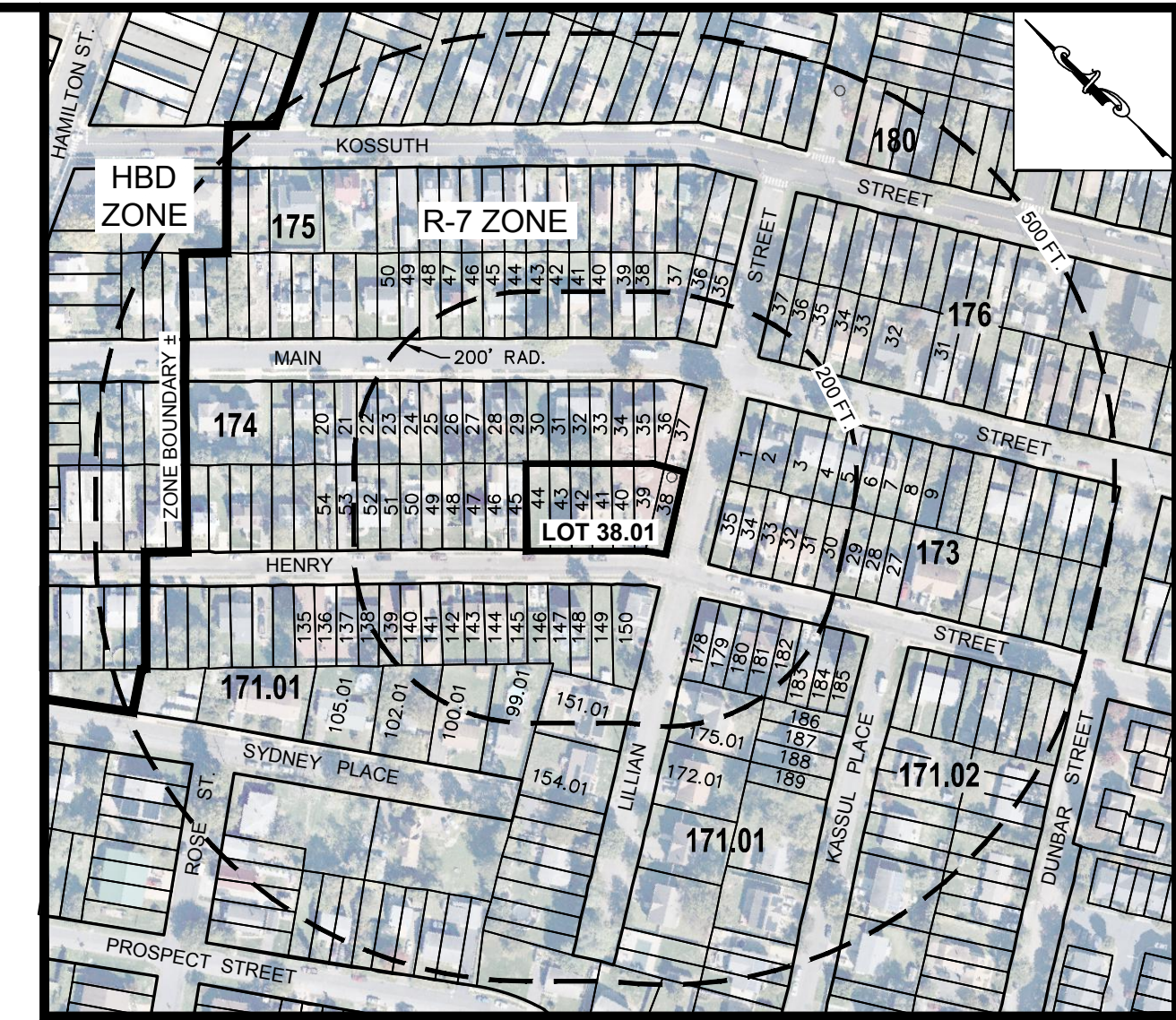


LANDSCAPE SCHEDULE:

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
ARP	5	ACER RUBRUM 'RED SUNSET' MAPLE NORWEGIAN SPRUCE	RED SUNSET MAPLE NORWEGIAN SPRUCE	2 1/2"-3" CAL.	B&B



FRANKLIN TOWNSHIP TAX MAP SHEET No. 80.02 SCALE: 1"=200'

OWNER/APPLICANT

GABRIEL MERCADO AND LUZILDA MERCADO-ESPARRA
109 CLYDE ROAD
SOMERSET, NJ 08873

PARKING REQUIREMENTS

REQUIRED:
2 - 4 BEDROOM UNITS
2.5 P.S./UNIT

PROVIDED:
WEST UNIT: PROPOSED DRIVEWAY 20' X 36' DRIVEWAY (3-4 SPACES*) PLUS ON STREET PARKING (3 SPACES) ON LILLIAN ST. PER R.S.I.S. NJAC 5.21-4.16 TABLE 4.4 INCLUDING FOOTNOTE *C*, 4 SPACES PROPOSED.
EAST UNIT: PROPOSED 18' X 18' DRIVEWAY (2 SPACES) PLUS ON STREET PARKING (3 SPACES) ON LILLIAN ST. PER R.S.I.S. NJAC 5.21-4.16 TABLE 4.4 INCLUDING FOOTNOTE *C*, 3 SPACES PROPOSED.
(* SIMILAR TO 2 CAR GARAGE AND DRIVEWAY COMBINATION PER RSIS NJAC 5.21-4.14(d)3.

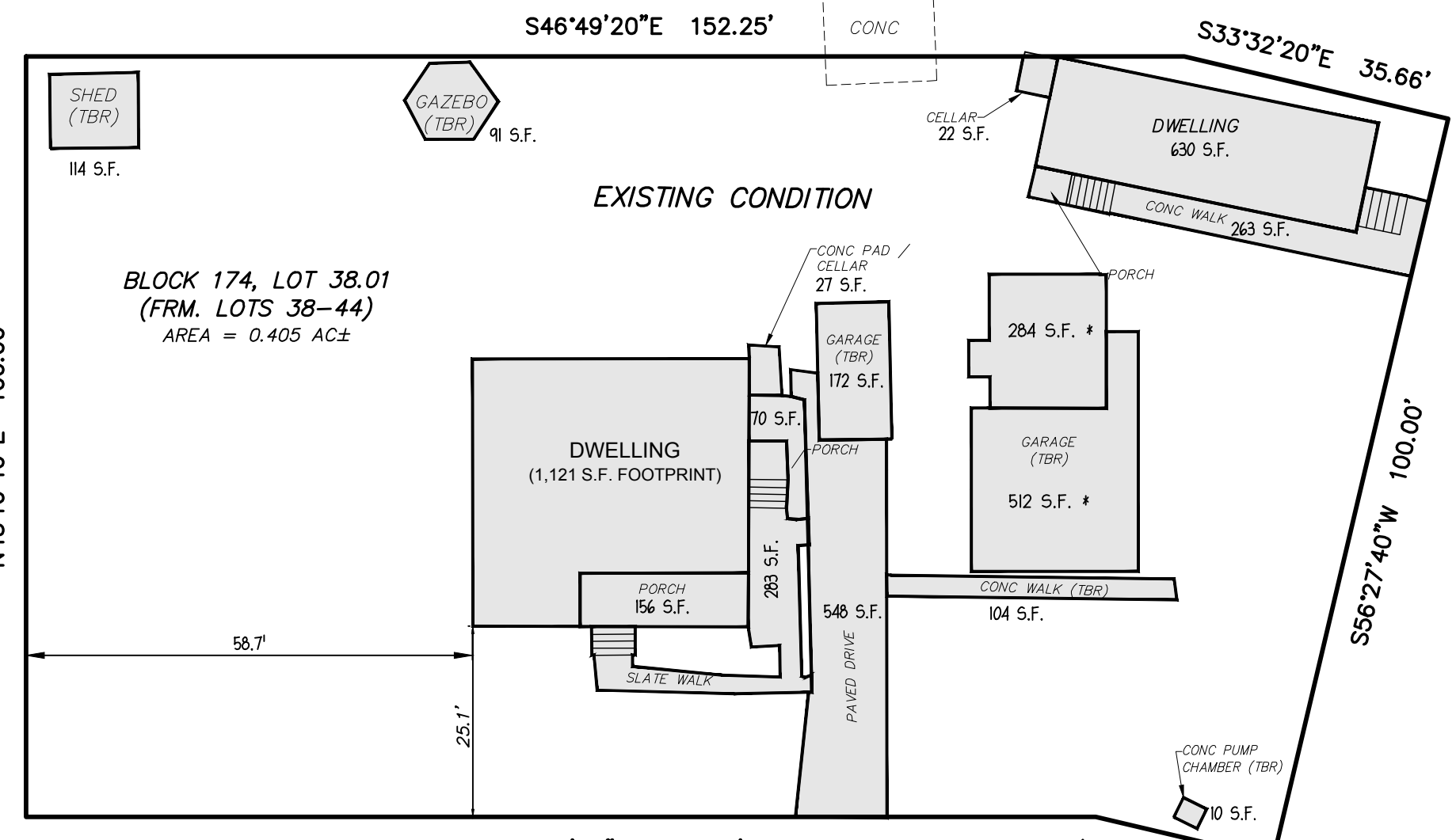
R-7 2F ZONE SCHEDULE (RESIDENTIAL)

	STANDARD PERMITTED USE REQUIREMENTS	EXISTING LOT 38.01	PROPOSED LOT 38.01
PRINCIPAL BUILDING			
MINIMUM LOT AREA (CORNER LOT)	15,000 S.F.	17,626 S.F.	17,626 S.F.
MINIMUM LOT FRONTAGE (CORNER LOT)	150 FT.	164.61 FT. (HENRY ST.) 100.00 FT. (LILLIAN ST.) (2)	164.61 FT. (HENRY ST.) 100.00 FT. (LILLIAN ST.) (1)
MINIMUM FRONT YARD SETBACK	25 FT.	8.3 FT.	25.1 FT.
MINIMUM SIDE YARD SETBACK	8 FT.	0 FT.	32.0 FT.
MINIMUM TOTAL OF TWO SIDE YARD SETBACKS	20 FT.	58.7 FT.	90.7 FT.
MINIMUM REAR YARD SETBACK	20 FT.	NA	NA
MAXIMUM BUILDING HEIGHT	35 FT./2 1/2 STY	< 35 FT./2 1/2 STY	< 35 FT./2 1/2 STY
MAXIMUM LOT COVERAGE BY BUILDINGS	20 %	9.9 %	13.4 %
MAXIMUM IMPERVIOUS COVERAGE (LOT)	30 %	25.0 %	21.2 %
ACCESSORY BUILDING			
MINIMUM SIDE YARD SETBACK	8 FT.	--	--
MINIMUM REAR YARD SETBACK	10 FT.	--	--
MINIMUM SIDE YARD SETBACK	3 FT.	--	--
MINIMUM REAR YARD SETBACK	5 FT.	--	--

(1) BULK VARIANCE REQUIRED
(2) EXISTING NON-CONFORMITY

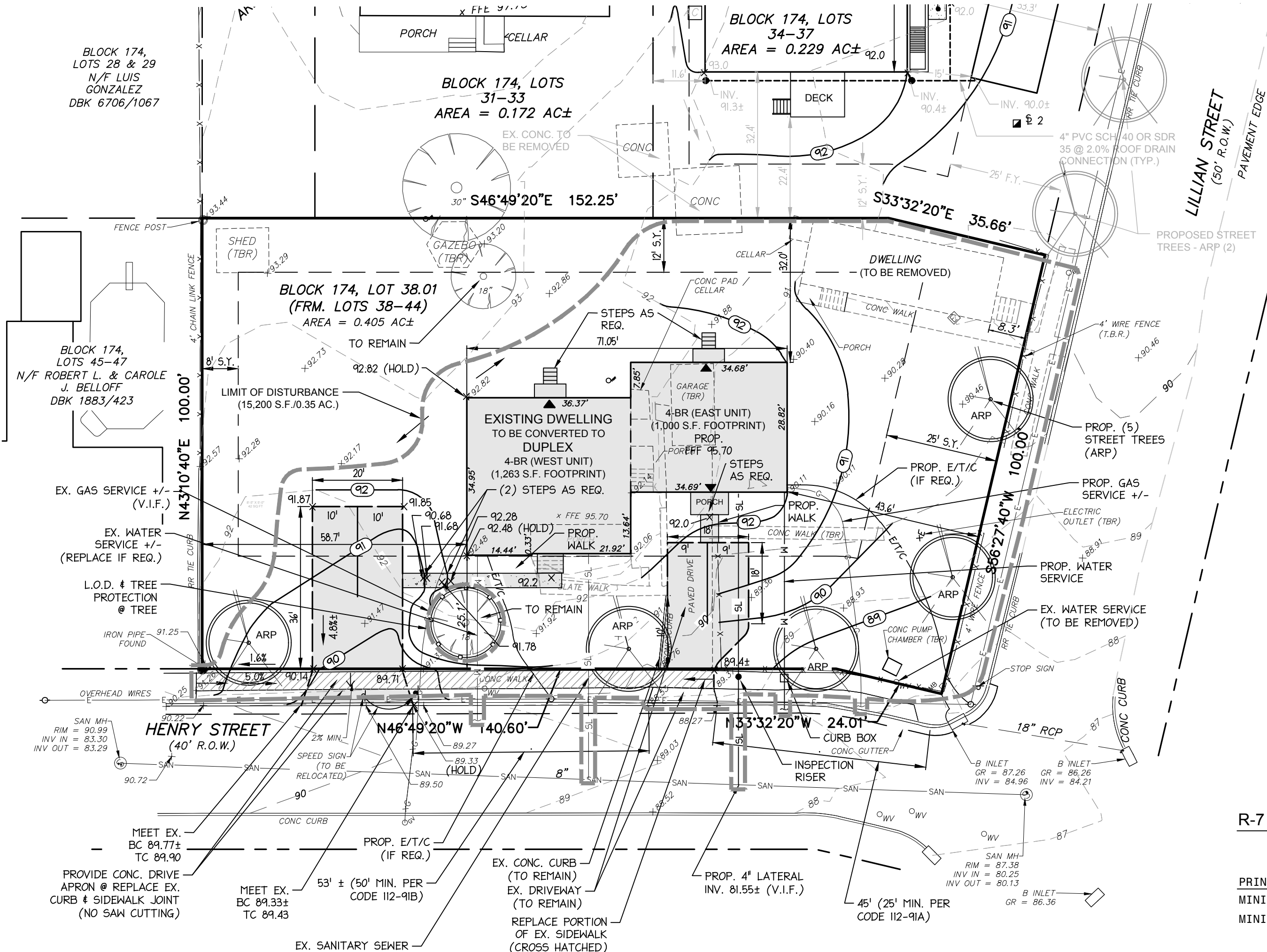
PLAN REFERENCES:

- "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 174, LOTS 30-44, FRANKLIN TOWNSHIP SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, LAST REVISED FEB. 24, 2021.
- ARCHITECTURAL PLANS ENTITLED "ADDITION & ALTERATIONS: TO A SINGLE DWELLING. CONVERTING ONE DWELLING TO A DUPLEX 85 HENRY STREET SOMERSET, NJ OWNER: GILBERT MERCADO" BY LARRY C. JOHNSON ARCHITECTURE PLANNING INTERIORS AL 08215, 40A CAMNER AVENUE SOMERSET, NJ 08873, DATED 11/18/2021, SHEETS A1 - A7.
- DEED BOOK 743, PAGES 3429-3436.



IMPERVIOUS AREA:
• BUILDING: 2,547 S.F. (14.44%)
• TOTAL: 4,408 S.F. (24.99%)
(*) PER GOOGLE AERIAL MAPS DATED 9/25/2020

PRE-EXISTING CONDITION SCALE: 1"=20'



IMPERVIOUS AREA:
• BUILDING: 2,363 S.F. (13.39%)
• TOTAL: 3,735 S.F. (21.2%)

PROPOSED CONDITION SCALE: 1"=20'

LEGEND:

- 123.1 x EXISTING SPOT ELEVATION
- 124.0 x PROPOSED SPOT ELEVATION
- EXISTING CONTOUR LINE
- PROP. CONTOUR LINE
- SANITARY SEWER SERVICE
- WATER SEWER SERVICE
- GAS SERVICE
- SAN EXISTING SANITARY SEWER
- EXISTING WATER VALVE
- SOIL LOG
- FFF FIRST FLOOR FINISHED FLOOR ELEVATION
- FGF FINISHED GARAGE FLOOR ELEVATION
- PROPOSED BUILDING RENOVATION, ADDITION & IMPROVEMENTS

NOTES:

- PROPERTY KNOWN AS LOT 38.01 IN BLOCK 174 AS SHOWN ON TAX SHEET No. 80.02 - ZONE: R-7. TOTAL TRACT AREA: 17,626 S.F. OR 0.405 ACRES.
- EXISTING DWELLING TO BE SERVED BY PUBLIC WATER AND SEWER.
- 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 PER UNIT X 2 = 600 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.
- NO EXISTING TREES ARE TO BE REMOVED. STREET TREES ARE PROPOSED AS SHOWN HEREON.
- ONLY COMPLETE SECTION OF EXISTING CURB MAY BE REMOVED AND REPLACED, NO SAW CUTTING OF EXISTING CURB IS ALLOWED PER TOWNSHIP ENGINEERING DEPARTMENT.
- AT TIME OF CONSTRUCTION, A ROAD OPENING PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.

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, IN ACCORDANCE WITH SECTION 112-8N OF THE ORDINANCE.

THE SUBGRADE OF ALL STREETS AND PARKING AREAS MUST BE PROOF-ROLLED USING A TRI-AXLE TANDER 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 NJDOT APPROVED. IF OTHER THAN CAMPBELL, NEENAH, BRIDGESTATE, EMPORIA, QUIRIN OR EAST JORDAN IRONWORKS 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.

**FRANKLIN TOWNSHIP ENGINEERING DEPARTMENT
RESIDENTIAL - SINGLE LOT
AS-BUILT (RECORD) PLAN REQUIREMENTS**

- As-Built plan to be based upon approved plot plan. Two original signed and sealed paper copies shall be submitted.
- Show proposed elevations (cross out) and actual elevations.
- Stem sewer grate, rim and invert elevations. Show as-built pipe size, material, length and slope in plan view.
- Show as-built contour elevations to demonstrate surface drainage.
- Show spot elevations to delineate swales.
- Show sanitary sewer clean-outs in plan view.
- Building footprint location with offsets to nearest property lines. As-built elevations at building corners and 10' away from corners.
- First floor, garage floor and basement floor elevations.
- Show a cross section of the roadway where the driveway intersects the edge of pavement showing any gutters or cross pipes constructed to maintain the pre-existing drainage flow.
- Location and dimensions of all improvements proposed on plot plan (building additions, pools, sheds, drives, walks, curb, trees, etc).
- CAD-generated data files, prepared by a New Jersey licensed land surveyor, directly translatable into an identical image of the as-built plan (Requirements per Section 112-329). Electronic files (dwg or dxf) may be sent to the following e-mail address: engineeringrequests@twp.frnklin.nj.us

NOTE: As-built information necessary only in areas disturbed by construction and only on newly constructed improvements. As-built plan to be submitted prior to Certificate of Occupancy inspection.

Rev 3/26/14 (FRANKLIN TOWNSHIP, SOMERSET COUNTY STANDARD DETAILS)

ZONING BOARD APPROVAL:

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

DATE:	JULY 22, 2022
SCALE:	1" = 20'
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.
PER TWP.	M.K.F. 12/15/22
PER CLIENT	M.K.F. 10/10/22
REVISIONS	AUTH. DATE JOB No. 2008FS

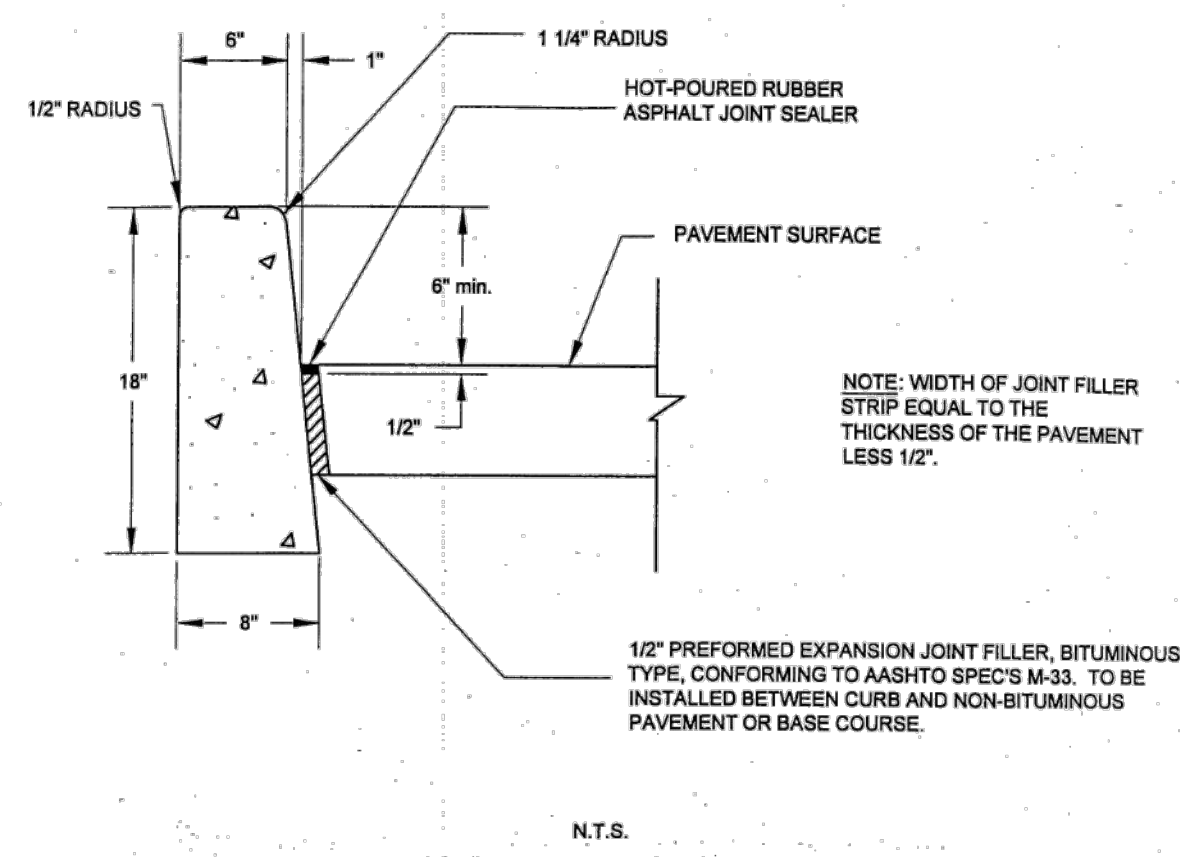
Michael K. Ford
Professional Engineer, New Jersey Lic. No. 34722

Van Cleef
ENGINEERING ASSOCIATES, LLC

32 BROWER LANE, PO BOX 6877, HILLSBOROUGH, NJ 08844
EMAIL: CONTACTUS@VANCLEEFENGINEERING.COM
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-0291 FAX (908) 359-1260

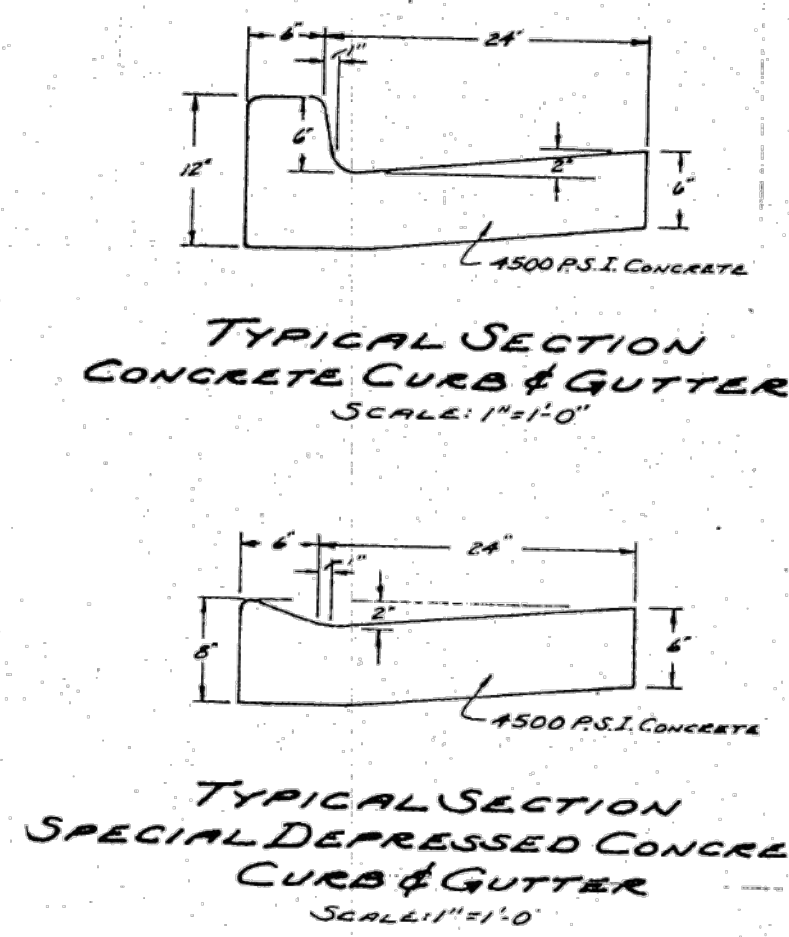
Consulting Civil Engineering
Bridge Design
Highway Design
Construction Inspection
Geotechnical Engineering
Water / Wastewater
Municipal Engineering
Land Surveying
Professional Planning
Landscape Architecture
NJ LIC. CERT. No. 24GA2813200

PLOT & GRADING PLAN
FOR
BLOCK 174 LOT 38.01 (INCLUDING FRM LOTS 38 - 44)
SITUATED IN
FRANKLIN TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

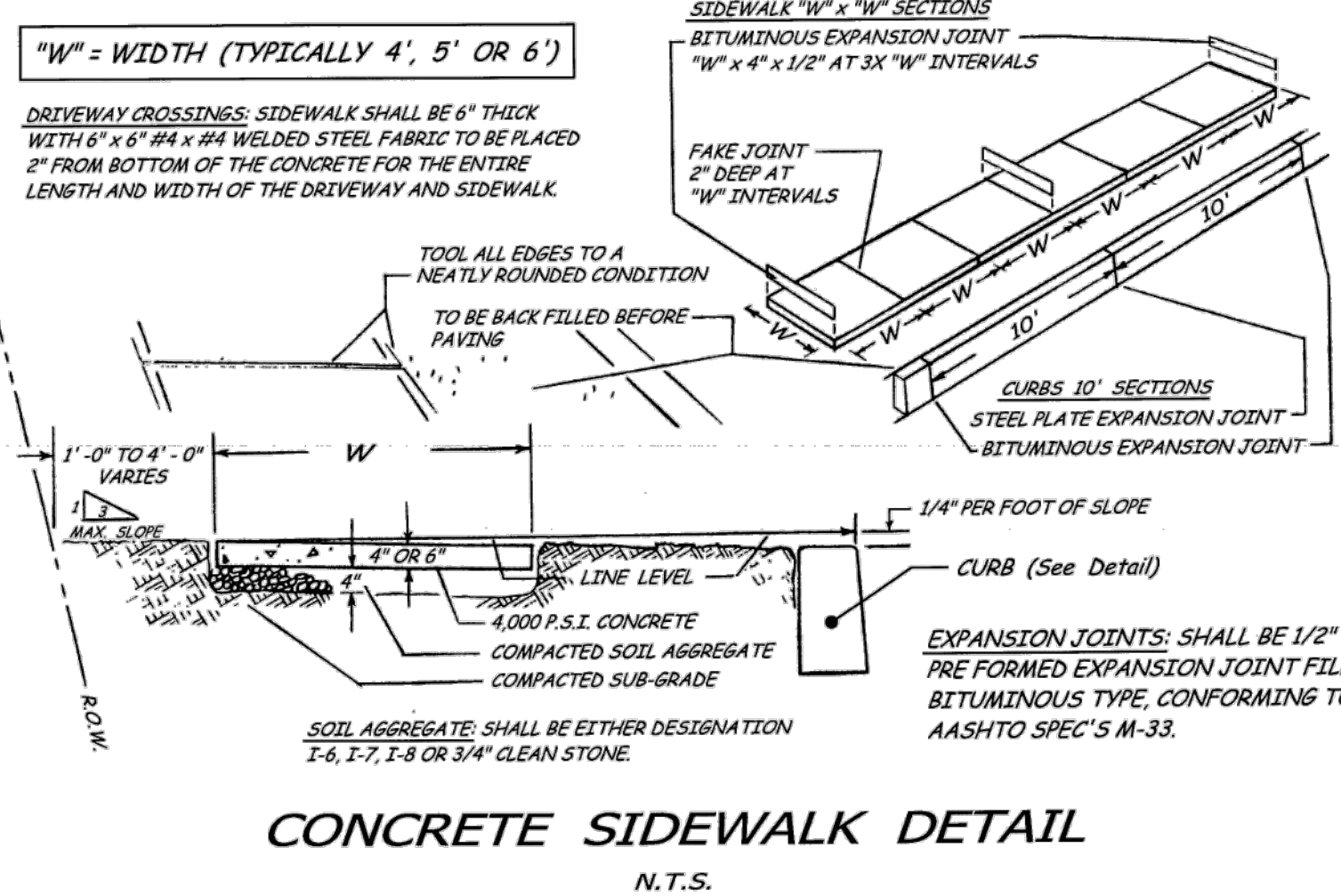


- NOTES:
1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20' - 0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED RUBBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
 3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

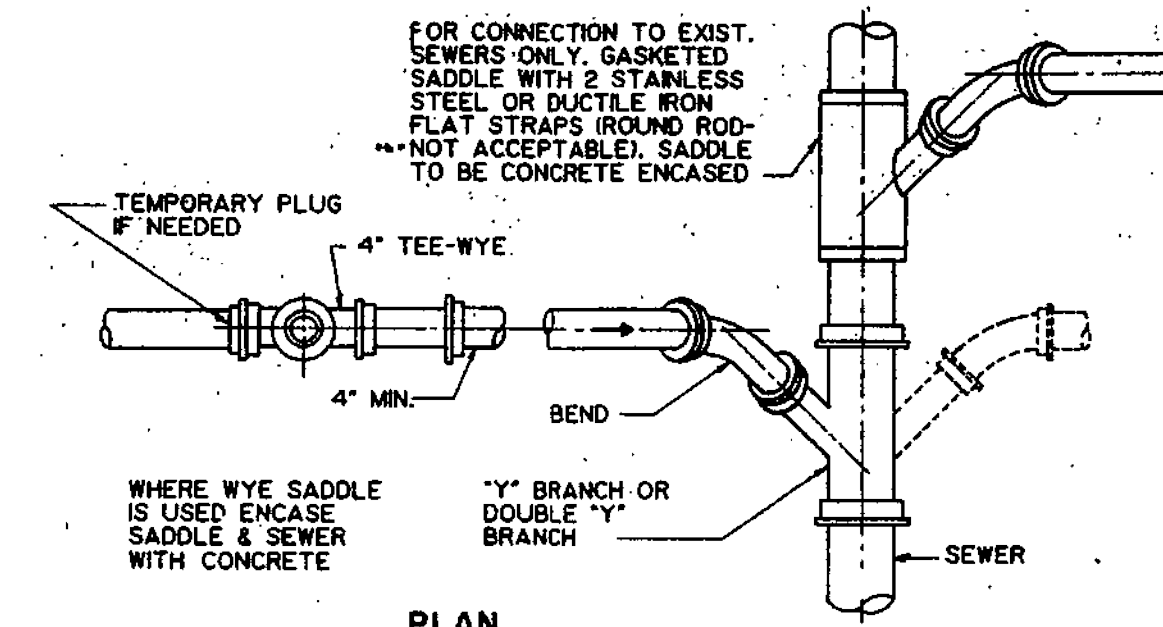
CONCRETE VERTICAL CURB



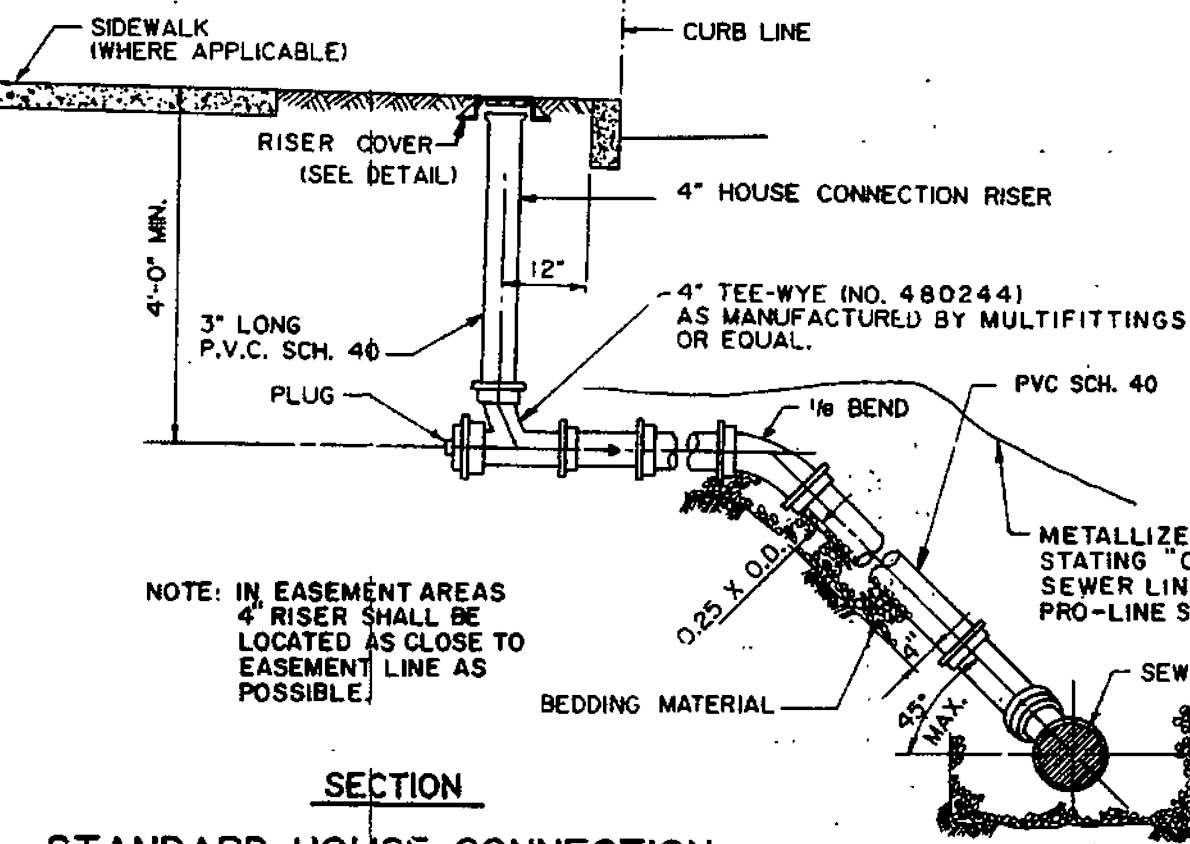
CONCRETE CURB & GUTTER



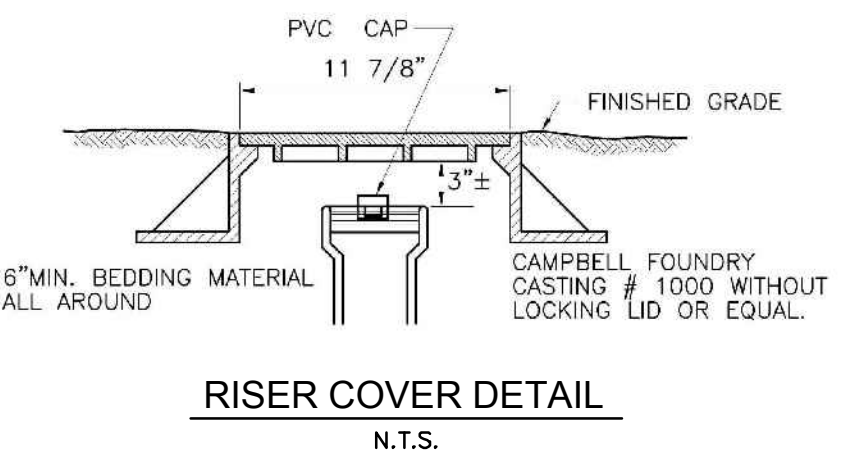
CONCRETE SIDEWALK DETAIL



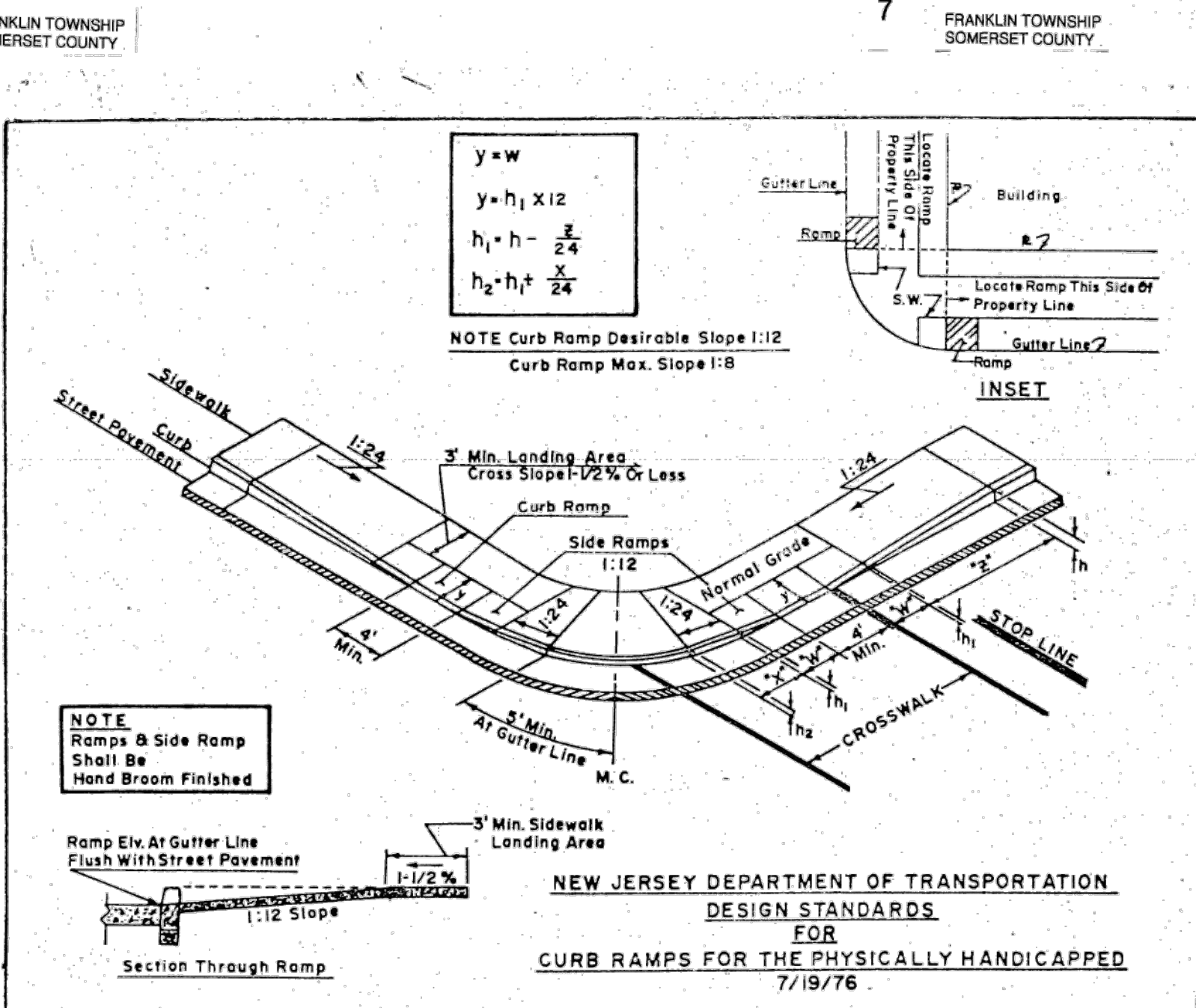
- NOTES:
1. CLEANOUT TO BE LOCATED IN GRASSED AREA BETWEEN SIDEWALK AND CURB. CLEANOUTS WILL NOT BE PERMITTED IN DRIVEWAYS OR SIDEWALKS.
 2. LATERAL TO BE SAME SIZE FOR ENTIRE LENGTH FROM BUILDING TO SEWER, 4" OR 6" PVC SCH. 40



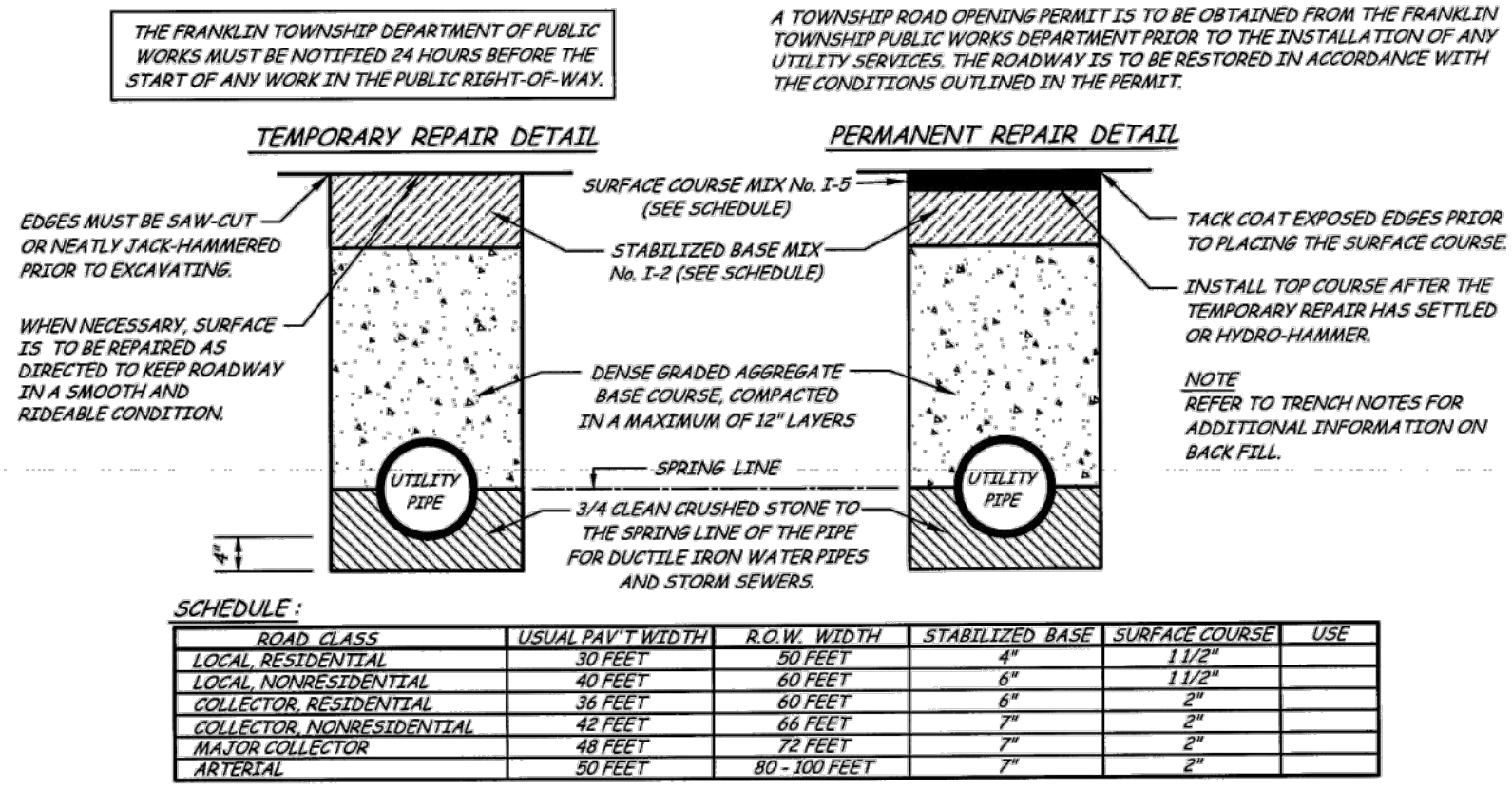
STANDARD HOUSE CONNECTION



RISER COVER DETAIL

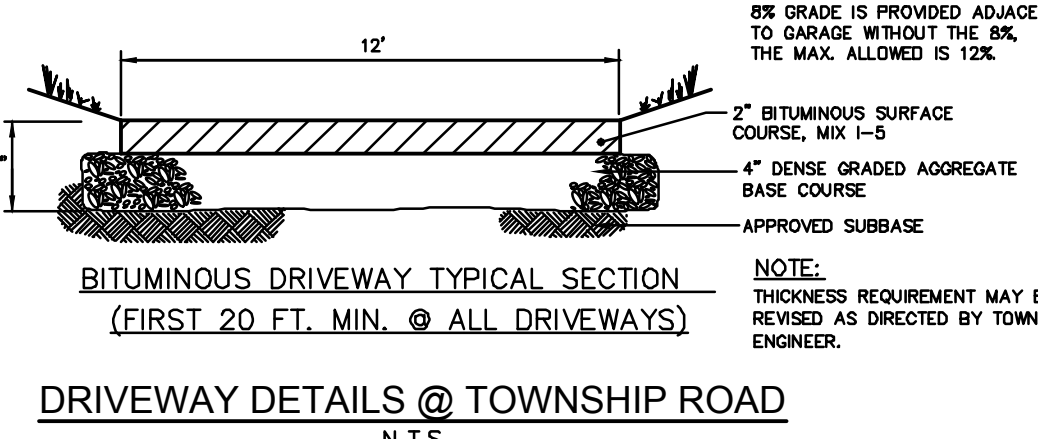


NEW JERSEY DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS FOR CURB RAMP FOR THE PHYSICALLY HANDICAPPED 7/19/76



RESTORATION OF STREET OPENINGS

Franklin Township Somerset County, NJ



DRIVEWAY DETAILS @ TOWNSHIP ROAD

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	

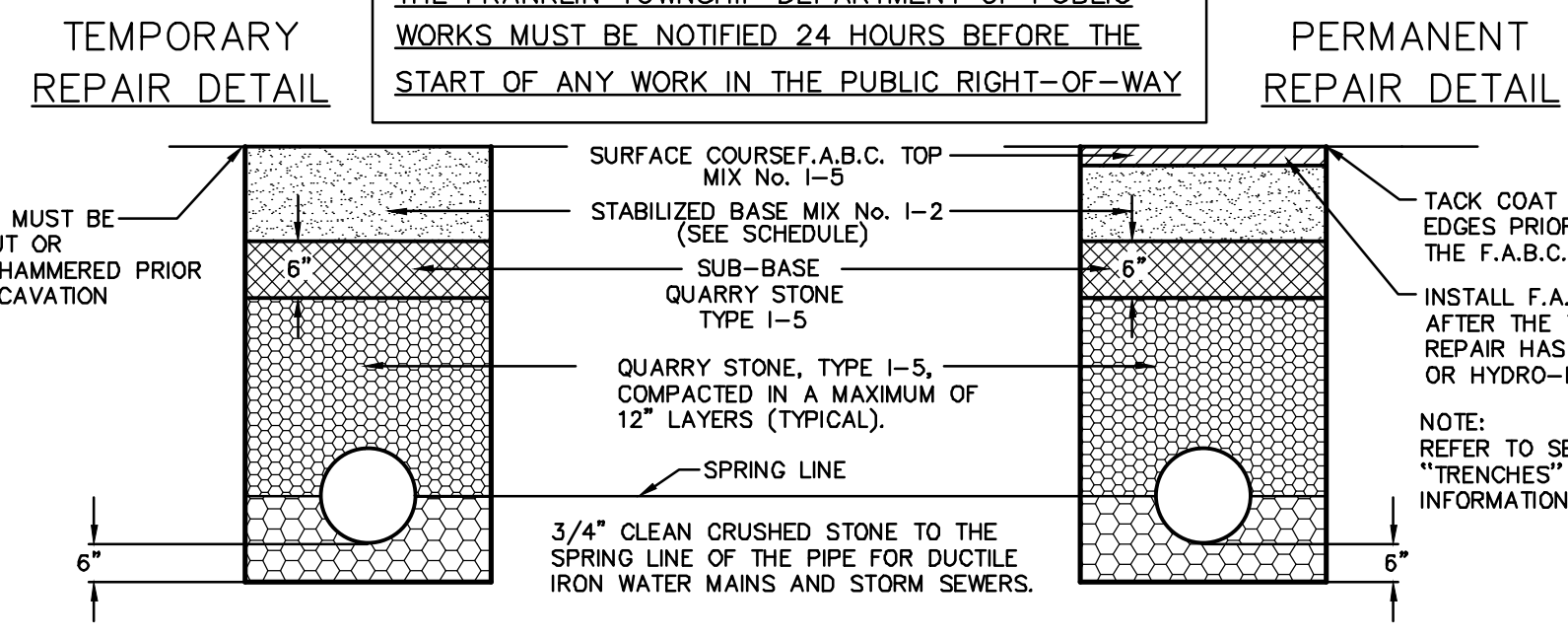
TRENCHES.

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 HAS 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 ROAD, ON WHICH NO SUBBASE OR PAVEMENT HAS BEEN CONSTRUCTED SHALL BE BACKFILLED AS INDICATED ABOVE OR MAY BE BACKFILLED WITH SUITABLE ON-SITE EXCAVATED MATERIALS OR IMPORTED FILL.

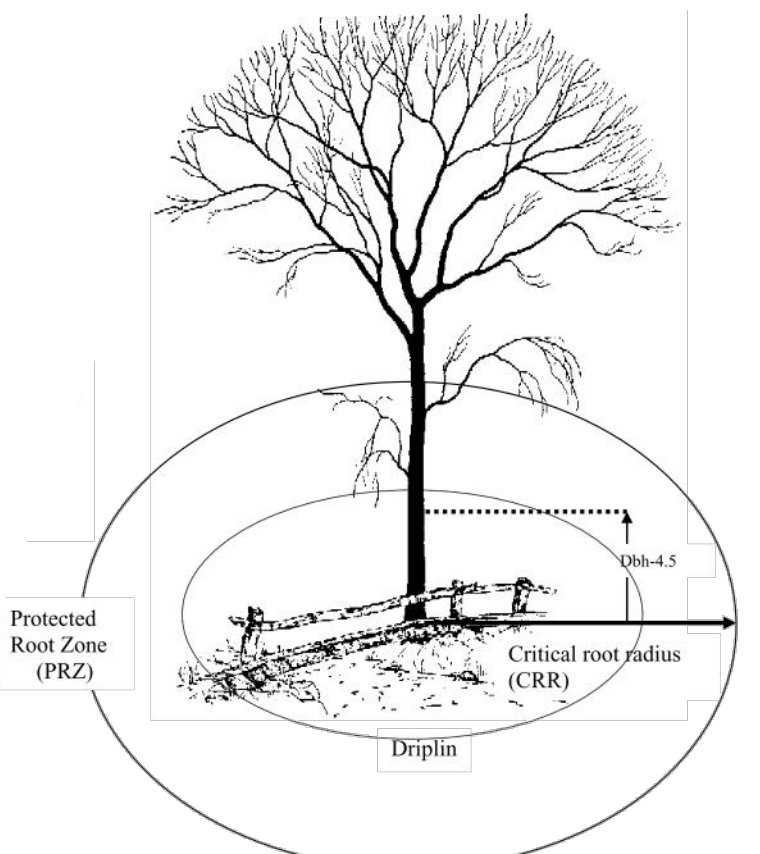
PRIOR TO USING ANY ON-SITE AND/OR IMPORTED SOIL MATERIALS THE CONTRACTOR OR ANY INDIVIDUAL OR FIRM SHALL EMPLOY A RECOGNIZED SOILS LABORATORY TO SECURE SOIL SAMPLES; PERFORM THE NECESSARY LABORATORY ANALYSIS AND ESTABLISH THE COMPACTION AND OTHER CRITERIA NECESSARY FOR THE PROPER PLACEMENT OF THE BACKFILL. 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.



RESTORATION OF STREET OPENINGS



EXISTING TREE PROTECTION DETAIL

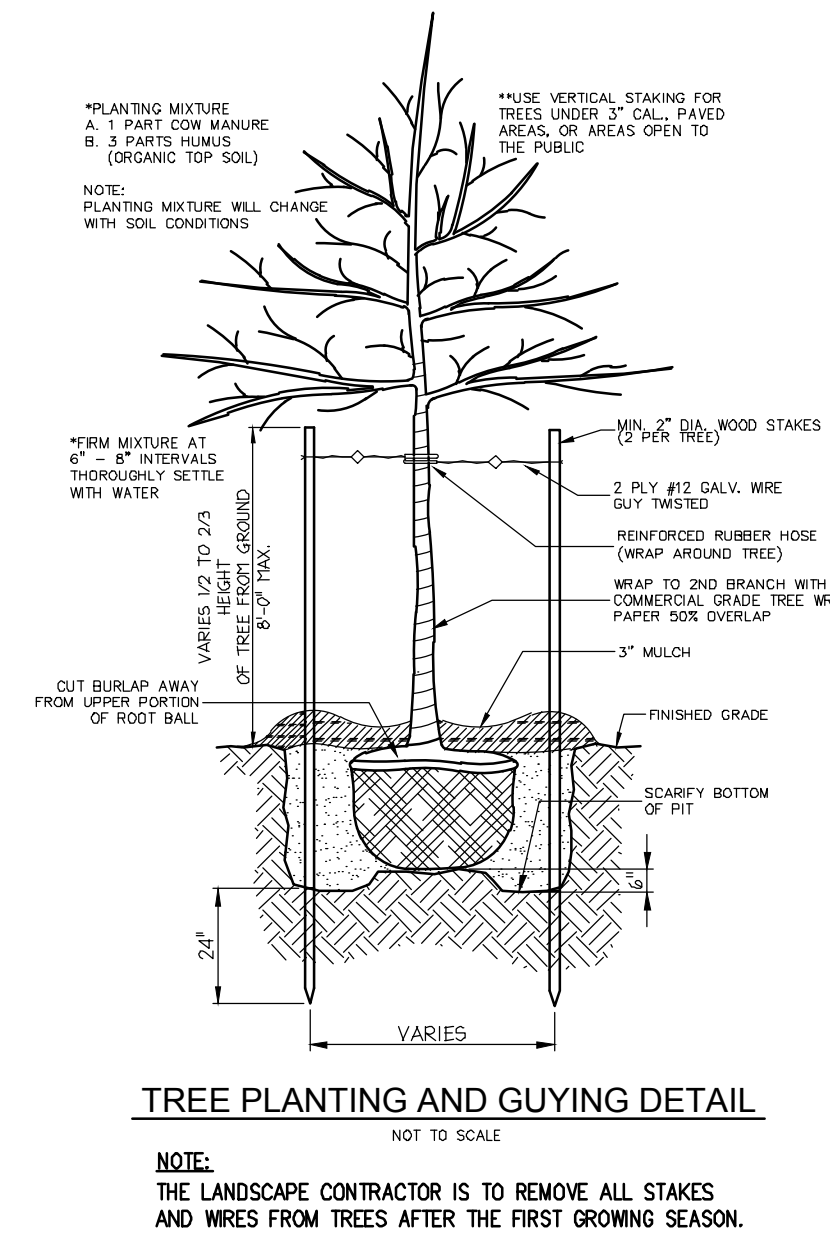
NOT TO SCALE

Estimate a tree's Protected Root Zone (PRZ) by calculating the Critical Root Radius (CRR).

1. Measure the dbh (diameter of tree at breast height, 4.5 feet above ground on the uphill side of tree) in inches.
2. Multiply measured dbh by 1.5 or 1.0. Express the result in feet.

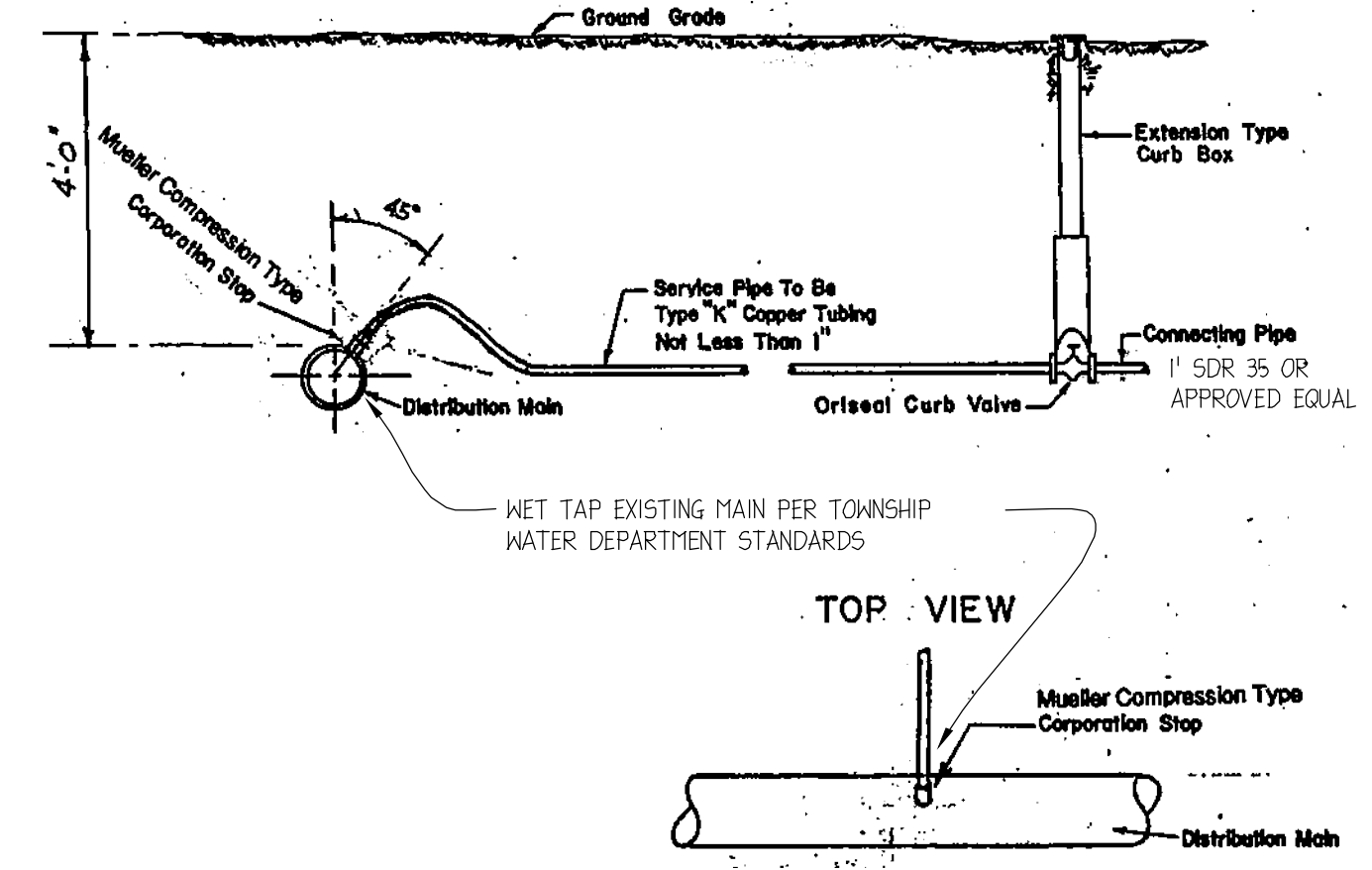
Dbh x 1.5: Critical root radius for older, unhealthy, or sensitive species.
Dbh x 1.0: Critical root radius for younger, healthy or tolerant species.

NOTE: ALL EXISTING TREES HAVING A CALIPER OF SIX INCHES OR MORE MEASURED 4.5 FEET OFF THE GROUND THAT ARE NOT REQUIRED TO BE REMOVED BY THE PROPOSED CONSTRUCTION SHALL BE PROTECTED BY THE INSTALLATION OF A SNOW FENCE OR SIMILAR BARRIER FOUR FEET BEYOND THE DRIP LINE OF THE TREE(S) PRIOR TO COMMENCEMENT OF CONSTRUCTION.



TREE PLANTING AND GUYING DETAIL

NOTE: THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL STAKES AND WIRES FROM TREES AFTER THE FIRST GROWING SEASON.



UTILITY PIPE BEDDING DETAIL

(FRANKLIN TOWNSHIP, SOMERSET COUNTY STANDARD DETAILS)

DATE:	JULY 22, 2022
SCALE:	AS SHOWN
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.
LOT NUMBER	M.K.F. 12/15/22
REVISIONS	AUTH. DATE JOB No. 2008FS

Michael K. Ford
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) 359-8291 FAX: (908) 359-1590

Consulting Civil Engineering
Bridge Design
Highway Design
Construction Inspection
Geotechnical Engineering
Water / Wastewater
Municipal Engineering
Land Surveying
Professional Planning
Landscape Architecture
NJ LIC. CERT. No. 24G242813200

CONSTRUCTION DETAILS
FOR
BLOCK 174 LOT 38.01 (INCLUDING FRM LOTS 38 - 44)

SITUATED IN
FRANKLIN TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY