPLICABLE TO ALL PROJECTS
ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING, AS APPLICABLE:
A. NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
B. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS STANDARDS AND REQUIREMENTS.
D. STATE OF NEW JERSEY B.O.C.A. CODE AND BARRIER-FREE DESIGN REGULATIONS AS CURRENTLY AMENDED.
E. CURRENT ANSI/AWWA STANDARDS, SPECIFICATIONS AND REQUIREMENTS FOR THE WATER SUPPLY SYSTEM.
F. NFPA 24-92 FOR FIRE SPRINKLER LINES THAT APPLY FOR INSTALLATION AND TESTING.

AS-BUILT PLANS OF THE ENTIRE SITE, PREPARED BY A NEW JERSEY LICENSED LAND SURVEYOR IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS, ARE TO BE PROVIDED TO THE TOWNSHIP PRIOR TO A CERTIFICATE OF OCCUPANCY INSPECTION OR RELEASE OF THE PERFORMANCE BOND. NO SOIL CAN BE IMPORTED TO OR REMOVED FROM THE SITE UNTIL A SOIL IMPORTATION OR EXPORTATION PERMIT IS OBTAINED FROM THE ENGINEERING DEPARTMENT.

THE SUBGRADE OF ALL STREETS AND PARKING AREAS MUST BE PROOF-ROLLED USING A TRI-AXLE TANDEM DUMP TRUCK WITH A MINIMUM CERTIFIED WEIGHT OF 70,000 LBS FULLY LOADED. THE PROOF-ROLL IS TO BE CONDUCTED UNDER THE DIRECT SUPERVISION OF THE TOWNSHIP ENGINEER OR HIS REPRESENTATIVE.

CONSTRUCTION CASTINGS:
NOTE THAT ALL CASTINGS SHALL BE OF UNITED STATES MANUFACTURE AND NOT APPROVED, IF OTHER THAN CAMPBELL, NEWHAH, BRIDGESTONE, EPICOR, QUIRY OR EAST JORDAN ROLLERS CASTINGS ARE PLANNED TO BE USED, COMPLETE DATA MUST BE SUBMITTED INCLUDING, BUT NOT NECESSARILY LIMITED TO, AN AFFIDAVIT CERTIFYING THAT THE CASTINGS WERE MADE IN THE U.S., LOAD CAPACITY BASED ON THE STANDARD HIGHWAY LOADING, WEIGHTS AND CONFIGURATIONS OF THE CASTINGS AND METALLURGICAL ANALYSIS. ALL GRATES ARE TO BE "BICYCLE SAFE".

NOTE: THE PROPOSED GRADE AWAY FROM THE FOUNDATION WALL SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET PER NEW JERSEY BUILDING CODE.



TRENCHES

ALL TRENCHES OR DITCHES WHICH CROSS AN EXISTING STREET OR WHICH ARE DUG FOR SEWERS, WATER MAINS, GAS MAINS OR OTHER UTILITIES, INCLUDING THE HOUSE CONNECTIONS FOR THESE UTILITIES, SHALL BE FILLED WITH QUARRY PROCESS STONE. THE STONE SHALL BE PLACED IN LAYERS NOT EXCEEDING TWELVE (12) INCHES IN DEPTH AND SHALL BE SPRINKLED WITH WATER AND MECHANICALLY COMPACTED. ALL SOFT SPOTS AND DEPRESSIONS IN A SURFACE WHICH AS BEEN GRADED WILL BE REMOVED AND FILLED WITH STONE OF A SIZE TO BE DETERMINED BY THE TOWNSHIP ENGINEER. ALL TRENCHES WHICH ARE DUG IN A FUTURE STREET OR EXISTING R.O.M., ON WHICH NO SUBBASE OR PAVEMENT HAS BEEN CONSTRUCTED SHALL BE BACKFILLED AS INDICATED ABOVE OR MAYBE BACKFILLED WITH SUITABLE ON-SITE EXCAVATED MATERIALS OR IMPORTED FILL.

PRIOR TO USING ANY ON-SITE AND/OR IMPORTED SOIL MATERIALS THE CONTRACTOR OR ANY INDIVIDUAL OR FIRM SHALL EMPLOY A RECOGNIZED SOILS LABORATORY TO SECURE SOIL SAMPLES, PERFORM THE NECESSARY LABORATORY ANALYSIS AND ESTABLISH THE COMPACTION AND OTHER CRITERIA NECESSARY FOR THE PROPER PLACEMENT OF THE BACKFILL. REPORT OF THE LABORATORY FINDINGS, INCLUDING THE COMPACTION SPECIFICATIONS, SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING ANY BACKFILL OPERATIONS USING ON-SITE SOIL AND/OR IMPORTED SOIL MATERIALS.

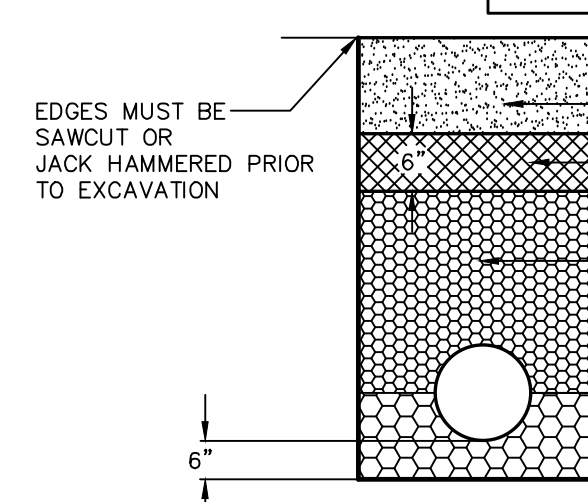
DURING THE BACKFILLING OPERATIONS, THE CONTRACTOR OR ANY INDIVIDUAL OR FIRM ENGAGED IN A BACKFILLING OPERATION SHALL EMPLOY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF NEW JERSEY, OR HIS REPRESENTATIVE, WHO IS REGULARLY ENGAGED IN THE PRACTICE OF GEOTECHNICAL ENGINEERING AND WHO IS TRAINED IN SOIL MECHANICS, TO OBSERVE THE PLACEMENT OF THE BACKFILL. THE SOILS ENGINEER SHALL FILE DAILY REPORTS WITH THE TOWNSHIP ENGINEER INDICATING THE RESULTS OF THE COMPACTION AND UPON THE CONCLUSION OF THE PROJECT FILE A FINAL CERTIFICATION INDICATING THAT THE BACKFILL MATERIAL HAS BEEN PLACED AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE APPROVED LABORATORY REPORT.

NOTE: A STREET OPENING PERMIT IS REQUIRED FOR THE PROPOSED WATER AND SEWER CONNECTIONS.

SCHEDULE:

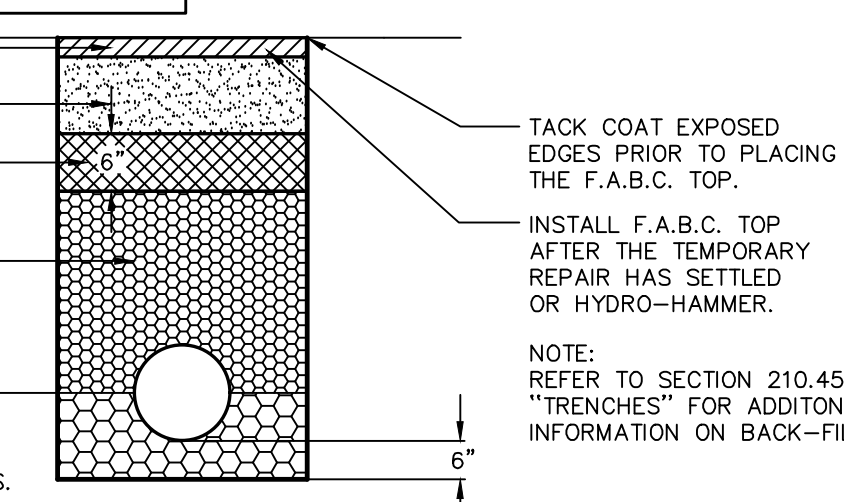
ROAD CLASS	USUAL PAVEMENT WIDTH	USUAL R.O.W. WIDTH	STABILIZED BASE	F.A.B.C. TOP	USE
LOCAL RESIDENTIAL	30 FEET	50 FEET	4 INCHES	1 1/2 INCHES	X
LOCAL NON-RESIDENTIAL	40 FEET	60 FEET	6 INCHES	1 1/2 INCHES	
COLLECTOR-RESIDENTIAL	36 FEET	60 FEET	6 INCHES	2 INCHES	
COLLECTOR NON-RESIDENTIAL	42 FEET	66 FEET	7 INCHES	2 INCHES	
MAJOR COLLECTOR	48 FEET	72 FEET	7 INCHES	2 INCHES	
ARTERIAL	50 FEET	80-100 FEET	7 INCHES	2 INCHES	

TEMPORARY REPAIR DETAIL

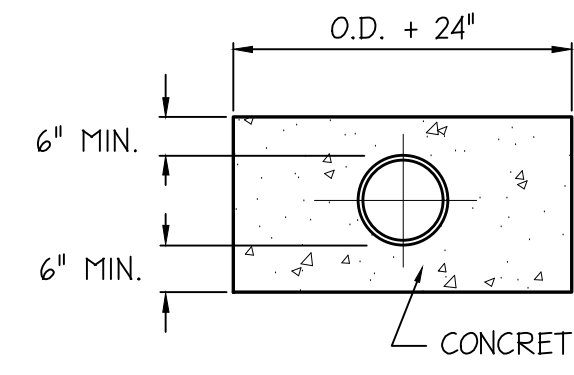


RESTORATION OF STREET OPENINGS
N.T.S.

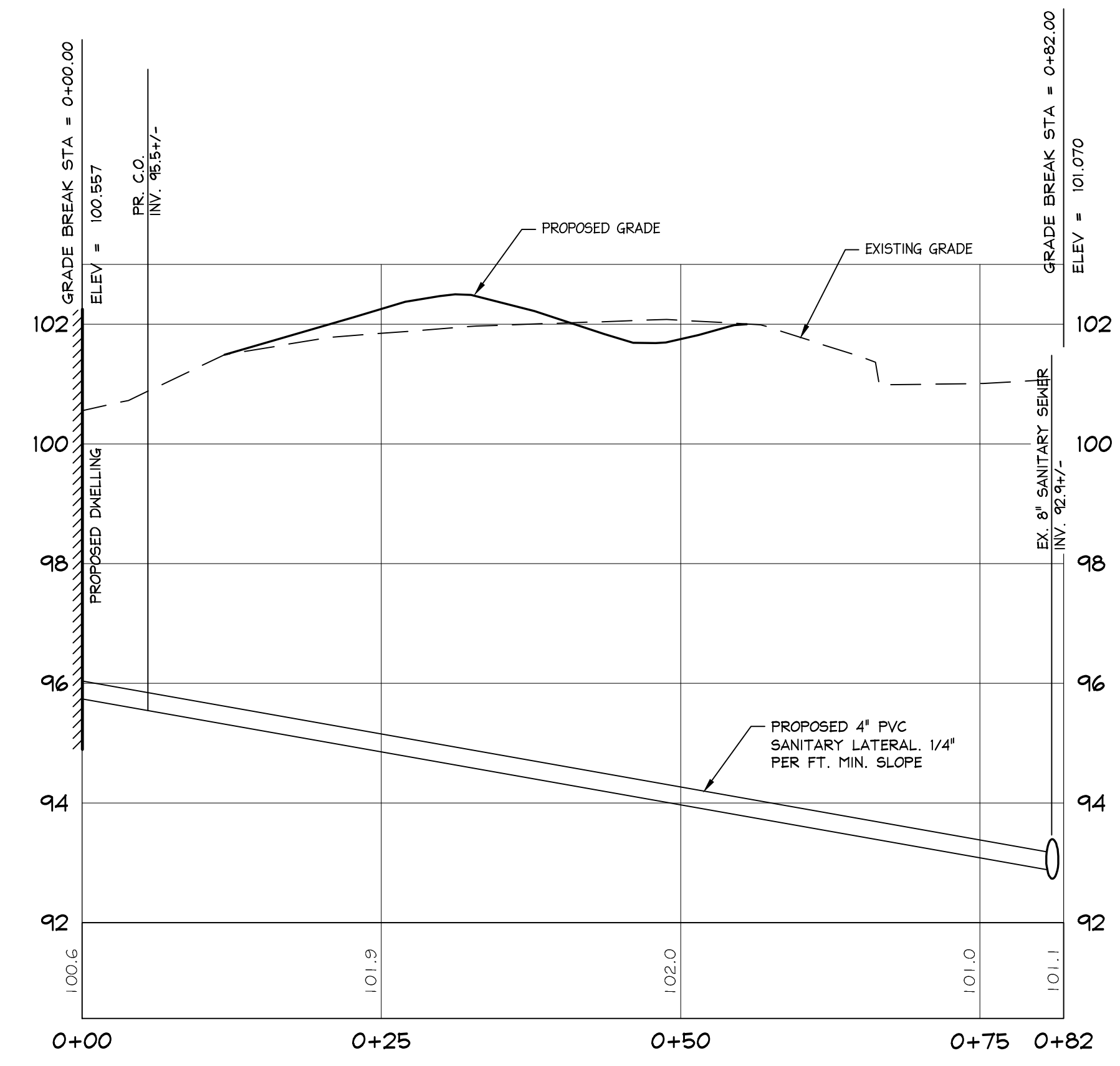
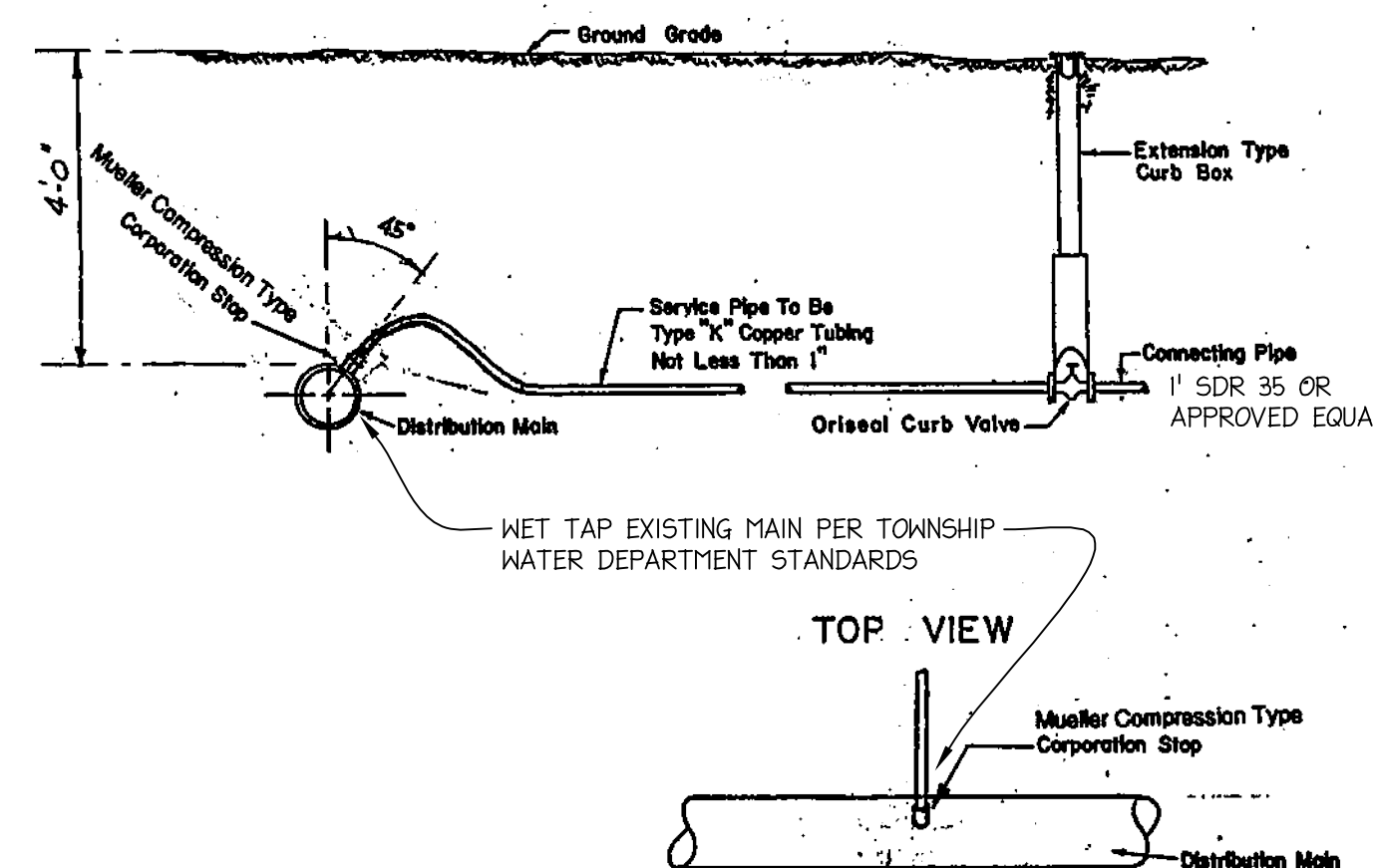
PERMANENT REPAIR DETAIL



FOUNDATION REQUIREMENTS CONCRETE ENCASEMENT
NOT TO SCALE



HOUSE SERVICE CONNECTION
N.T.S.



SANITARY SEWER PROFILE
HORIZONTAL SCALE: 1"=10'; VERTICAL SCALE: 1"=2'

THE FRANKLIN TOWNSHIP DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED 24 HOURS BEFORE THE START OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY

REVISIONS	AUTH.	DATE	JOB No.	2106FS

DATE: JUNE 2, 2021
SCALE: 1" = 10'
DESIGNED BY: M.K.F.
DRAWN BY: A.B.
CHECKED BY: M.K.F.
Professional Engineer, New Jersey Lic. No. 34722

Van Cleef
ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, PO BOX 5877, HILLSBOROUGH, NJ 08844
EMAIL: CONTACT@VANCLEEFENGINEERING.COM
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (908) 359-9291 FAX: (908) 359-1580
NJ LLC CERT. No. 24GA28132300

CONSTRUCTION DETAILS
FOR
LOT 52 IN BLOCK 263.01
51 ARLINGTON AVENUE,
FRANKLIN TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY