

# 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)	27.6 (5,515 SF)*	37.9 (7,584 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	44.3 (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

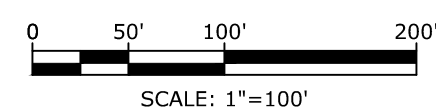
### IMPERVIOUS COVERAGE SUMMARY

PERMITTED COVERAGE = 5,000 S.F.		
PROPOSED COVERAGE = 7,584 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	= 0 S.F.	32 S.F.
POOL PATIO	= 0 S.F.	693 S.F.
SPORT COURT	= 0 S.F.	1,320 S.F.
DRIVEWAY	= 1,582 S.F.	1,582 S.F.
WALLS	= 150 S.F.	150 S.F.
WALKS AND STEPS	= 347 S.F.	371 S.F.
COVERED FRONT PORCH	= 45 S.F.	45 S.F.
MISC. (A/C)	= 84 S.F.	84 S.F.
TOTAL	= 5,515 S.F. *	7,584 S.F.

\* EXISTING NON- CONFORMING CONDITION



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= 37.9%

### TOWNSHIP OF FRANKLIN

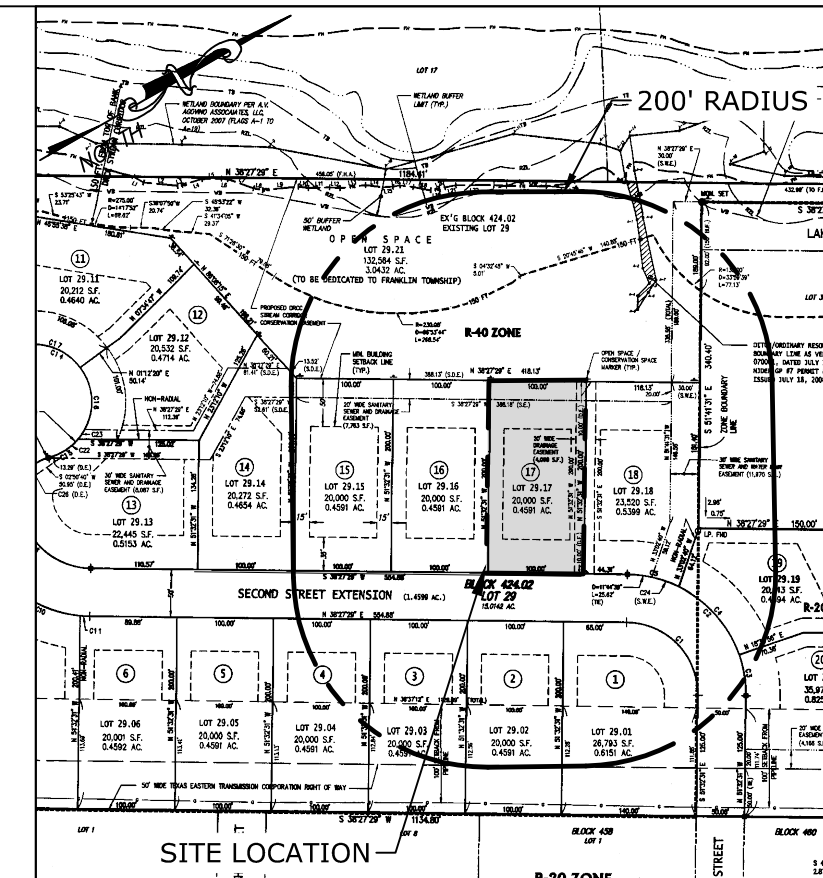
CHAIRMAN OF THE BOARD OF ADJUSTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY OF THE BOARD OF ADJUSTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
FRANKLIN TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### 200 FT PROPERTY LIST

- |  |  |
|--|--|
| <b>Block-Lot: 424.02-30</b><br>WIDUTA, CHRISTOPHER & TAVALARE, S.<br>32 LAKESIDE RD.<br>SOMERSET, NJ 08873<br>RE: 32 LAKESIDE RD           | <b>Block-Lot: 424.02-29.04</b><br>SHAH, JAYA D & DIVYESH P<br>160 SECOND STREET<br>SOMERSET NJ 08873<br>RE: 160 SECOND STREET      |
| <b>Block-Lot: 424.02-29.20</b><br>BINDRA, MANDEEP & KAVITA<br>163 SECOND STREET<br>SOMERSET, NJ 08873<br>RE: 163 SECOND STREET             | <b>Block-Lot: 424.02-29.15</b><br>PATEL, SWAPNIL D & DINESHBHAI<br>163 SECOND STREET<br>SOMERSET NJ 08873<br>RE: 163 SECOND STREET |
| <b>Block-Lot: 424.02-29.21</b><br>TOWNSHIP OF FRANKLIN<br>475 DEMOTT LANE<br>SOMERSET, NJ 08873<br>RE: LAKESIDE DRIVE                      | <b>Block-Lot: 424.02-29.16</b><br>AMIN, MAYUR A. & TINA M.<br>161 SECOND ST.<br>SOMERSET, NJ 08873<br>RE: 161 SECOND STREET        |
| <b>Block-Lot: 424.02-29.01</b><br>KASIVISVANATHAN, B & NARMADA D.<br>154 SECOND STREET<br>SOMERSET NJ 08873<br>RE: 154 SECOND STREET       | <b>Block-Lot: 424.02-29.18</b><br>SHAH, DHAVAL & DHWANIT<br>157 SECOND STREET<br>SOMERSET, NJ 08873<br>RE: 157 SECOND STREET       |
| <b>Block-Lot: 424.02-29.02</b><br>PINGALL, CHAITANYA & UPADRASTA S<br>156 SECOND ST<br>SOMERSET NJ 08873<br>RE: 156 SECOND STREET          | <b>Block-Lot: 424.02-29.19</b><br>LUO, NING<br>155 SECOND STREET<br>SOMERSET NJ 08873<br>RE: 155 SECOND STREET                     |
| <b>Block-Lot: 424.02-29.03</b><br>DENDUKURI, ABHINAV & KANALA, SNIGDHA<br>158 SECOND STREET<br>SOMERSET, NJ 08873<br>RE: 158 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
D	02/02/22	SPORT COURT & POOL LAYOUT	JM	MP
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 THEREAFTER. THIS DRAWING AND THE DESIGN THEREOF OR CONSTRUCTION COLLISION 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 PREPARED AND SHALL BE RETURNED UPON REQUEST.

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

*John Ferrante*  
2/3/2022

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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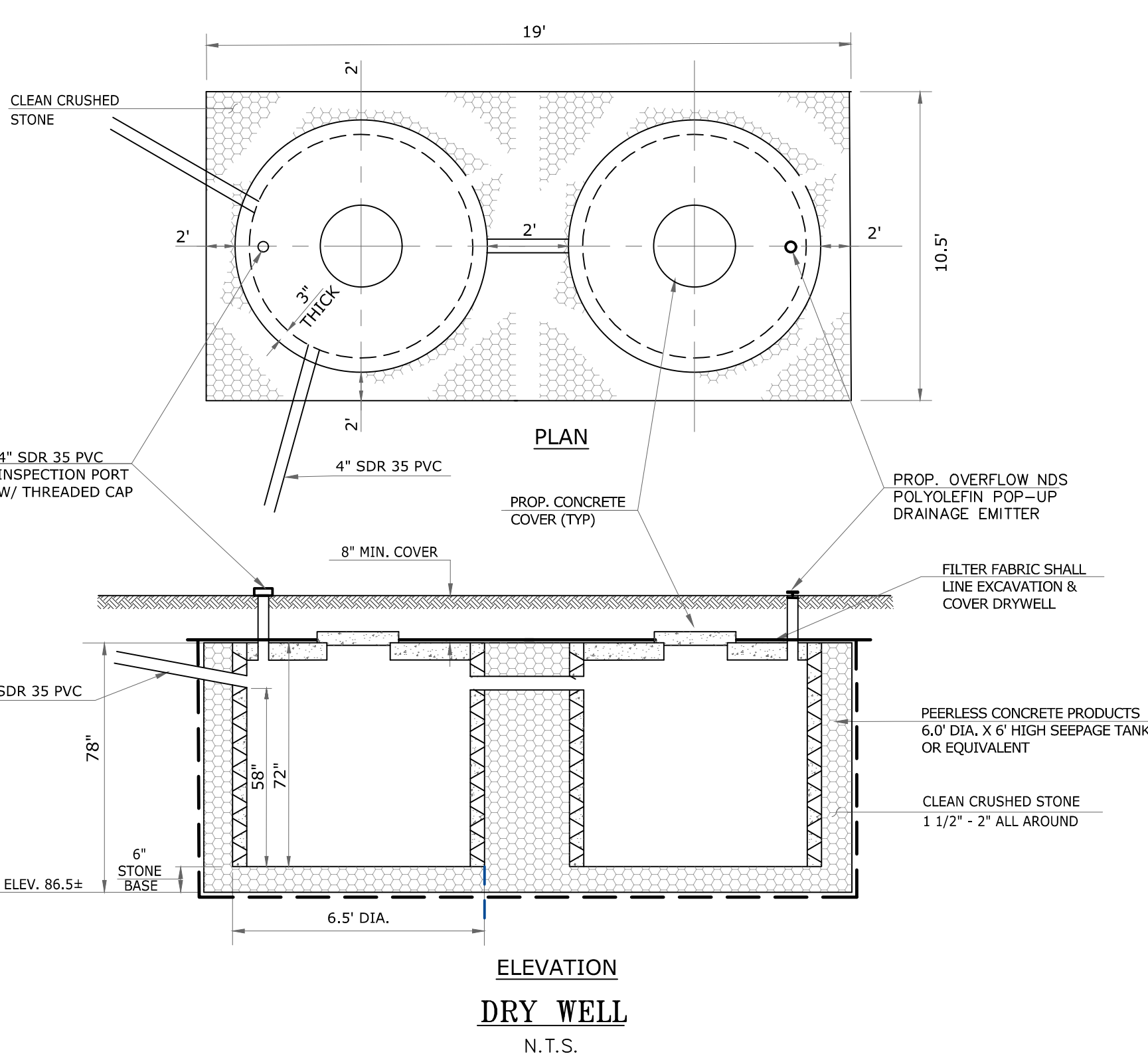
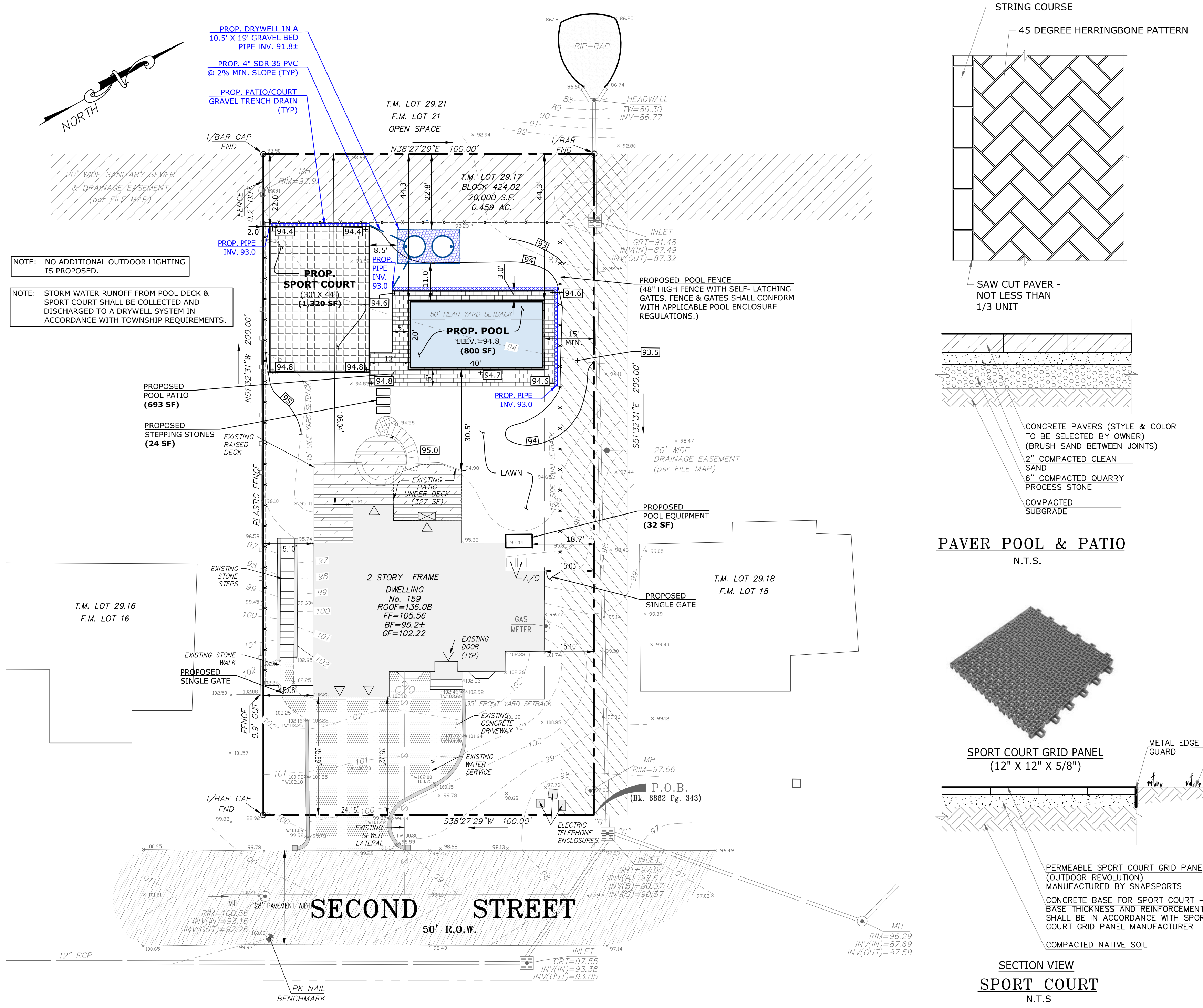


**GENERAL NOTES**

- 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 FITS 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. ONLY DRAWINGS ISSUED FOR CONSTRUCTION SHALL BE USED TO CONSTRUCT SITE PLAN FEATURES AS DEPICTED HEREIN.
- 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 ONSITE 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 ONSITE.
- 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 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



**DRYWELL DESIGN FOR PROPOSED SPORT COURT AND POOL PATIO**

PROVIDE 250 CF OF STORAGE FOR EVERY 1,000 SF OF ROOF AREA  
 2,069 SF X 250 CF / 1,000 SF = **517.3 CF STORAGE REQUIRED**

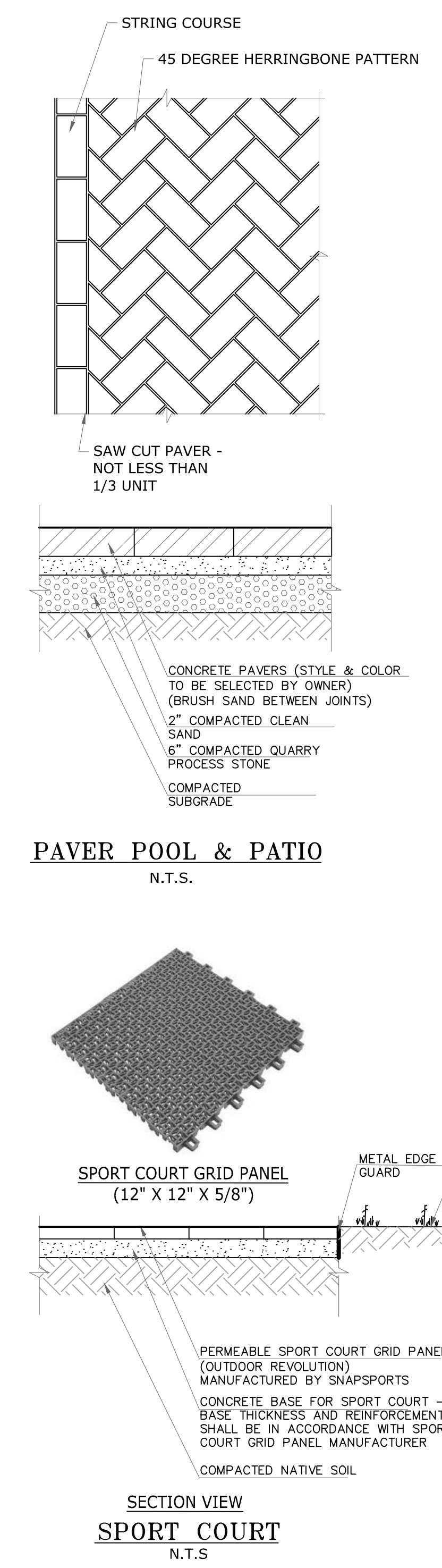
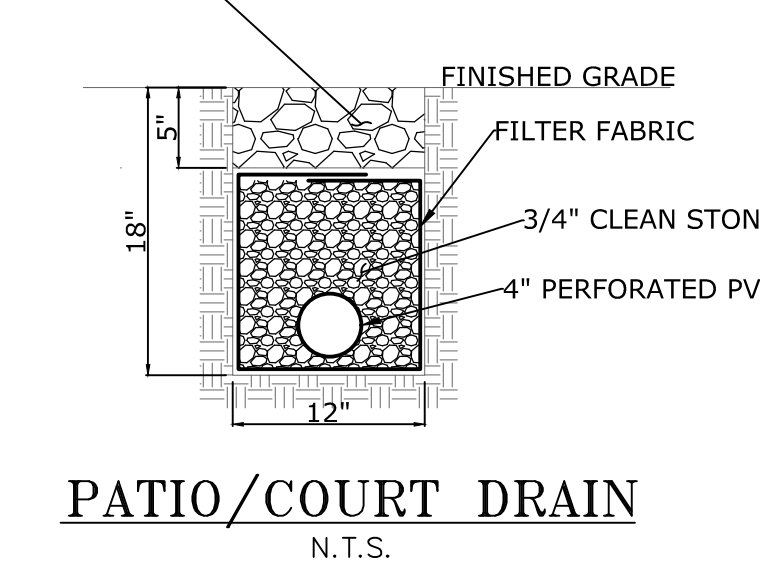
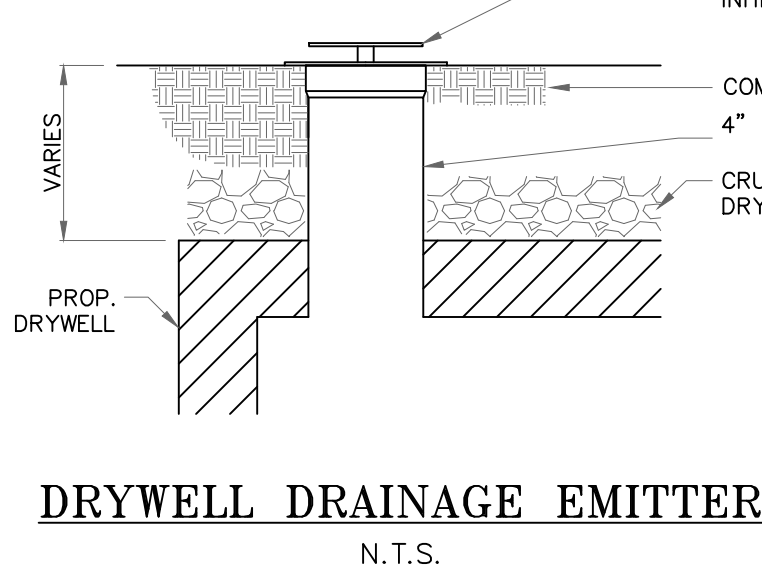
**DRYWELL STORAGE**

(1) DRYWELL: 6.0 FT I.D. = 28.27 CF STORAGE/FT DEPTH  
 28.27 CF/FT X 5.67 FT DEEP = 160.2 CF  
 160.2 CF/FT X 2 DRYWELLS = **320.4 CF**

**STONE STORAGE**

(199.5 SF - 66.4 SF) X 5.67 FT DEEP X 40% VOIDS = 301 CF  
 99.8 CF X 40% VOIDS = **40 CF**  
**340 CF**

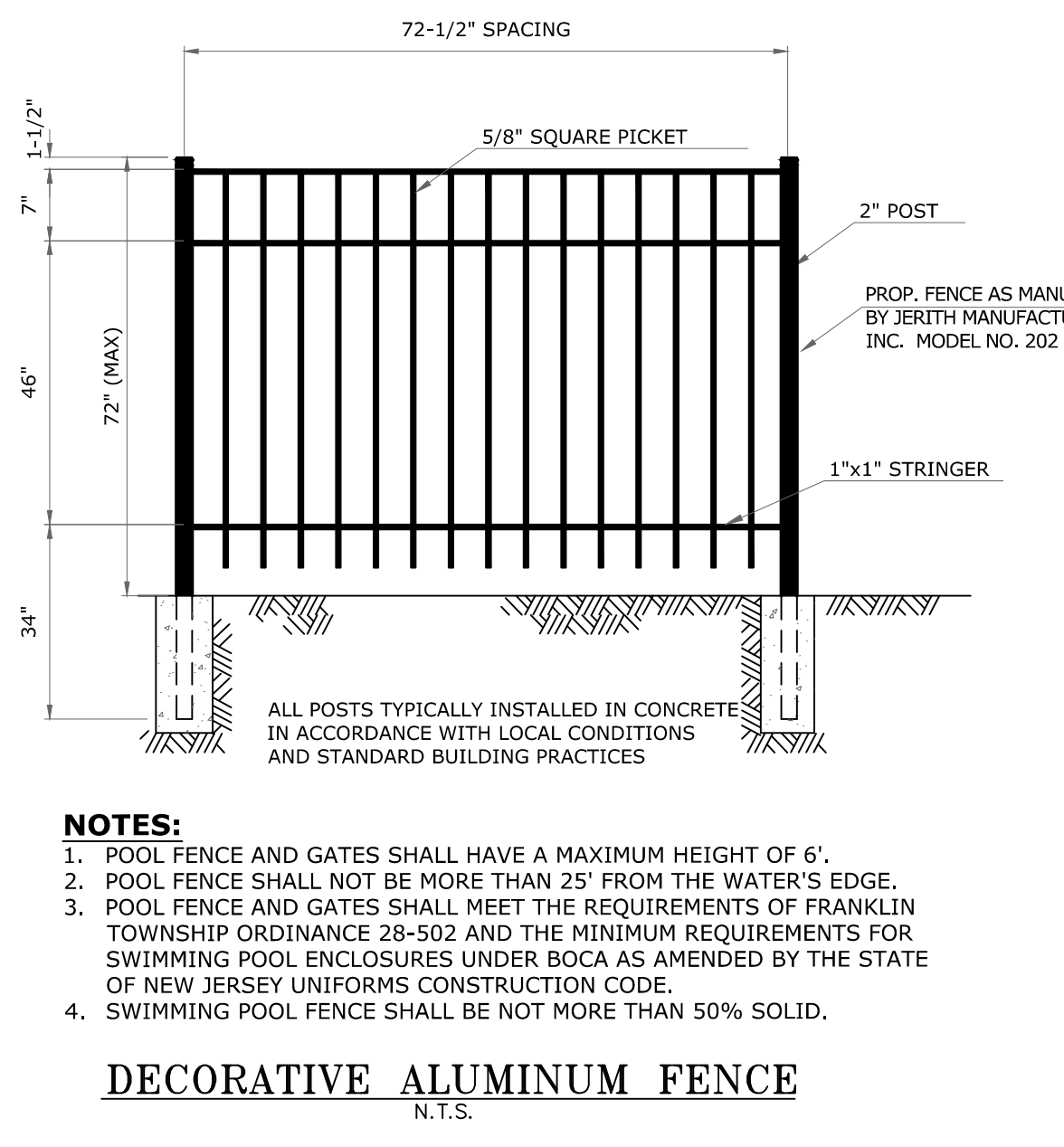
**TOTAL STORAGE: DRY WELLS 320.4 CF**  
**STONE STORAGE 340.0 CF**  
**660.4 CF > 517.3 CF REQUIRED**



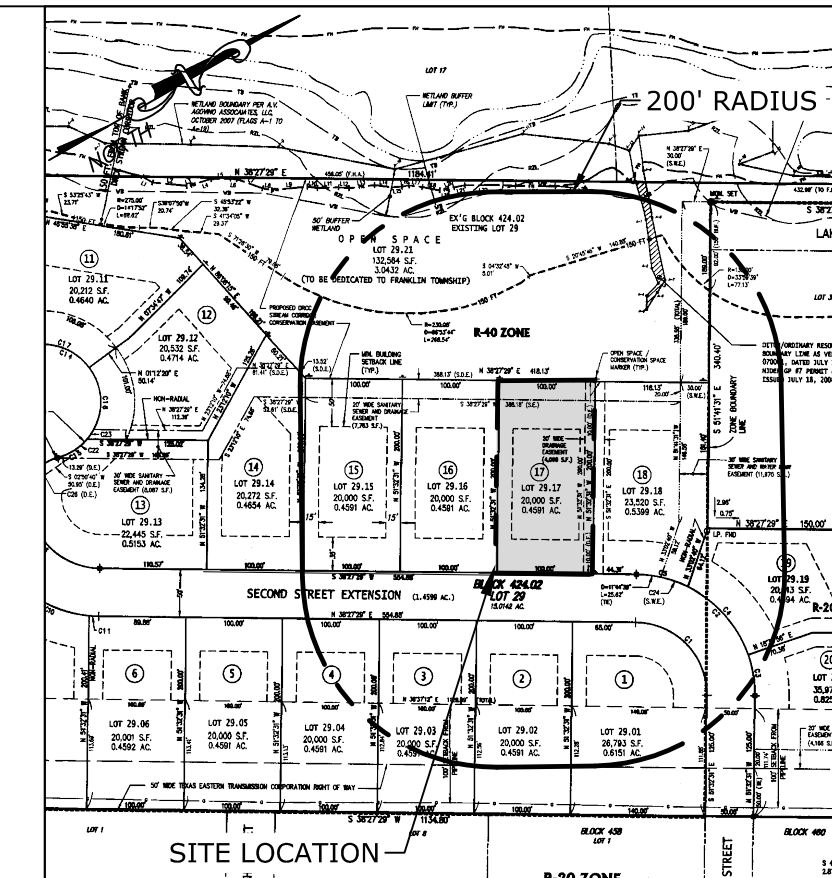
**LOT VARIANCE PLAN**



TOTAL PROPOSED AREA OF DISTURBANCE.....8,645± SF  
 EXISTING IMPERVIOUS AREA.....5,515 SF  
 PROPOSED IMPERVIOUS AREA.....7,584 SF  
 PROPOSED IMPERVIOUS AREA INCREASE.....2,069 SF



- NOTES:**
- POOL FENCE AND GATES SHALL HAVE A MAXIMUM HEIGHT OF 6'.
  - POOL FENCE SHALL NOT BE MORE THAN 25' FROM THE WATER'S EDGE.
  - POOL FENCE AND GATES SHALL MEET THE REQUIREMENTS OF FRANKLIN TOWNSHIP ORDINANCE 28-502 AND THE MINIMUM REQUIREMENTS FOR SWIMMING POOL ENCLOSURES UNDER BOCA AS AMENDED BY THE STATE OF NEW JERSEY UNIFORMS CONSTRUCTION CODE.
  - SWIMMING POOL FENCE SHALL BE NOT MORE THAN 50% SOLID.



**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
D	02/02/22	SPORT COURT & POOL LAYOUT	JM	MP
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**E 2 PROJECT MANAGEMENT LLC**  
 87 HIBERNIA AVENUE  
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*John Ferrante*  
 2/3/2022

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**

DRAWING TITLE

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

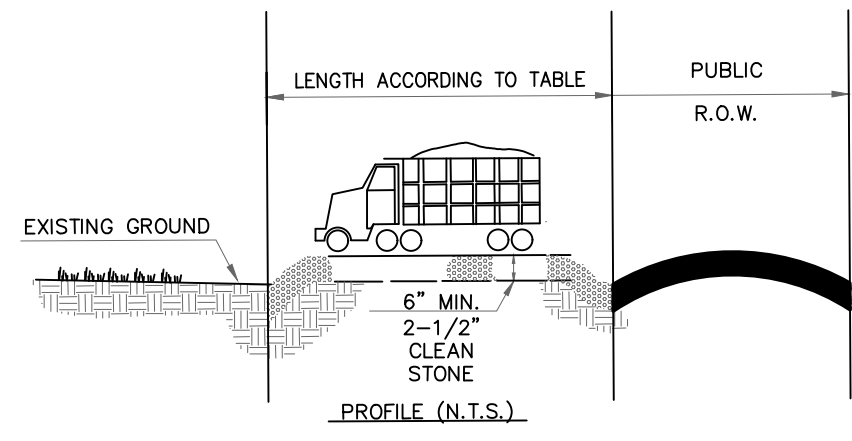


**SOMERSET-UNION COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES**

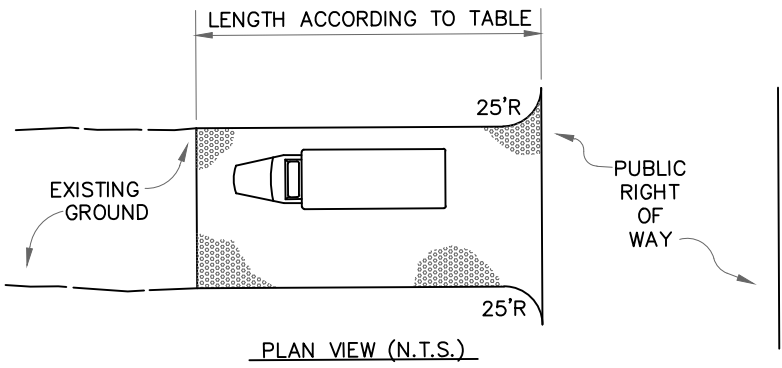
- THE SOMERSET-UNION COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT 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 OPERATION, 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.

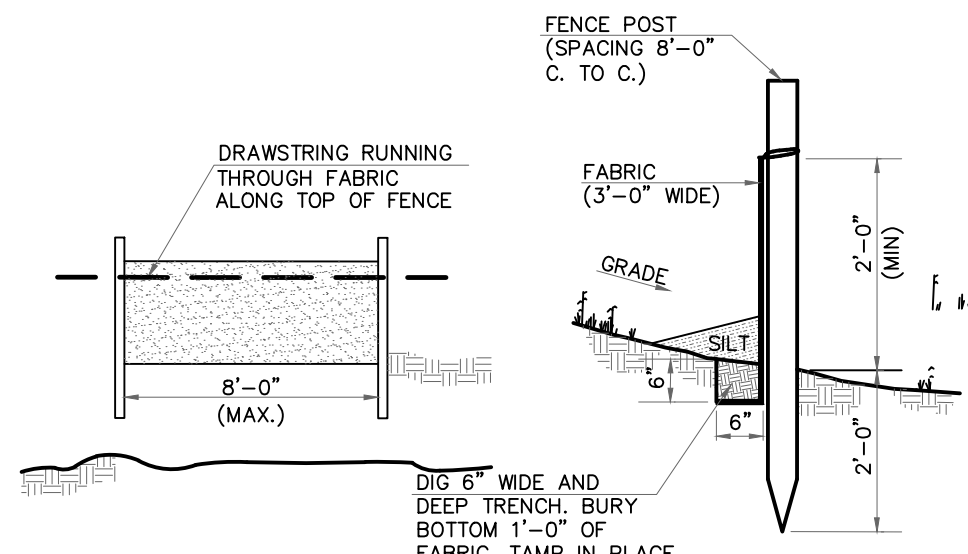


PROFILE (N.T.S.)  
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

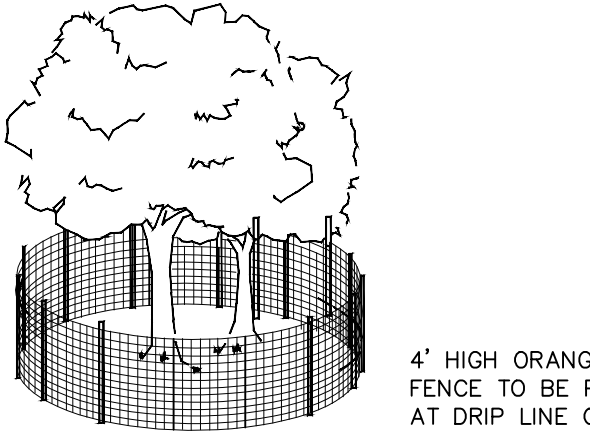


PLAN VIEW (N.T.S.)

**TEMPORARY STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.



FILTER FABRIC FENCE  
N.T.S.



TREE PROTECTION FENCING  
N.T.S.

**TOPSOIL STOCKPILE PROTECTION:**

- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
- APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT. **(APPLY DURING GROWING SEASON)**
- MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH
- PROPERTY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.

**TEMPORARY STABILIZATION SPECIFICATIONS:**

- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
- APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT. **(APPLY DURING GROWING SEASON)**
- MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH

**PERMANENT STABILIZATION SPECIFICATIONS:**

- APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)
- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL
- APPLY FERTILIZER (10-20-00) AT A RATE 11 LBS. PER 1000 SQ. FT. **(APPLY DURING GROWING SEASON)**
- APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS. PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS. PER 1000 SQ. FT.
- MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

**SEEDING FOR NON-GROWING SEASON STABILIZATION:**

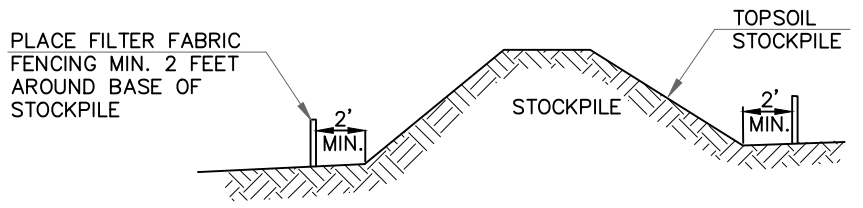
- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
- MULCH WITH UNROTTED SMALL-GRAIN STRAW OR SALT HAY AT 2 TONS PER ACRE SPREAD UNIFORMLY AT 90 LBS. PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER SUCH AS ORGANIC AND VEGETABLE BASED BINDERS OR SYNTHETIC BINDERS IMMEDIATELY AFTER SEEDING. APPLY AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.

**REQUIREMENTS FOR DUST CONTROL:**

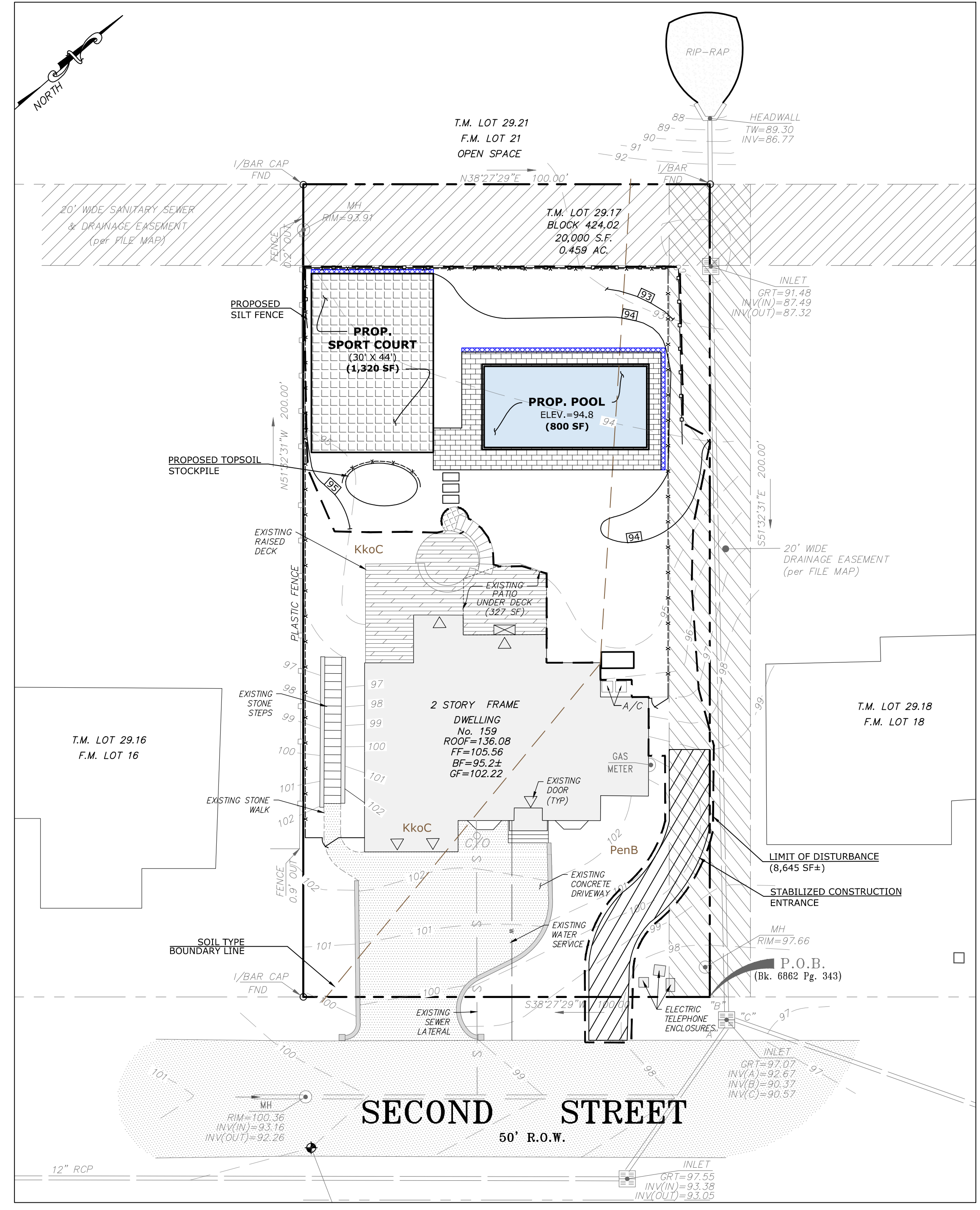
- CONTRACTOR SHALL EMPLOY MEASURES TO CONTROL BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, AS NECESSARY.
- METHODS FOR CONTROLLING DUST SHALL INCLUDE MULCHES, VEGETATIVE COVER, SPRAY-ON ADHESIVES, TILLAGE, SPRINKLING, BARRIERS, CALCIUM CHLORIDE, AND STONE COVER.
- DUST CONTROLS SHALL COMPLY WITH STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

**SEQUENCE OF CONSTRUCTION**

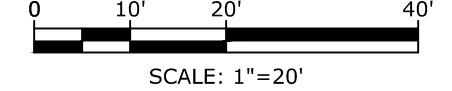
	DAYS
1. INSTALL FILTER FABRIC FENCING, TREE PROTECTION FENCING AND GRAVEL TRACKING BLANKET	2
2. CLEAN AND GRUB SITE	2
3. STRIP TOPSOIL AND STOCKPILE	2
4. ROUGH GRADE SITE	3
5. POOL CONSTRUCTION	40
6. FINE GRADE SITE	5
7. GRADE OUT TOPSOIL, PERMANENT SEEDING AND PLANTING	2
8. REMOVE ALL TEMPORARY SOIL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



TOPSOIL STOCKPILE  
N.T.S.



**SOIL EROSION AND SEDIMENT CONTROL PLAN**



**SOIL TYPE**

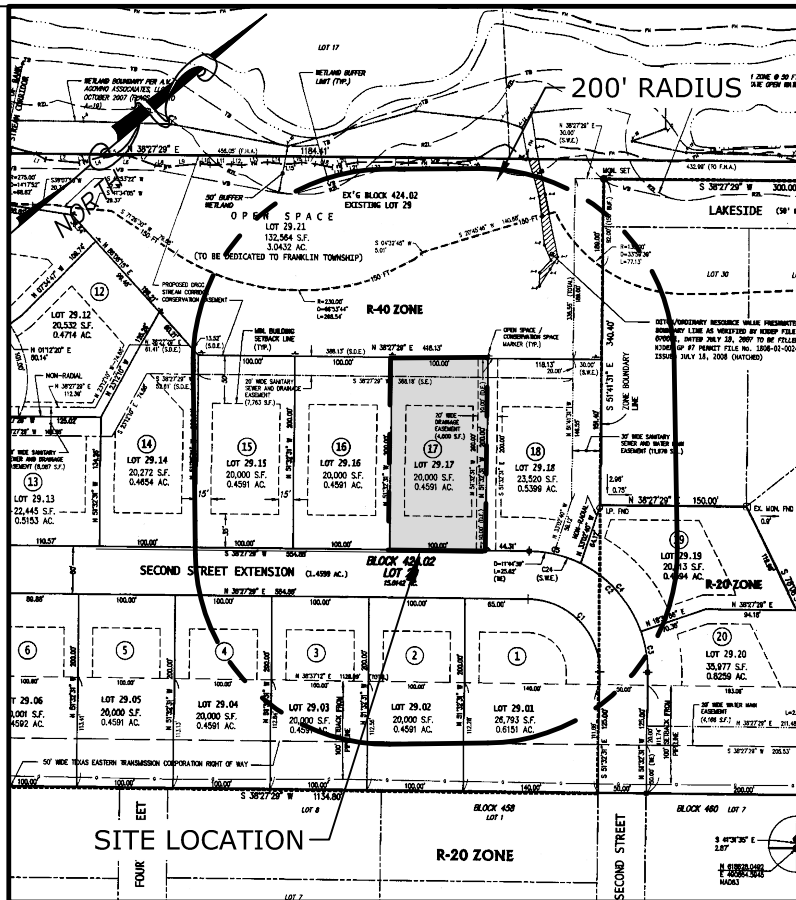
**(ENTIRE PROPERTY)**  
KkoC—Klinesville channery loam—6 to 12% slopes  
PenB—Penn silt loam, 2–6% slopes

**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
	FENCE LINE
	UNDERGROUND GAS SERVICE
	PROPOSED FILTER FABRIC FENCE
	PROPOSED LIMIT OF DISTURBANCE (8,645± SF)
	EXISTING CONTOUR
	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
D	02/02/22	SPORT COURT & POOL LAYOUT	JM	MP
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**

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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 THEREBY APPLICABLE. THIS DRAWING AND THE DESIGN THEREOF ARE THE PROPERTY OF PROJECT MANAGEMENT LLC. THIS DRAWING AND THE LIE 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 PREPARED AND SHALL BE RETURNED UPON REQUEST.

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

*John Ferrante*  
2/3/2022

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

**FIG-3**

**D**