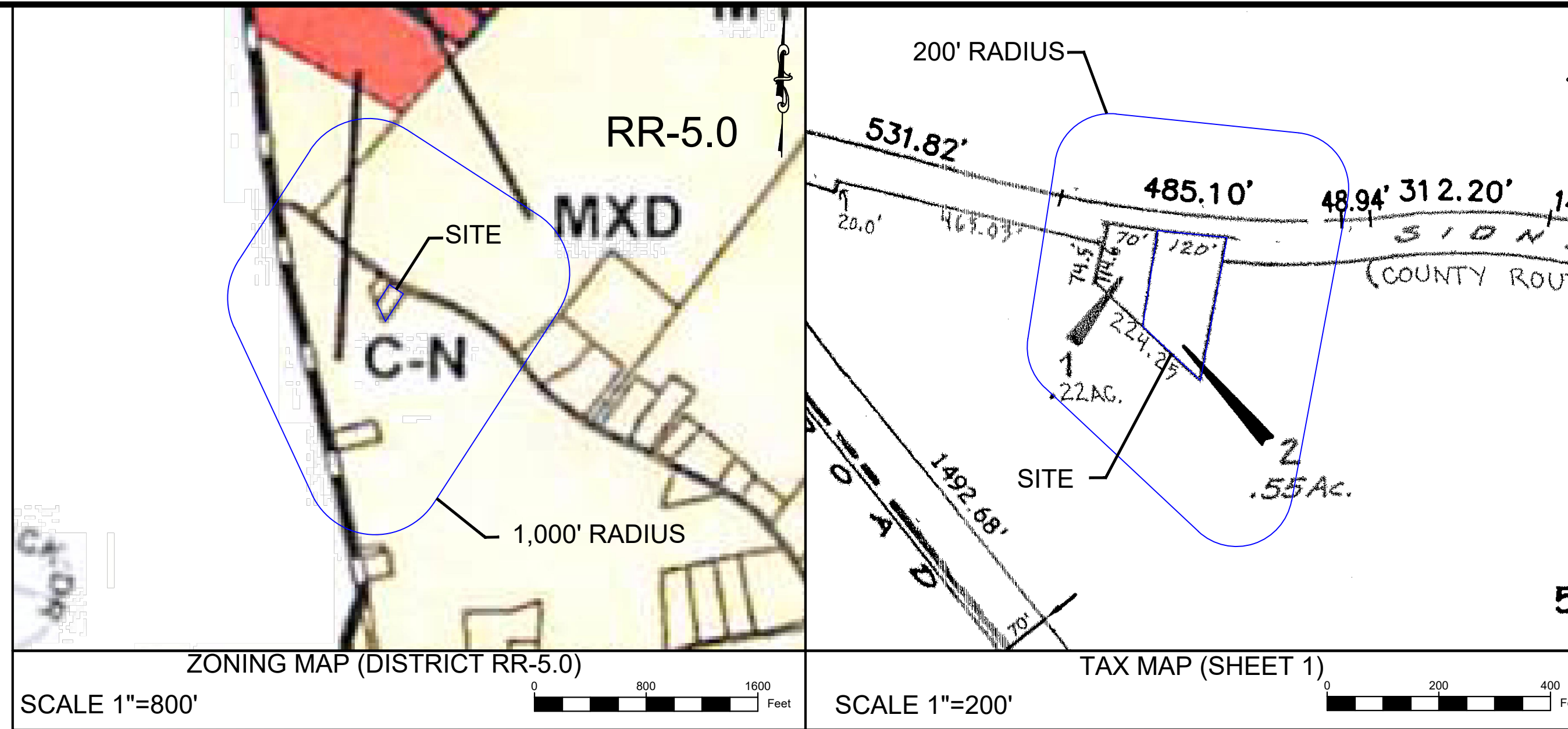


GENERAL NOTES:

1. **OWNER/APPLICANT:**
AVI TELYAS
10 SIDNEY ROAD
FRANKLIN TOWNSHIP, NEW JERSEY
2. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC., DATED 08/26/2020 OR LAST REVISED.
3. THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
4. THE SUBJECT PARCEL, BLOCK 4 LOT 2, CONSISTS OF 23,719 S.F. (0.54 ACRES).
5. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
6. THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.



VARIANCE PLAN 10 SIDNEY ROAD

BLOCK 4 LOT 2
FRANKLIN TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY

PREPARED BY
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

PLAN INDEX	
SHEET No.	TITLE
1.	COVER SHEET
2.	SURVEY
3.	VARIANCE PLAN
4.	CONSTRUCTION DETAILS
5.	SESC NOTES & DETAILS

OUTSIDE AGENCY APPROVALS:
1. HUNTERDON COUNTY SOIL CONSERVATION DISTRICT

CERTIFICATIONS/APPROVALS

MUNICIPALITY
THIS PLAN IS HEREBY APPROVED BY THE LAND USE BOARD
OF THE TOWNSHIP OF FRANKLIN TOWNSHIP, HUNTERDON COUNTY

DATE _____ BOARD CHAIRMAN _____

DATE _____ BOARD SECRETARY _____

DATE _____ TOWNSHIP ENGINEER _____

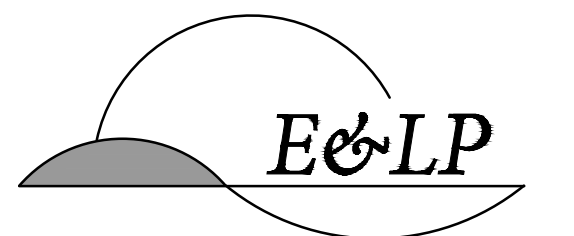
I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE
REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING
OF THIS VARIANCE PLAN WITH THE PLANNING BOARD OF THE
TOWNSHIP OF FRANKLIN.

DATE _____ AVI TELYAS _____

NOTE:

1. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."

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A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

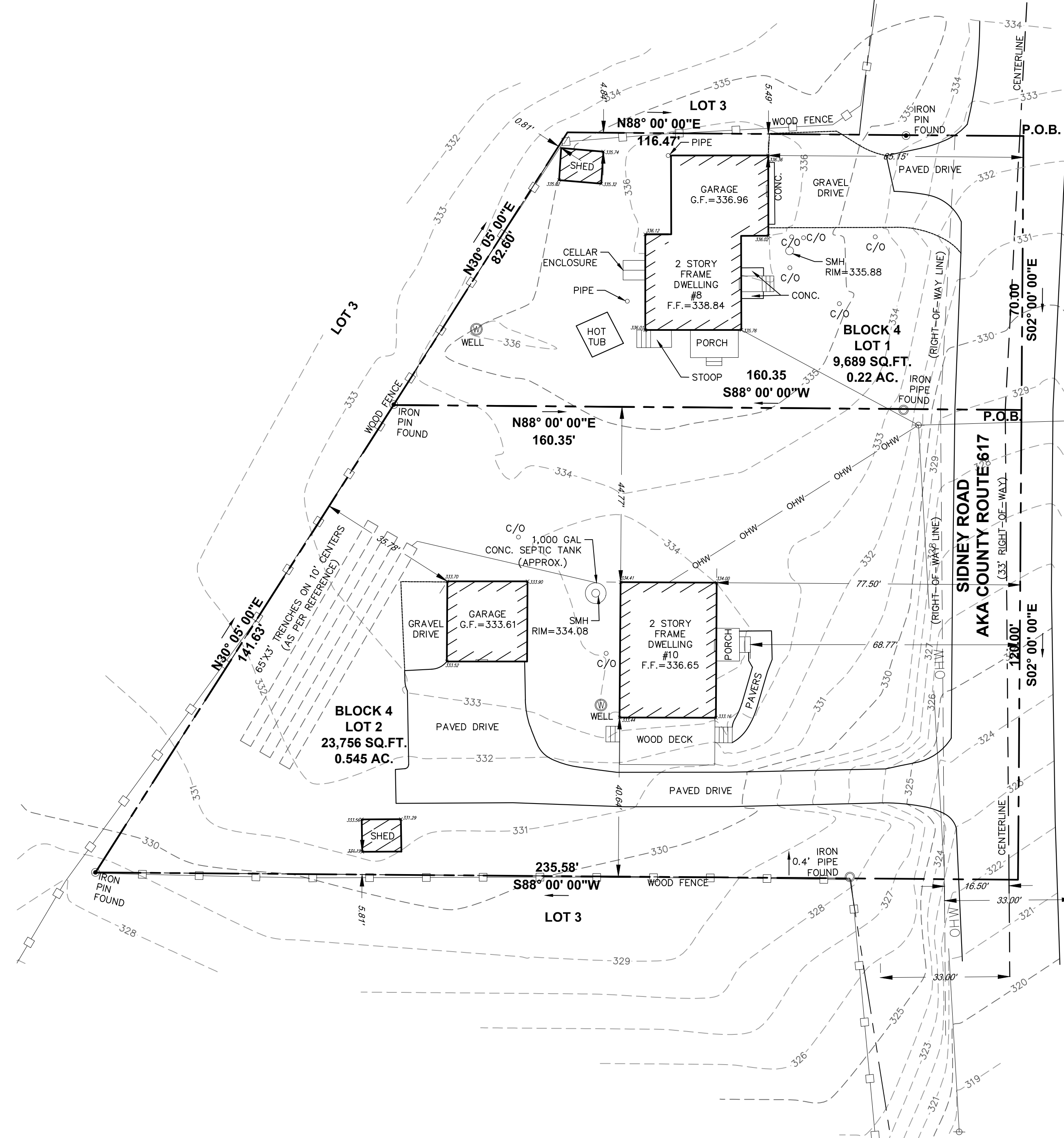
NO.	REVISION	BY	DATE
1	DRYWELL ADDED TO PLAN	KFO	9/17/21

09/17/2021
DATE _____
WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT:
10 SIDNEY ROAD
BLOCK 4 LOT 2
FRANKLIN TOWNSHIP
HUNTERDON COUNTY NEW JERSEY

TITLE:
COVER SHEET

JOB NO.:	0120295	1 5
SCALE:	N.T.S.	
DESIGNED:	AP	
CHECKED:	JS	
FILENAME:	01_COVER.DWG	
DATE:	08/11/2021	



GENERAL NOTES:

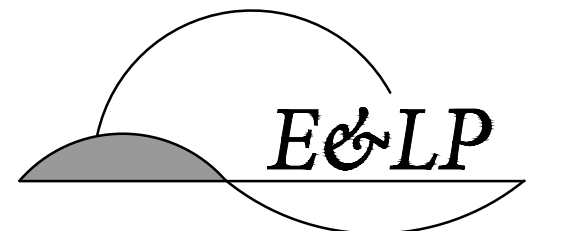
1. THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND.
2. THIS SURVEY WAS PREPARED USING A TITLE COMMITMENT PREPARED BY LANDMARK TITLE AGENCY, INC. COMMITMENT NO. 12496-FA HAVING AN EFFECTIVE DATE OF N/A.
3. IF THIS PLAN DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE UNDERSIGNED LICENSED LAND SURVEYOR IT IS NOT AN AUTHENTIC COPY AND MAY HAVE BEEN ALTERED.
4. R.O.W. LINES AND ADJOINING PROPERTY LINES SHOWN HEREON WERE TAKEN FROM THE TAX MAPS FOR THIS MUNICIPALITY.
5. THIS SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
6. THIS SURVEY MAKES NO REPRESENTATION TO THE LOCATION OF ANY SUB-SURFACE UTILITIES OR STRUCTURES THAT WERE NOT VISIBLE AT THE TIME OF THIS SURVEY.
7. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM "THE ULTIMATE USER" PURSUANT TO P.L.2003, C.14 N.J.S.A. C45:8-36.3 AND N.J.A.C.13:40-5.1(D).
8. THIS LAND SURVEY IS PREPARED FOR THE BENEFIT OF THE PARTIES LISTED AND IS NOT PREPARED FOR OR CERTIFIED TO SUBSEQUENT PARTIES.

SURVEY REFERENCE:

1. A MAP ENTITLED "PROPERTY AND LOCATION SURVEY FOR GARY LOUD PREMISES SITUATE IN FRANKLIN TOWNSHIP HUNTERDON COUNTY, NJ," SIGNED BY ELDON D. ALLEN, L.L.S. #14457 DATED SEPTEMBER 14, 1989.
2. SEPTIC SYSTEM EVALUATION BY BAYER-RISSE ENGINEERING, INC. DATED NOVEMBER 11, 2004.

CERTIFICATIONS:

- AVI TELYAS
- LANDMARK TITLE AGENCY, INC.



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 PH. 908-238-0544 FAX. 908-238-9572
 A PROFESSIONAL ASSOCIATION

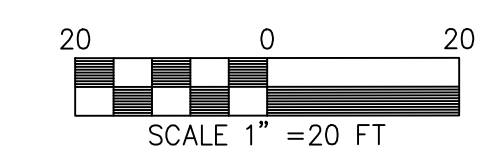
NO.	BY	DATE

08/26/2020 DATE  WAYNE INGRAM
 PROFESSIONAL LAND SURVEYOR
 N.J. P.L.S. NO. 24GB0425200

PROJECT:
 8-10 SIDNEY ROAD
 BLOCK 4 LOTS 1 & 2
 FRANKLIN TOWNSHIP
 HUNTERDON COUNTY NEW JERSEY

TITLE:
 BOUNDARY AND
 TOPOGRAPHIC SURVEY

JOB NO.:	0120295	DRAWING NO.:	2 5
SCALE:	1" = 20'		
DESIGNED:	PV		
CHECKED:	WJI		
FILENAME:	TOPO		
DATE:	08/26/2020		



GENERAL NOTES:
 1. THE DISTANCE TO THE CLOSEST ADJACENT DRIVEWAY IS 119.6 FEET, LOCATED NORTH OF THE SITE ALONG SIDNEY ROAD.

FRANKLIN TOWNSHIP ZONING REQUIREMENTS				
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING DISTRICT	RR - 5.0 (RURAL RESIDENTIAL 5.0 ACRE)			
MIN. LOT AREA (AC)	0.5 - 1.0	0.54 AC (23,719 SF)	0.54 AC (23,719 SF)	-
MIN. LOT FRONTAGE (FT)	350	119.98	119.98	ENC
MIN. LOT WIDTH AT FRONT SETBACK (FT)	350	78.17	78.17	ENC
MIN. LOT DEPTH (FT)	350	139.36	139.36	ENC
MINIMUM SETBACKS - PRINCIPAL BUILDING				
FRONT YARD (FT)	150 FT	57.5	57.5	ENC
SIDE YARD - ONE (FT)	20 FT	40.6	16.7	V
REAR YARD (FT)	20 FT	35.8	48.8	-
MAX. BUILDING HEIGHT (FT)	35 FT	< 35 FT	< 35 FT	-
MAX. IMPERVIOUS COVERAGE	30%	21.1%	29.3%	-

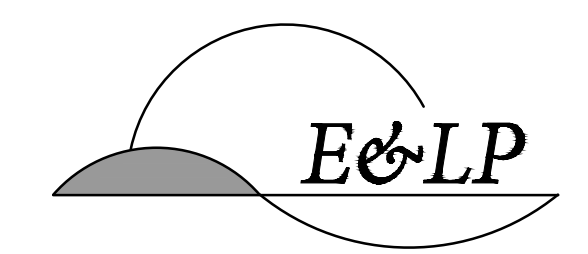
(V) INDICATES THAT A VARIANCE IS REQUIRED
 (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

[1] IN EXISTING SINGLE-FAMILY RESIDENCE IN THE NB, AR-7.0, OR RR-5.0 ZONING DISTRICT MAY BE EXTENDED, ENLARGED, ALTERED, REMODELED, REPAIRED OR MODERNIZED, EVEN IF THE ADDITION, EXPANSION OR MODERNIZATION SHALL EXTEND INTO THE FRONT YARD AREA REQUIRED BY THIS CHAPTER, PROVIDED THE ADDITION, EXTENSION OR MODERNIZATION SHALL NOT ENCRoACH FURTHER INTO THE FRONT YARD THAN THE RESIDENCE TO WHICH IT IS BEING ADDED.

[2] EXISTING SINGLE-FAMILY RESIDENCES IN THE AR-7.0 AND RR-5.0 ZONING DISTRICTS AND EXISTING AND PROPOSED PERMITTED ACCESSORY STRUCTURES MAY BE EXTENDED, ENLARGED, CONSTRUCTED, ALTERED, REMODELED, REPAIRED, OR MODERNIZED, SUBJECT TO THE FOLLOWING MINIMUM REQUIREMENTS: 220-50, ORD. NO. 2015-09

NOTE:
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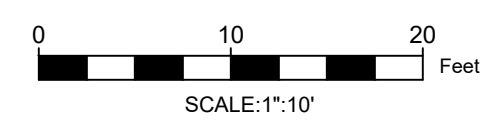
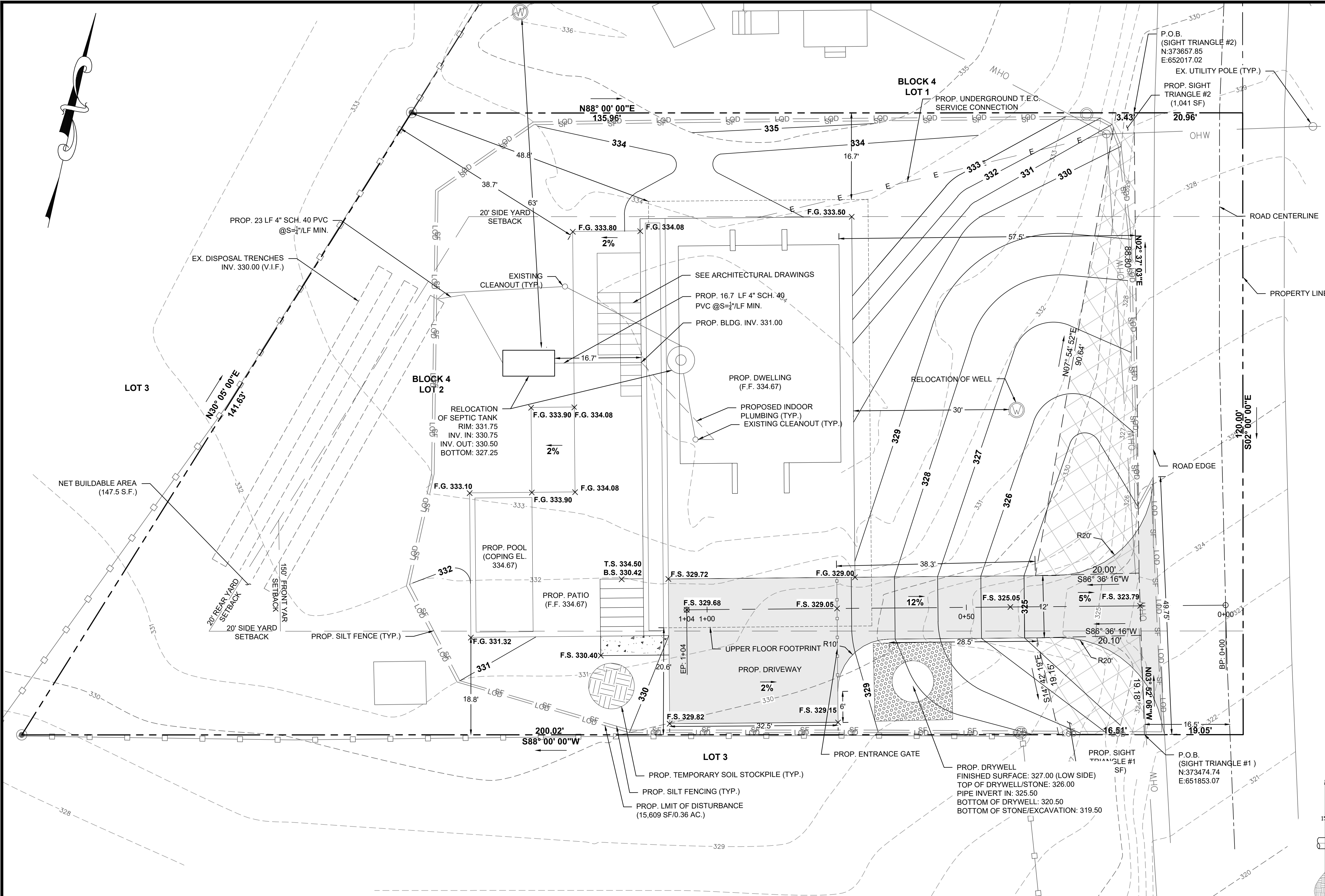
NO.	REVISION	BY	DATE
1	DRYWELL ADDED TO PLAN	KFO	9/17/21

09/17/2021
 DATE
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

PROJECT:
 10 SIDNEY ROAD
 BLOCK 4 LOT 2
 FRANKLIN TOWNSHIP
 HUNTERDON COUNTY NEW JERSEY

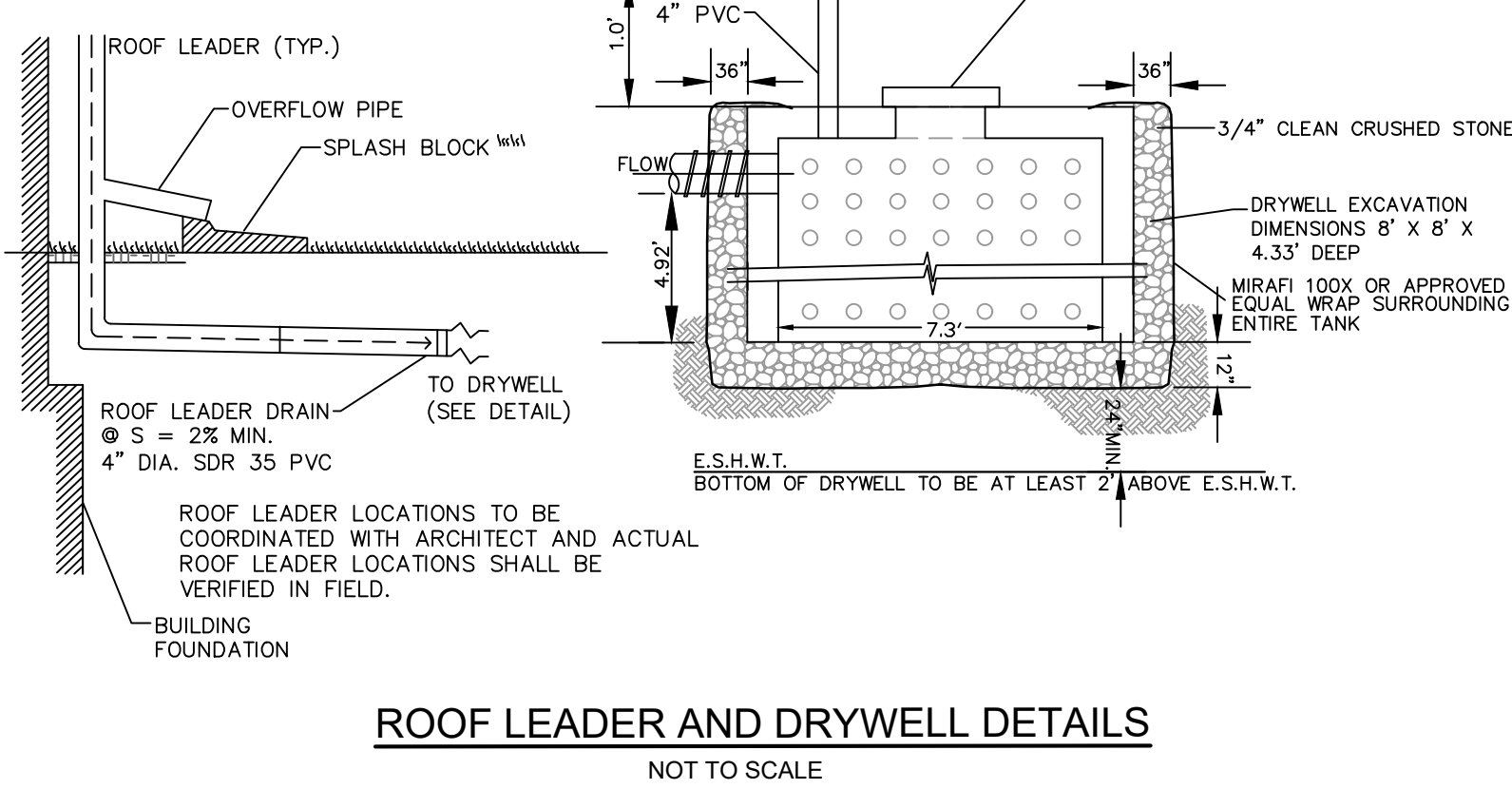
VARIANCE PLAN

JOB NO.:	0120295	DRAWING NO.:	3
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CHECKED:	JS	FILENAME:	01-PLOTPLAN.DWG
DATE:	08/11/2021		5

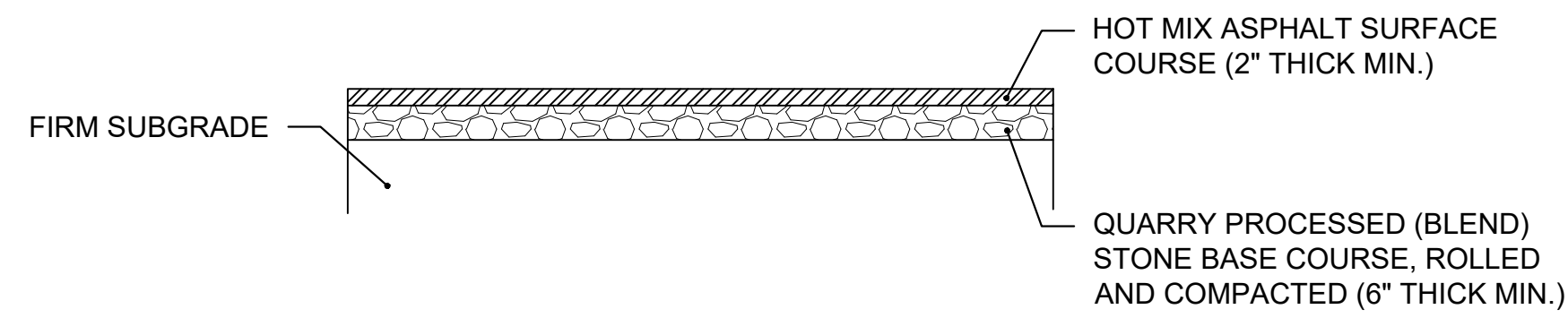


- LEGEND
- PROPERTY LINE
 - SETBACK LINE
 - RIGHT-OF-WAY LINE
 - PROPOSED EASEMENT LINE
 - ROAD CENTERLINE
 - PROPOSED T.E.C. SERVICE
 - PROPOSED ASPHALT DRIVEWAY
 - PROPOSED SIGHT TRIANGLE EASEMENT

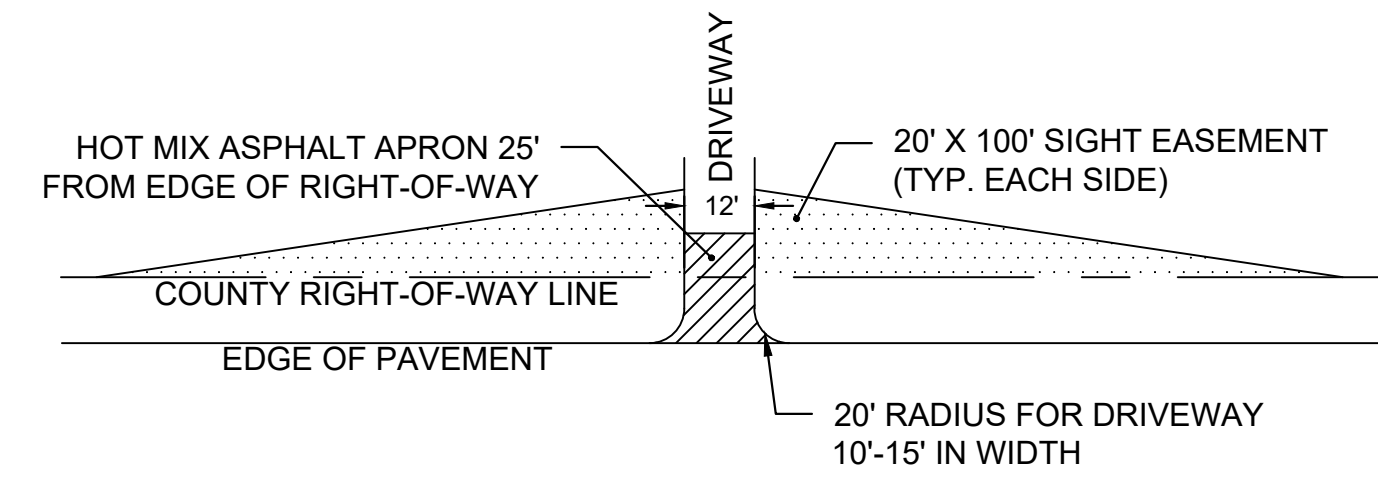
DRYWELL CALCULATIONS:
 EXISTING IMPERVIOUS: 5,000 SF
 PROPOSED IMPERVIOUS: 7,000 SF
 INCREASE IN IMPERVIOUS: 2,000 SF
 PROPOSED DRY WELL RETENTION VOLUME:
 REQUIRED STORAGE: 2,000 SF * 3" RAIN = 500 CF
 PROPOSED DRY WELL STORAGE CAPACITY:
 DIA: 7.3' DEPTH: 2.92'
 (3.144) * (7.3 * 7.3) * 4.92 = 205 CF
 VOLUME OF PRECAST STRUCTURE: 205 CF
 STONE VOID VOLUME (15FT X 15FT X 5.92 FT DEEP)
 15' * 15' * 5.92 = 1,330 CF
 LESS OD OF DRY WELL (8 FT OD)
 (3.144) * 8' * 8' * 4.92 = 247 CF
 VOL VOIDS: 0.4 * (1,330-247) = 430 CF
 TOTAL STORAGE VOLUME: 205 CF + 430 CF = 635 CF
 USE ONE (1) DRYWELL
 TOTAL STORAGE VOLUME = 635 CF
 635 CF PROPOSED > 500 CF REQUIRED



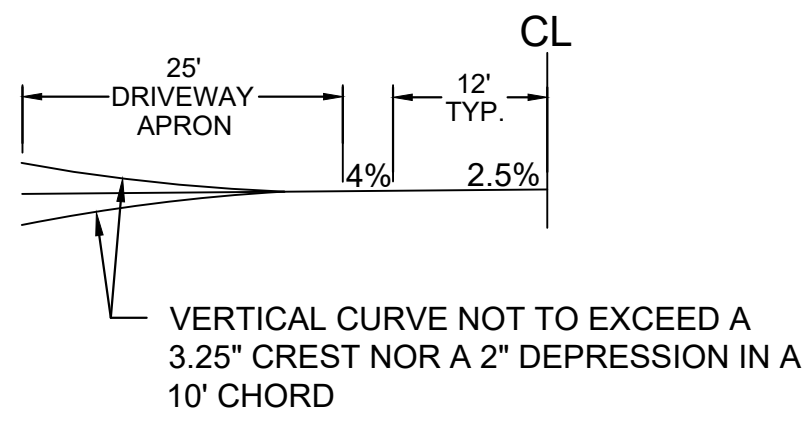
ROOF LEADER AND DRYWELL DETAILS



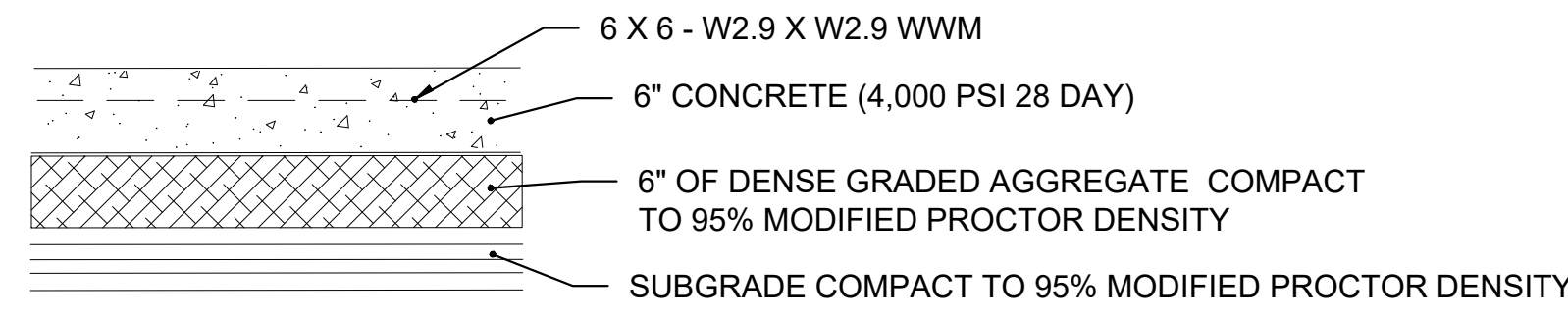
1 DRIVEWAY SECTION DETAIL NTS



2 TYPICAL DRIVEWAY DETAIL NTS

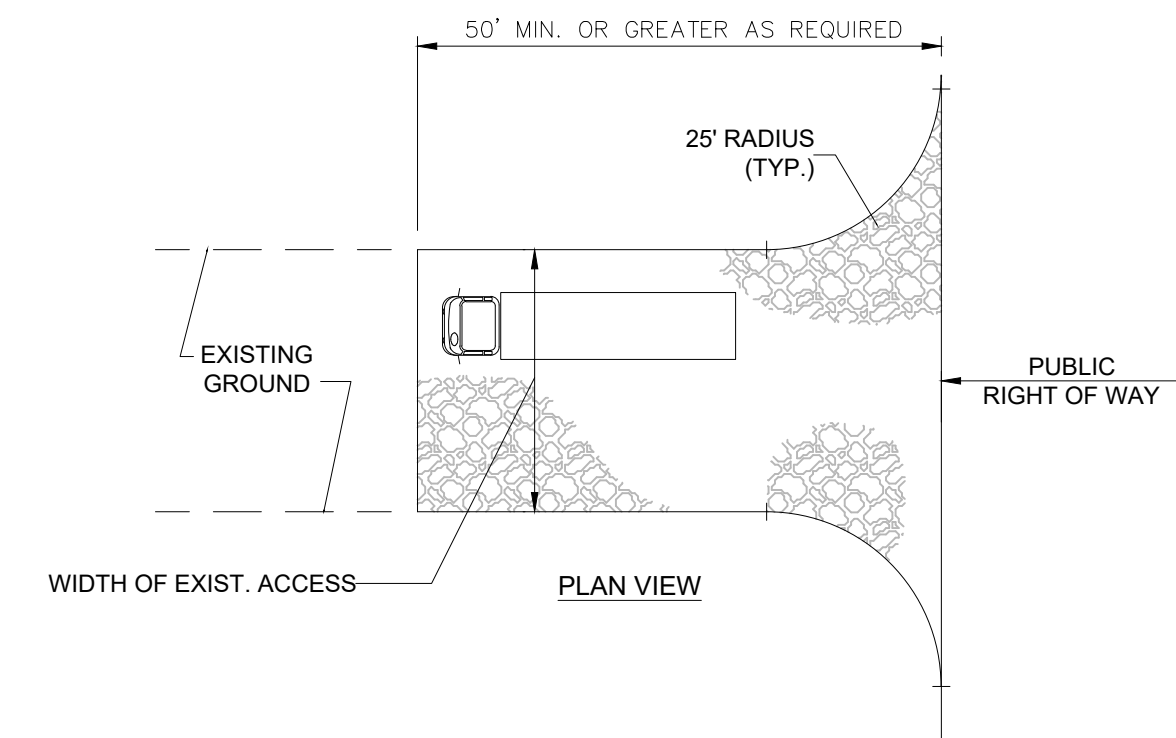


3 DRIVEWAY APRON PROFILE DETAIL NTS

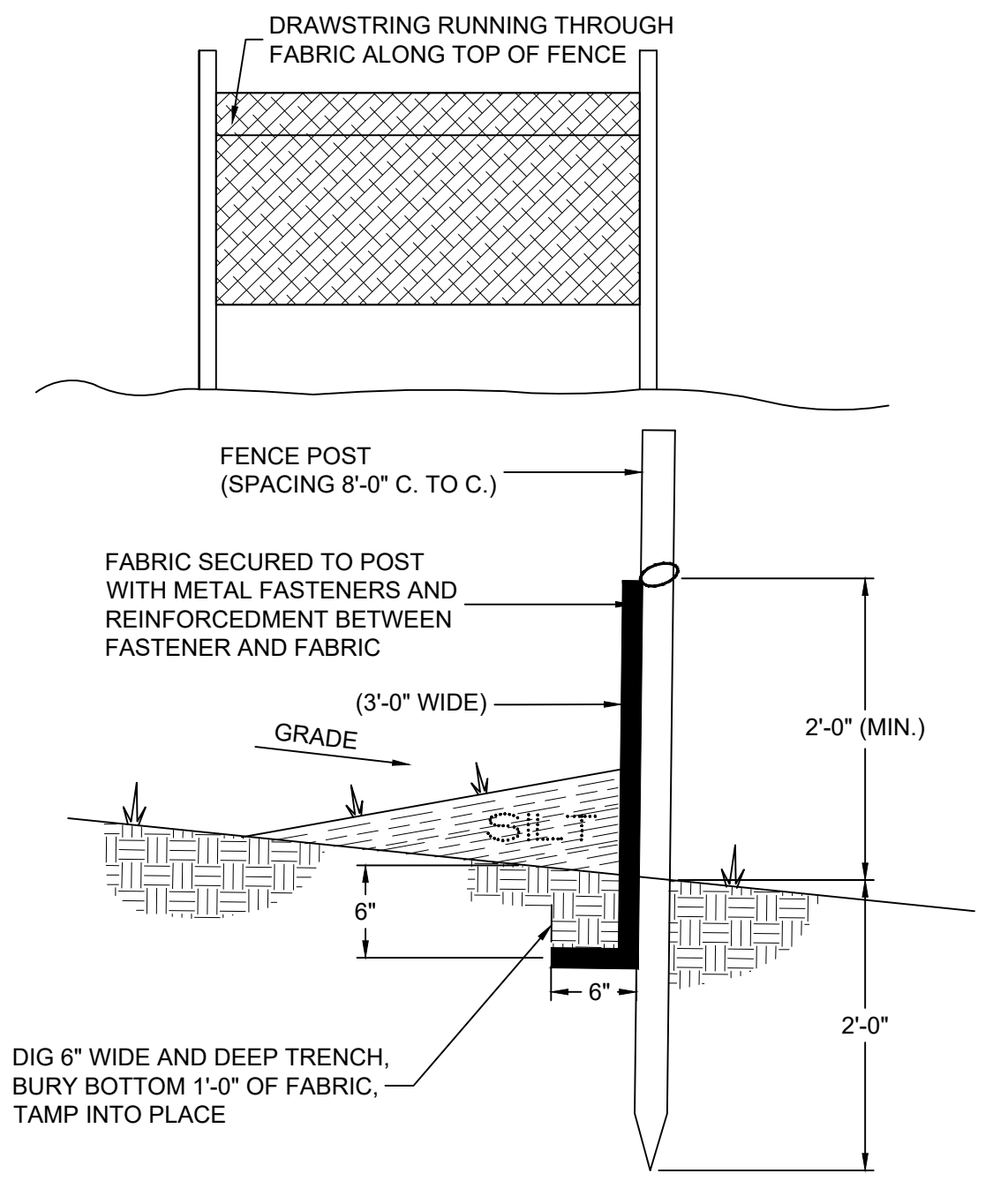


4 TYPICAL CONCRETE WALK DETAIL NTS

DESIGN CRITERIA
 STONE SIZE - USE ASTM C-33, SIZE No. 2 (2 1/2 TO 1 1/2") OR 3 (2 TO 1"). USE CLEAN CRUSHED ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE. THICKNESS-NOT LESS THAN SIX (6) INCHES. WIDTH-NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.

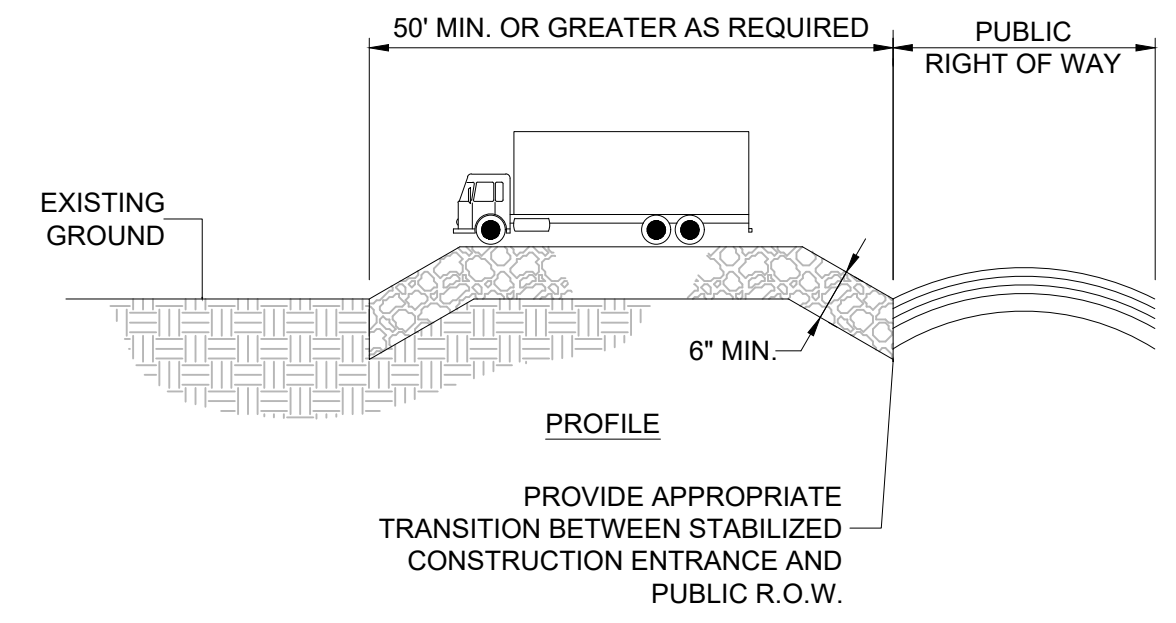


MAINTENANCE
 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.
 WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.

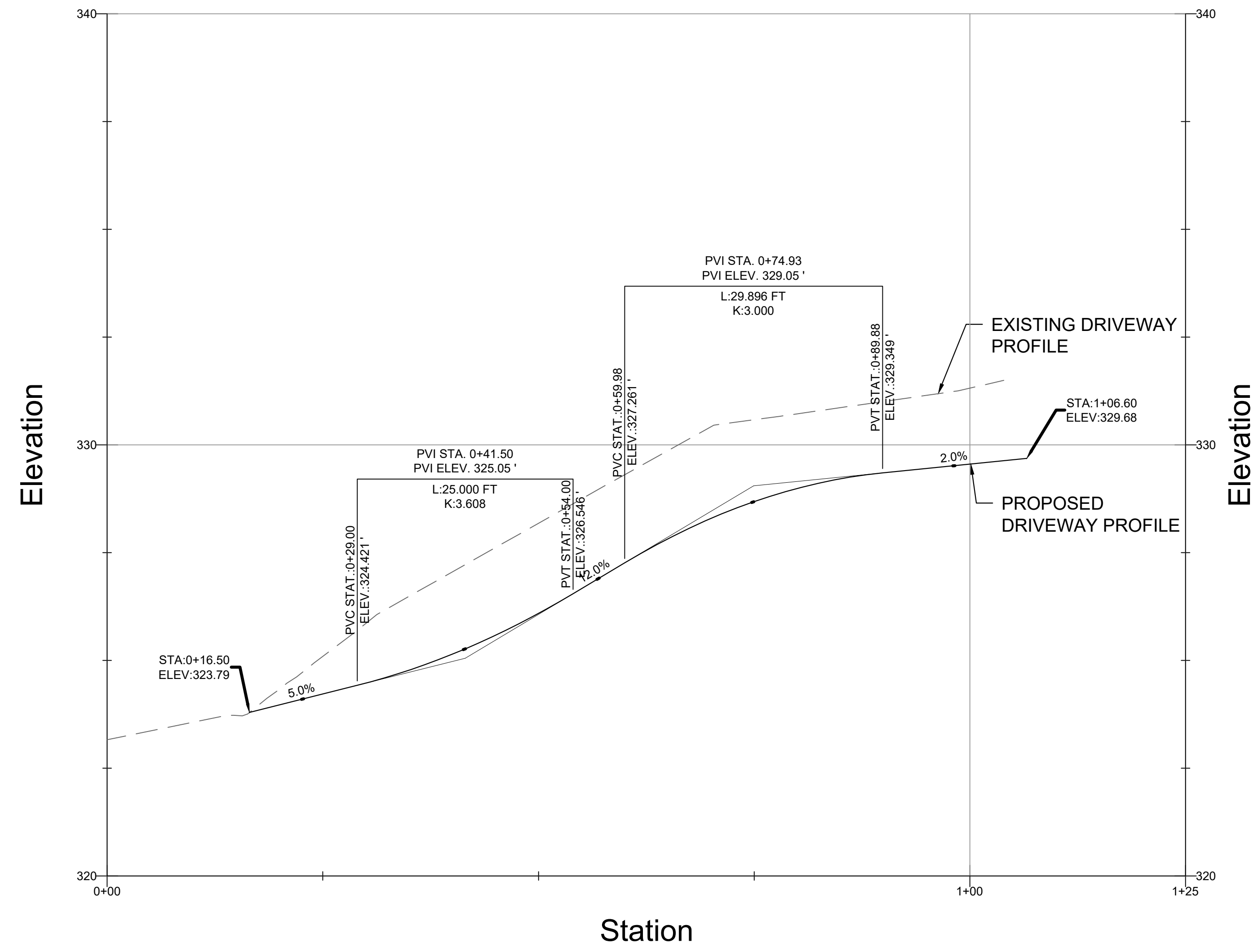


6 SILT FENCE DETAIL NTS

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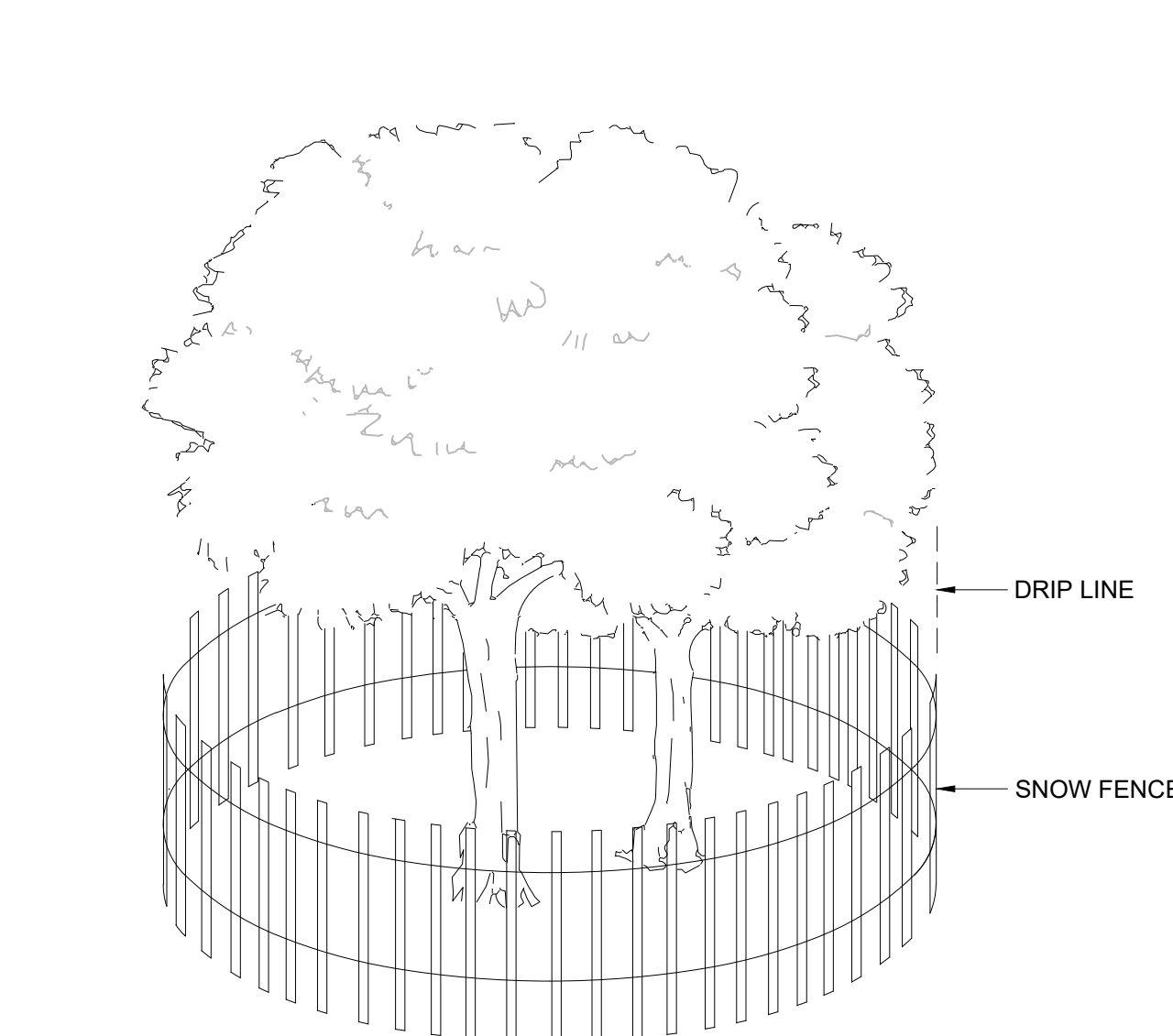
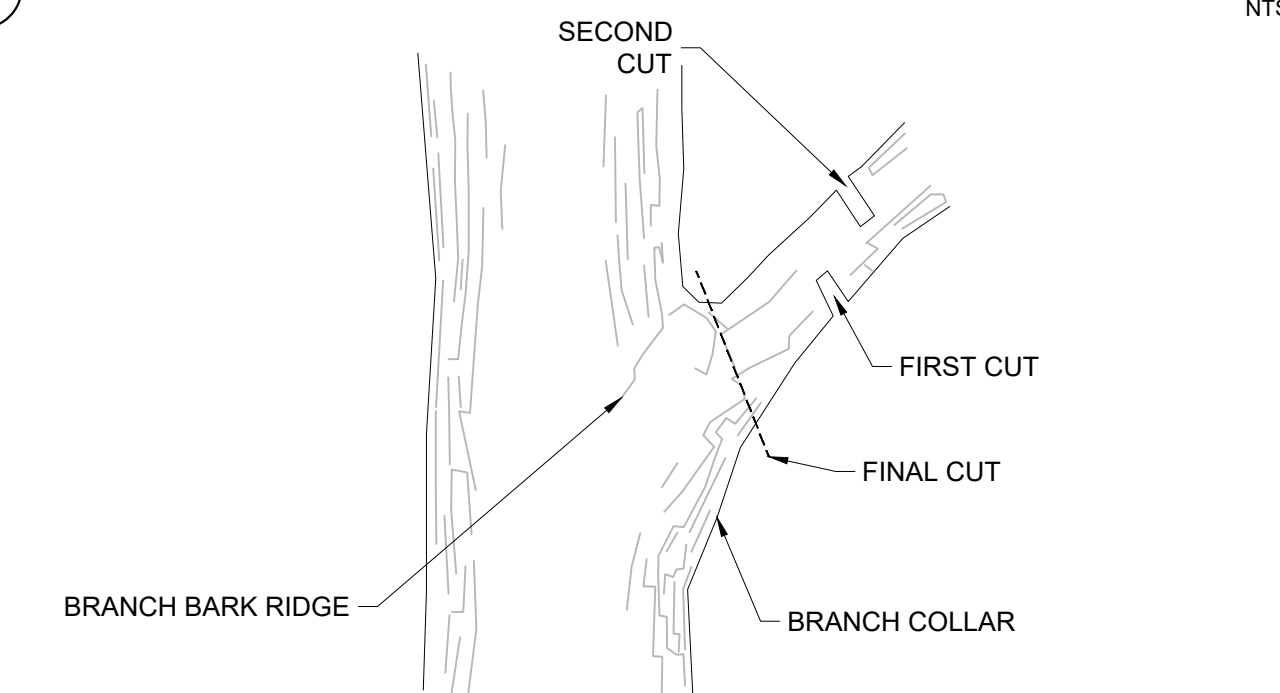


5 STABILIZED CONSTRUCTION ACCESS DETAIL NTS

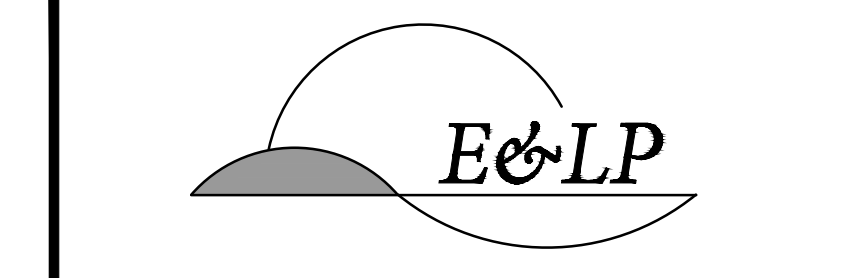


7 DRIVEWAY PROFILE NTS

VERTICAL SCALE: 1" = 2'
 HORIZONTAL SCALE: 1" = 10'



8 TREE PROTECTION FENCE DETAIL NTS



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PROJECT:
 10 SIDNEY ROAD
 BLOCK 4 LOT 2
 FRANKLIN TOWNSHIP
 HUNTERDON COUNTY NEW JERSEY

TITLE:
CONSTRUCTION DETAILS

JOB NO.:	0120295	DRAWING NO.:	4 5
SCALE:	AS SHOWN		
DESIGNED:	AP		
CHECKED:	JS		
FILENAME:	03-DETAILS.DWG		
DATE:	08/11/2021		

