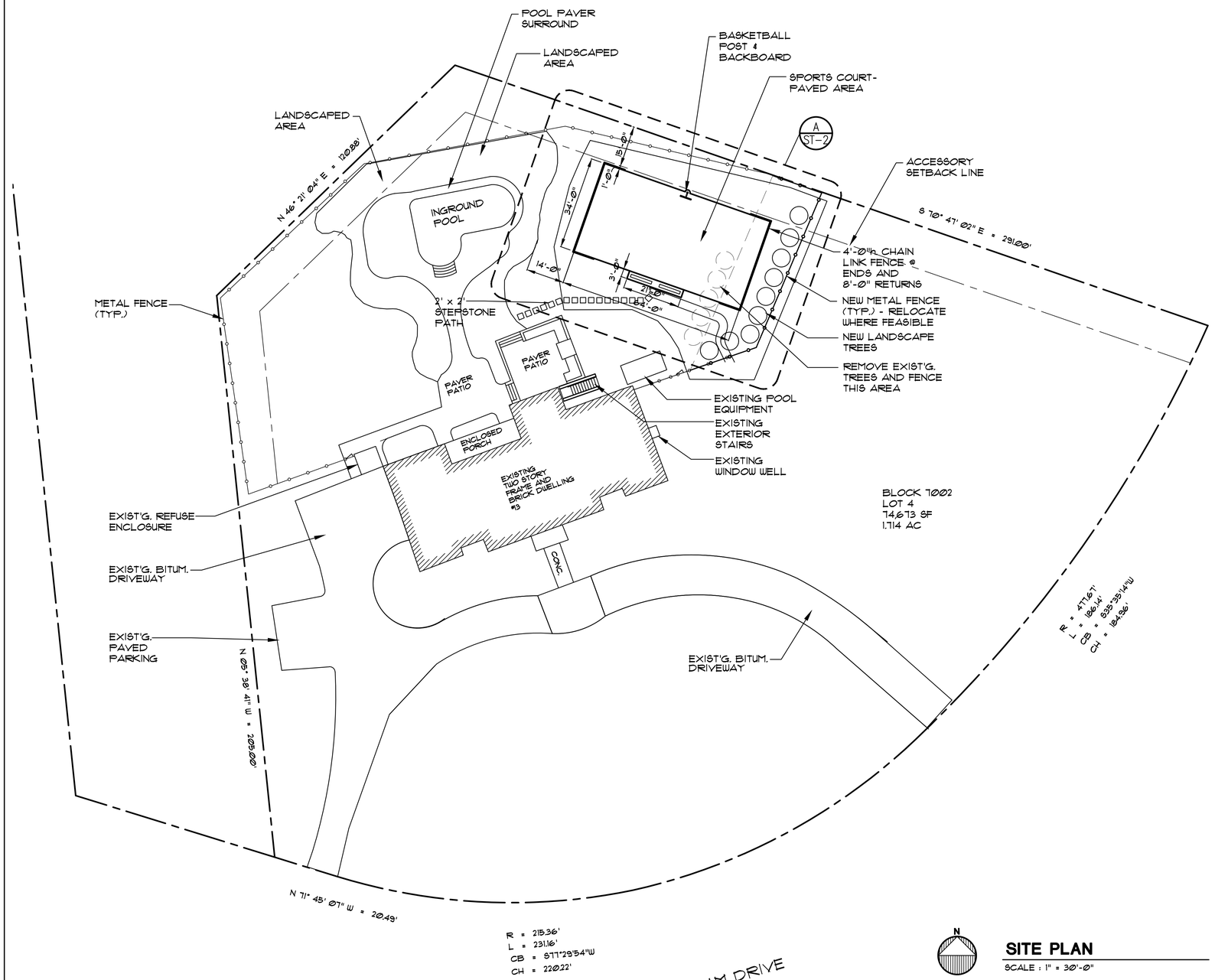


ZONING DATA

ZONE EP-2

	ALLOWED	EXISTING	PROPOSED	
LOT DATA				
MINIMUM LOT AREA	1.714 ACRES 74,673 SF	74,673 SF	74,673 SF	OK.
MINIMUM LOT FRONTAGE	200 FT	231.16 FT	231.16 FT	OK.
MINIMUM LOT WIDTH	100'-0"	104'±	104'±	OK.
MINIMUM LOT DEPTH	-----	205'-0"	205'-0" ±	OK.
MAXIMUM IMPERVIOUS SURFACE RATIO	13 %	13304 SF./ 74673= =17.8 % PREVIOUSLY APPROVED VARIANCE-1/22/16 REFER TO POOL VARIANCE SUBM.	16107 SF./ 74673= 21.6 % (+8.6 % ABOVE) PREV. APPROVED * VARIANCE-11/20/19 FOR GARAGE (NOT BUILT). 14454 SF./ 74673= 19.4 %	*VARIANCE REQUIRED EXIST'G. NON-CONFORMING
PRINCIPAL BUILDING DATA				
MINIMUM FRONT YARD SETBACK	75'-0"	115.2' (EXST'G.)	115.2' (EXIST'G.)	OK.
MINIMUM LEFT SIDE YARD SETBACK	50'-0"	53.9' LT. SIDE	19.5' LEFT SIDE	OK.
MINIMUM RIGHT SIDE YARD SETBACK	50'-0"	89.2' RT. SIDE	89.2' RIGHT SIDE	OK.
MINIMUM REAR YARD SETBACK	50'-0"	87'	87'	OK.
MAXIMUM BLDG. HT.	35'-0" 2 1/2 STORY	± 32'-0" 2 STORY	± 32'-0" 2 STORY	OK.
ACCESSORY BUILDING DATA				
MINIMUM LEFT SIDE YARD SETBACK	15'-0" min. or bldg. ht.	---	15.0' @ SPORTS COURT	OK.
MINIMUM REAR YARD SETBACK	15'-0"	---	15.0' AT REAR @ PROP. LINE	OK.
MAXIMUM ACCESS'RY BLDG. HT.	20'-0"	---	2.5' LOW WALL	OK.

* = INDICATES VARIANCE REQUIRED

NOTE: VARIANCE GRANTED NOV. 20, 2019 FOR GARAGE CONSTRUCTION (NOT BUILT)

LIST OF DRAWINGS

IRC CODE NOTES

1.) ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:
2021 INTERNATIONAL BLDG. CODE NEW JERSEY EDITION
2021 INTERNATIONAL RESID. CODE NEW JERSEY EDITION

2.) USE GROUP - R-3
CONSTR. CLASS. - 5B

3.) NEW SQUARE FOOTAGE

FIRST FLOOR -	Ø S.F.
SECOND FLOOR -	Ø S.F.
TOTAL -	Ø S.F.

4.) TOTAL VOLUME NEW

TOTAL -	Ø C.F.

SITE PLAN

SCALE : 1" = 30'-0"

THIS SITE PLAN IS BASED ON A SURVEY DRAWN BY HARRIS SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
26 MAIN ST., ROBBINSVILLE, NJ 08691
TEL.- 609 259-38071 FAX - 609 259-7189
DRAWING DATED MARCH 1, 2016

0 4' 20' 40'
2' 10'

NO	DATE	REVISIONS

PROPOSED SPORTS COURT ADDITION FOR :

MR. & MRS. JAMES RADVANY

13 BUCKINGHAM DRIVE
PRINCETON, N.J. 08540

SITE PLAN, CODE INFO, AND NOTES

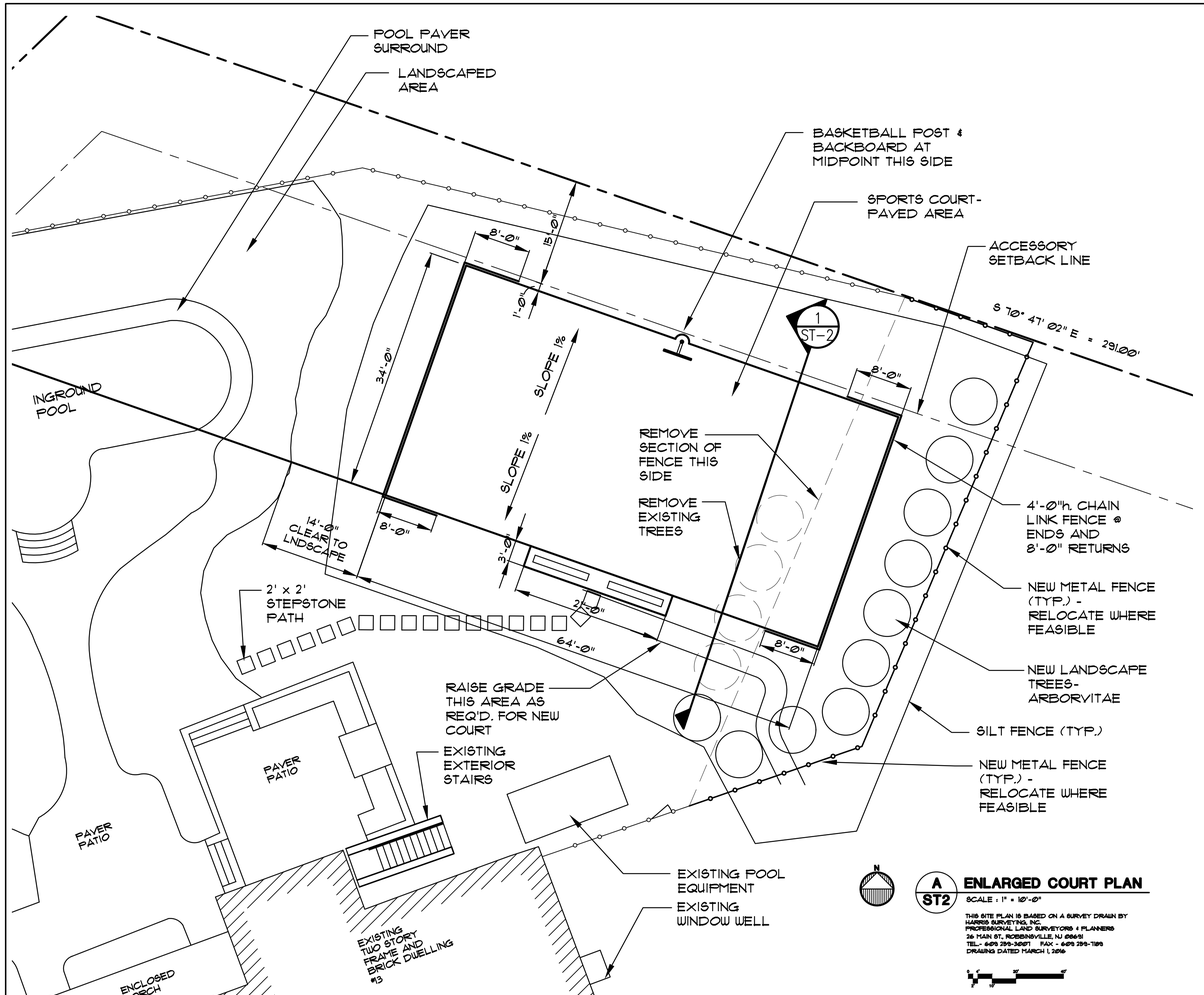
JSK ARCHITECTURE LLC

JAMES S. KARAS, ARCHITECT
27 BRIAR HILLS CIRCLE
SPRINGFIELD, N.J. 07081
TEL. 973 - 467 - 9340
FAX 973 - 218 - 8490
JAMES S. KARAS N.J. C-09597

DATE	JOB NO
MAY 12, 2025	25-0413
SCALE: AS NOTED	DWN. BY: J.K.

DWG. NO: **ST-1**

CHECKED	
J.K.	1 OF 2

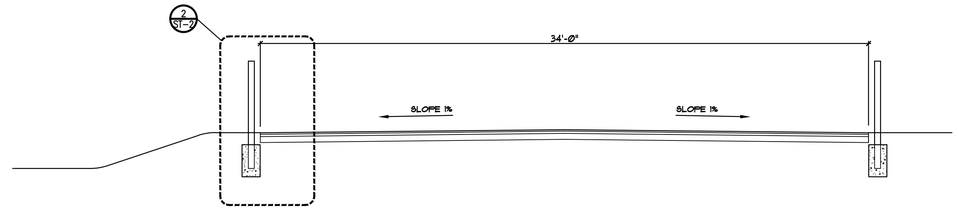


N

A ST2 ENLARGED COURT PLAN

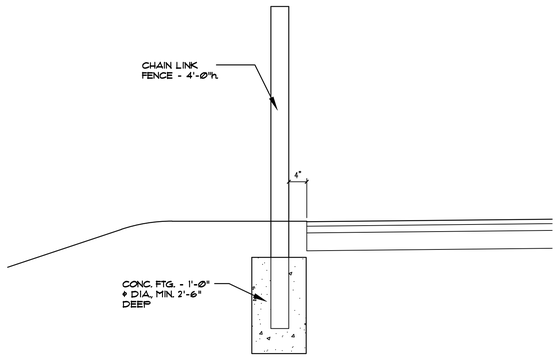
SCALE : 1" = 10'-0"

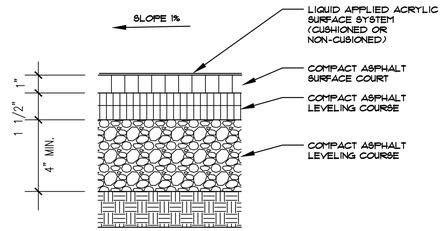
THIS SITE PLAN IS BASED ON A SURVEY DRAWN BY HARRIS SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS + PLANNERS
26 MAIN ST, ROBBINSVILLE, NJ 08691
TEL:- 609 259-3601 FAX - 609 259-1198
DRAWING DATED MARCH 1, 2016



1 ST-2 SECTION THRU COURT

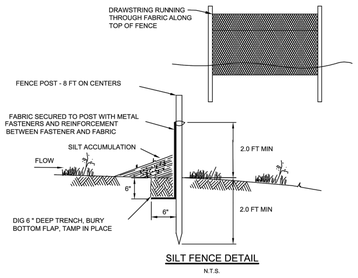
SCALE 1/4" = 1'-0"





3 ST-2 DETAIL PAVING

SCALE :3" = 1'-0"



SILT FENCE DETAIL

N.T.S.

REQUIREMENTS FOR SILT FENCE:

1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEO-TEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEO-TEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.,) PLACED BETWEEN THE FASTENER AND THE GEO-TEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

MAINTENANCE

1. SILT FENCE SHALL BE INSPECTED AFTER EVERY RAIN EVENT. ANY DAMAGE MUST BE REPAIRED IMMEDIATELY.
2. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UPSTREAM SIDE OF THE SILT FENCE WHEN IT ACCUMULATES TO THE EXTENT THAT VISIBLE BULGES DEVELOP IN THE FENCE OR REACHES HALFWAY UP THE FENCE.
3. SILT FENCE SHALL ONLY BE REMOVED AFTER VEGETATIVE GROWTH OR OTHER STABILIZATION MEASURES HAVE BEEN ACHIEVED.

DUST CONTROL NOTES

1. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS, AND INSTALL ALL MEASURES NECESSARY TO REASONABLY CONTROL SOIL EROSION AND TO PREVENT SEDIMENT FROM WASHING DOWNSTREAM OR FROM BEING BLOWN ABOUT THE SITE AND INTO ADJACENT NEIGHBORHOODS.
2. THE CONTRACTOR IS TO FOLLOW THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN INCLUDING THE GENERALIZED SEQUENCE OF CONSTRUCTION.
3. DUST CONTROL METHODS, EQUIPMENT, PRODUCTS, SEQUENCE OF OPERATIONS, AND MAINTENANCE IS TO FOLLOW THE REQUIREMENTS OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, LATEST REVISION. THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST (PAGE NUMBERS REFER TO THE NJ STANDARDS):

MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1).
VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION WITH SOD (PG. 6-1)
TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.
STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.
SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS

APPLICATION MATERIAL	WATER DILUTION	TYPE OF NOZZLE	RATE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON	APPLY ACCORDING TO MFR. INSTRUCTIONS MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG.26-1)		
POLYACRYLAMIDE (PAM) - DRY SPRAY	NONE	COARSE SPRAY	1200
ACIDUATED SOY BEAN SOAP STICK			

4. IF SOIL DUST, OR MUD SHOULD GET TRACKED ONTO AREA-ROADWAYS, THE CONTRACTOR IS TO USE POWER BROOMS, SWEEPERS, OR OTHER SUITABLE MEANS TO PROMPTLY REMOVE SUCH MATERIALS.
5. THE CONTRACTOR IS TO MAINTAIN THE SOIL EROSION, SEDIMENT CONTROL AND DUST CONTROL FEATURES UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED, APPROVED, AND ACCEPTED BY THE OWNER.

STANDARD FOR STABILIZATION WITH MULCH ONLY

Definition

Stabilizing exposed soils with non-vegetative materials exposed for periods longer than 14 days

Purpose

To protect exposed soil surfaces from erosion damage and to reduce offsite environmental damage.

Water Quality Enhancement

Provides temporary mechanical protection against wind or rainfall induced soil erosion until permanent vegetative cover may be established.

Where Applicable

This practice is applicable to areas subject to erosion, where the season and other conditions may not be suitable for growing an erosion-resistant cover or where stabilization is needed for a short period until more suitable protection can be applied.

Methods and Materials

1. Site Preparation
   A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading
   B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.
2. Protective Materials
   A. Unrotted small-grain straw, at 2.0 to 2.5 tons per acre, is spread uniformly at 90 to 115 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District. The approved rates above have been met when the mulch covers the ground completely upon visual inspection, i.e. the inspector cannot see the ground below the mulch.
   B. Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.
   C. Wood-fiber or paper-fiber mulch at the rate of 1,500 pounds per acre (or according to the manufacturer's requirements) may be applied by a hydroseeder.
   D. Mulch netting, such as paper jute, excelsior, cotton, or plastic, may be used.
   E. Woodchips applied uniformly to a minimum depth of 2 inches may be used. Woodchips will not be used on areas where flowing water could wash them into an inlet and plug it.
   F. Gravel, crushed stone, or slag at the rate of 9 cubic yards per 1,000 sq. ft. applied uniformly to a minimum depth of 3 inches may be used. Size 2 or 3 (ASTM C-33) is recommended.
3. Mulch Anchoring - should be accomplished immediately after placement of hay or straw mulch to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area and steepness of slopes.
   A. Peg and Twine - Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.
   B. Mulch Nettings - Staple paper, cotton, or plastic nettings over mulch. Use degradable netting in areas to be mowed. Netting is usually available in rolls 4 feet wide and up to 300 feet long.
   C. Crimper Mulch Anchoring Coulter Tool - A tractor-drawn implement especially designed to punch and anchor mulch into the soil surface. This practice affords maximum erosion control, but its use is limited to those slopes upon which the tractor can operate safely. Soil penetration should be about 3 to 4 inches. On sloping land, the operation should be on the contour.
   D. Liquid Mulch-Binders
      i. Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of banks. Remainder of area should be uniform in appearance.
      ii. Use one of the following:
      a. Organic and Vegetable Based Binders - Naturally occurring, powder based, hydrophilic materials that mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phyto-toxic effect or impede growth of turfgrass. Vegetable based gels shall be applied at rates and weather conditions recommended by the manufacturer.
      b. Synthetic Binders - High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates and weather conditions recommended by the manufacturer and remain tacky until germination of grass.

2 ST-2 DETAIL LOW WALL

SCALE :3/4" = 1'-0"

Seed Preparation

A. Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Co-operative Extension offices. Fertilizer shall be applied at the rate of 500 pounds per acre of 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Apply limestone in accordance with Table 4-1, page 4-2 and the results of soil testing. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes. Table 4-1 is a general guideline for limestone application rates.

LIMESTONE APPLICATION RATE BY SOIL TEXTURE

SOIL TEXTURE	TONS/ACRE	LBS /1000 SQ. FT.
Clay, Clay loam, & high organic soil	3	135
Sandy loam, loam, silt loam	2	90
Loamy sand, sand	1	45

B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or discoing operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.

C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. **This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).**

D. High acid producing soil.

Soils having pH of 4 or less or containing iron sulfide shall be covered with a minimum of 21 inches of soil having a pH of 5 or more before initiating seedbed preparation. See Standard for Management of High Acid Producing Soils, pg. 1-1.

NO	DATE	REVISIONS

PROPOSED SPORTS COURT ADDITION FOR :

MR. & MRS. JAMES RADVANY

13 BUCKINGHAM DRIVE PRINCETON, N.J. 08540

ENLARGED COURT PLAN, DETAILS AND NOTES

JSK ARCHITECTURE LLC

JAMES S. KARAS, ARCHITECT
27 BRIAR HILLS CIRCLE
SPRINGFIELD, N.J. 07081
TEL. 973 - 467 - 9340
FAX 973 - 218 - 8490
JAMES S. KARAS N.J. C-09897

DATE	JOB NO
MAY 12, 2025	25-0413
SCALE	DWN. BY
AS NOTED	J.K.

DWG. NO **ST-2**

CHECKED	
J.K.	2 OF 2