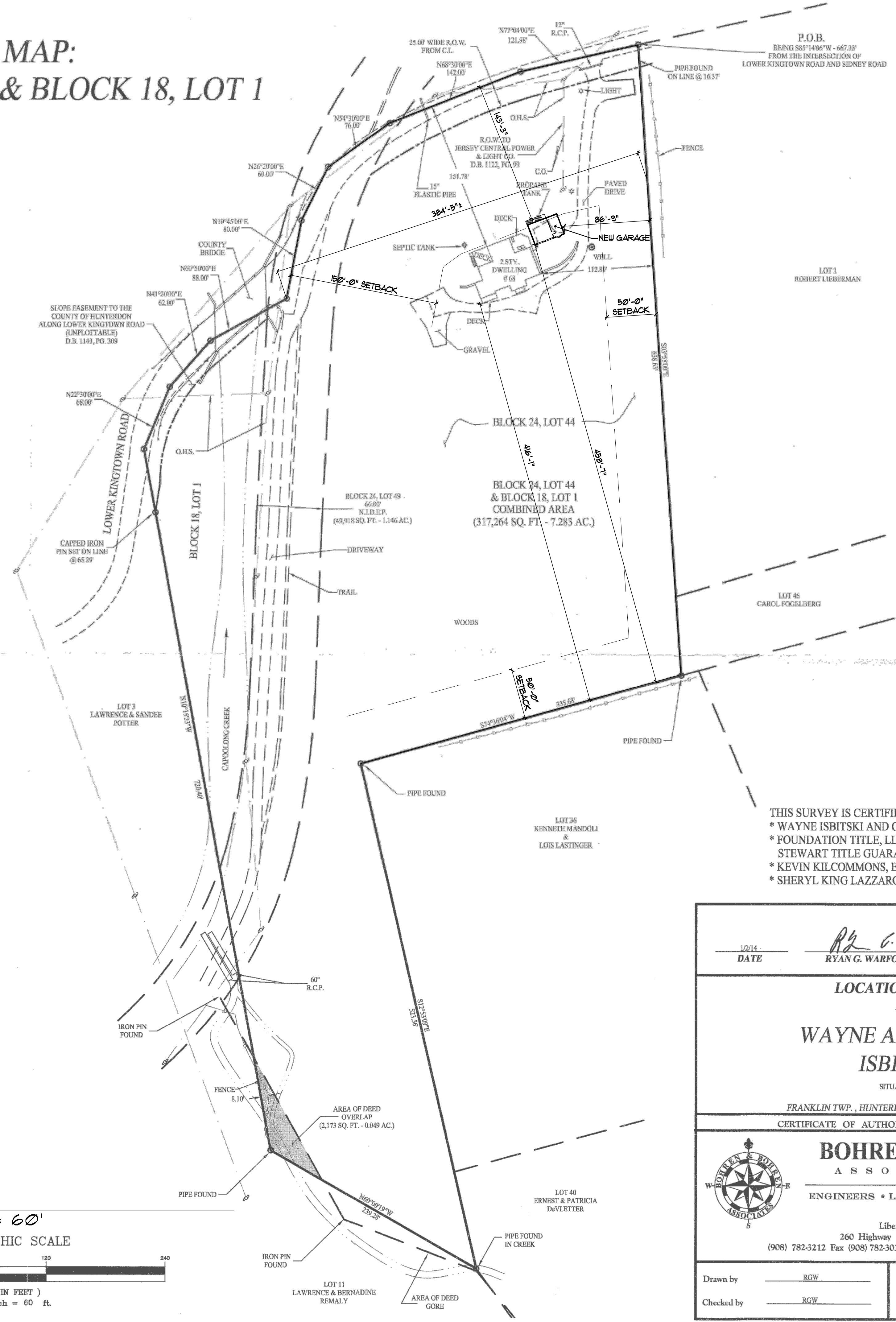


FRANKLIN TOWNSHIP TAX MAP: SHEET 4, BLOCK 24, LOT 44 & BLOCK 18, LOT 1

Zoning Notes

ZONE RR-50 Rural Residential	Lot Size Lot Area:	Allowable 217,800 Min 5 Acres	Existing 317,264 SF 7.283 Acres	Proposed
BLOCK 24, LOT 44 and BLOCK 18, LOT 1 Franklin Township Hunterdon County New Jersey	Lot Frontage at R.O.W.:	350 FT Min	Conforms	
	Lot Frontage at Setback:	350 FT Min	384.44 FT	
	Lot Depth:	350 FT Min	638.63 FT	
Setbacks - All Structures				
Front Yard:	150 FT Min	151.78 FT	143.25 FT	
Side Yards:	50 FT Min	112.89 FT	86.75 FT	
Rear Yard:	50 FT Min	416.1 FT	458.6 FT	
Additional Requirements				
Building Height:	35 FT Max.	-	No Change	
Impervious Coverage:	10% Max	3.46 %		
Impervious Calculations:				
Existing House and Decks:	3051 SF	3051 SF		
Proposed Garage:	- SF	801 SF		
Subtotal, Structures:	3051 SF	3850 SF		
Driveway:	1474 SF	1120 SF		
Subtotal Paving:	1474 SF	1120 SF		
Total Coverage:	10531 SF	10978 SF		
	3.32 %	3.46 %		



THIS SURVEY IS CERTIFIED TO:
 * WAYNE ISBITSKI AND CECILIA ISBITSKI, MARRIED
 * FOUNDATION TITLE, LLC - HAMILTON STEWART TITLE GUARANTY COMPANY
 * KEVIN KILCOMMONS, ESQ., KILCOMMONS SHANAHAN, LLC
 * SHERYL KING LAZZAROTTI TRUST

1/2/14
DATE

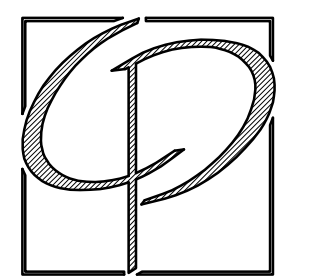
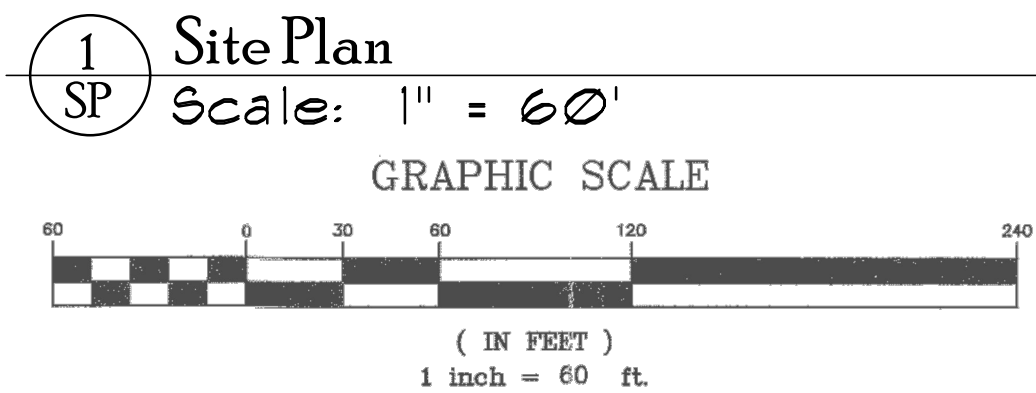
Ryan G. Warford
 RYAN G. WARFORD, PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE No. GS 43277

LOCATION SURVEY
 for
WAYNE AND CECILIA ISBITSKI
 SITUATED IN
 FRANKLIN TWP., HUNTERDON COUNTY, NEW JERSEY
 CERTIFICATE OF AUTHORIZATION NUMBER 24GA27982500

BOHREN AND BOHREN ASSOCIATES, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

Liberty Court • Suite 800
 260 Highway 202-31, Flemington, NJ 08822
 (908) 782-3212 Fax (908) 782-3032 E-mail: mail@bohrendandbohren.com

Drawn by RGW Date JANUARY 2014
 Checked by RGW Scale 1" = 60'



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Christopher Pickell, AIA
 NJ A110409
 NY 027694-1
 PA RA 015382-B

**Proposed Garage for
Wayne and Cecilia Isbitski**

68 Lower Kingtown Road
 Pittstown, New Jersey 08867

Issues & Revisions	
Issued for Review	10/30/20

Site Plan
 October 20, 2020

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SP
 Sheet 1 of 1