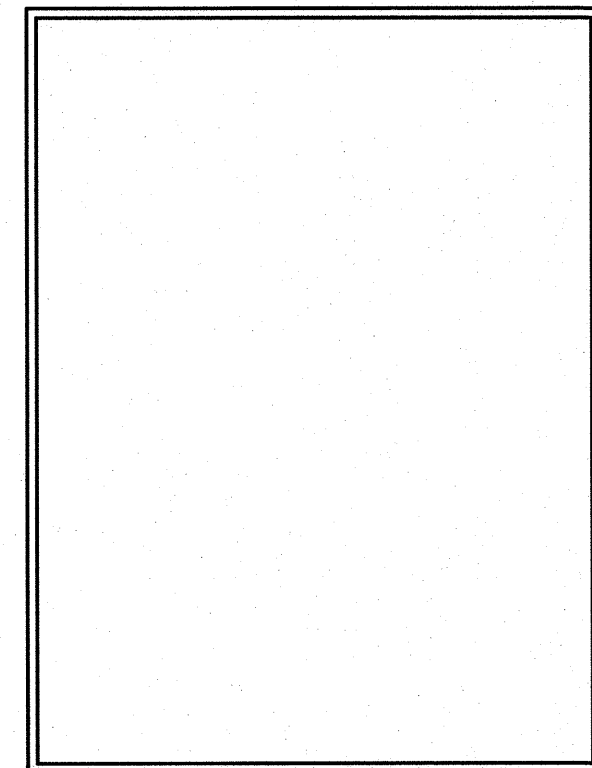


**PROPERTY OWNERS WITHIN 200 FT.**

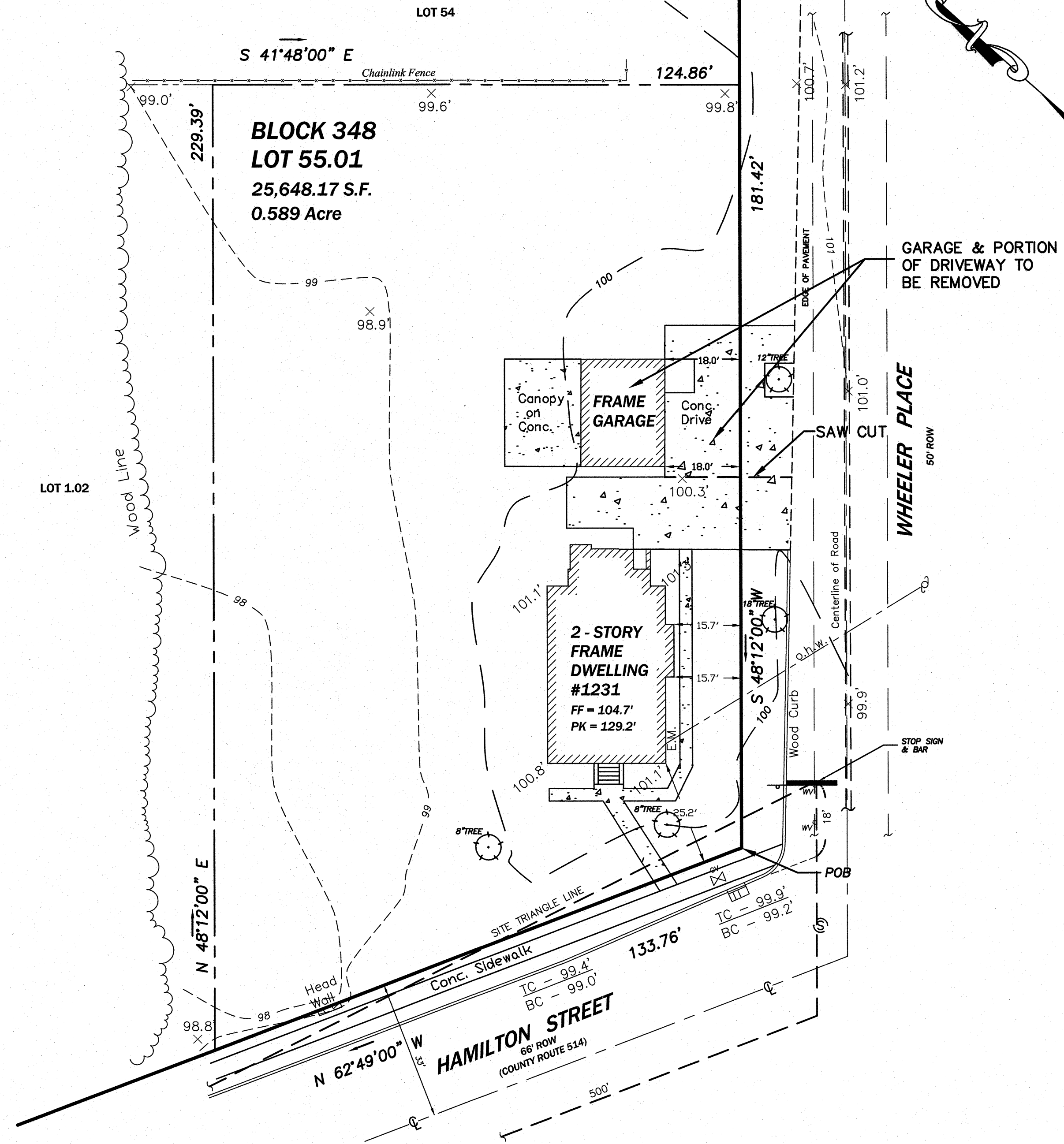
<p><b>Block-Lot: 92-5.01</b> TABATCHNICK REALTY GROUP, LLC 1230 HAMILTON STREET SOMERSET, NJ 08873 RE: 1230 HAMILTON ST</p> <p><b>Block-Lot: 348.02-111</b> LATTANZIO, ALFRED 11 SPRINGFIELD AVE SOMERSET NJ 08873 RE: 484 W POINT AVE</p> <p><b>Block-Lot: 348-1.02</b> DYNASTY MARIN LAND LLC 1341 HAMILTON STREET SOMERSET, NJ 08873 RE: 483 W POINT AVE</p> <p><b>Block-Lot: 348.02-109</b> LATTANZIO, ALFRED 11 SPRINGFIELD AVE SOMERSET NJ 08873 RE: 484 W POINT AVE</p> <p><b>Block-Lot: 348.02-108</b> MBS-REALTY 10 STOCKTON ST STE B METUCHEN NJ 08840 RE: 476 W POINT AVE</p> <p><b>Block-Lot: 348.02-110</b> LATTANZIO, ALFRED 11 SPRINGFIELD AVE SOMERSET NJ 08873 RE: 484 W POINT AVE</p>	<p><b>Block-Lot: 98-58.01</b> MUHAMMAD, MUHAMMAD &amp; SHELLY 165 CODDINGTON AVE SOMERSET, NJ 08873 RE: 165 CODDINGTON AVE</p> <p><b>Block-Lot: 98-1.01</b> ROWE, ANGELA V 1218 HAMILTON STREET SOMERSET, NJ 08873 RE: 1218 HAMILTON ST</p> <p><b>Block-Lot: 98-6</b> MATHIS, DARRELL &amp; LISA REED 1210 HAMILTON STREET SOMERSET NJ 08873 RE: 1210 HAMILTON ST</p> <p><b>Block-Lot: 347-12</b> RAMOS, NOLY &amp; DOMALANTA-RAMOS, A 451 WHEELER PLACE SOMERSET, NJ 08873 RE: 451 WHEELER PL</p> <p><b>Block-Lot: 98-5</b> MATHIS, DARRELL &amp; LISA REED 1210 HAMILTON STREET SOMERSET NJ 08873 RE: 1210 HAMILTON ST</p> <p><b>Block-Lot: 348-54</b> GARCIA-APARICIO, HERIBERTO 452 WHEELER PL SOMERSET, NJ 08873 RE: 452 WHEELER PL</p>	<p><b>Block-Lot: 348-53</b> ZORICH, REBECCA M &amp; JEFFREY A 460 WHEELER PL SOMERSET NJ 08873 RE: 460 WHEELER PL</p> <p><b>Block-Lot: 347-10</b> SMA, GEORGE H &amp; APRIL G 455 WHEELER PL SOMERSET NJ 08873 RE: 455 WHEELER PL</p> <p><b>Block-Lot: 348.02-106</b> MBS-REALTY 10 STOCKTON ST STE B METUCHEN NJ 08840 RE: 476 W POINT AVE</p> <p><b>Block-Lot: 348.02-112</b> TOWNSHIP OF FRANKLIN 476 WHEELER PL SOMERSET NJ 08873 RE: 1301 HAMILTON ST</p> <p><b>Block-Lot: 348.02-104</b> TOWNSHIP OF FRANKLIN 476 WHEELER PL SOMERSET NJ 08873 RE: 438 W POINT AVE</p> <p><b>Block-Lot: 348.02-105</b> MBS-REALTY 10 STOCKTON ST STE B METUCHEN NJ 08840 RE: 476 W POINT AVE</p> <p><b>Block-Lot: 348.02-107</b> MBS-REALTY 476 WHEELER PL SOMERSET NJ 08873 RE: 476 W POINT AVE</p> <p><b>Block-Lot: 347-11</b> LIGHTFOOT, ERICA 453 WHEELER PL SOMERSET NJ 08873 RE: 453 WHEELER PL</p>
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**SOMERSET COUNTY ACCEPTANCE STAMP**

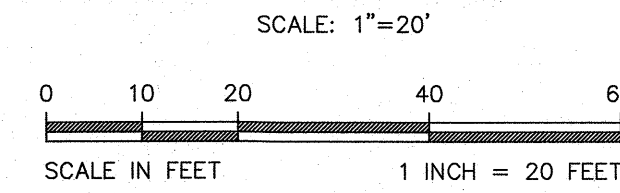


THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED "ACCEPTED AS SUBMITTED" BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. BIDS FOR CONSTRUCTION SHOULD NOT BE BASED ON THESE PLANS UNTIL THE PLANS ARE ACCEPTED BY THE COUNTY.

ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.



**EXISTING CONDITIONS & DEMOLITION PLAN**



VICINITY MAP

**PARKING CALCULATIONS**

<b>LOT 55.02</b>	4 BEDROOM D.U. - 2 1/2 SPACES
<b>LOT 55.03</b>	3 BEDROOM D.U. - 2 SPACES

**SANITARY SEWER FLOW CALCULATIONS**

<b>LOT 55.02</b>	4 BEDROOM HOUSE - 300 GPD
<b>LOT 55.03</b>	3 BEDROOM HOUSE - 300 GPD
<b>TOTAL</b>	600 GPD

**WATER DEMAND**

<b>LOT 55.02</b>	4 BEDROOM HOUSE - 395 GPD
<b>LOT 55.03</b>	3 BEDROOM HOUSE - 320 GPD
<b>TOTAL</b>	715 GPD

ANDREW K. WO, P.E. AND P.L.S.  
PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR  
New Jersey LICENSE NO. 6834581

1	COMPLETENESS COMMENTS	EJ	01-12-24
NO.	REVISION	DATE	DATE
<p><b>MINOR SUBDIVISION PLAN</b> PREPARED FOR 1231 HAMILTON STREET LOT 55.01 IN BLOCK 348 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY</p> <p><b>FLETCHER ENGINEERING, INC.</b> ENGINEERS • SURVEYORS • PLANNERS P.O. Box 329 • Fords, NJ 08863 • Phone 732-738-8809 • Fax 732-738-6727</p>			
SCALE	DATE	FILE NO.	MAP NO.
1"=20'	08-18-23	936923	
DRAWN	CHECKED	DWG NO.	SHEET
EJ	M		1 OF 3

**GENERAL NOTES**

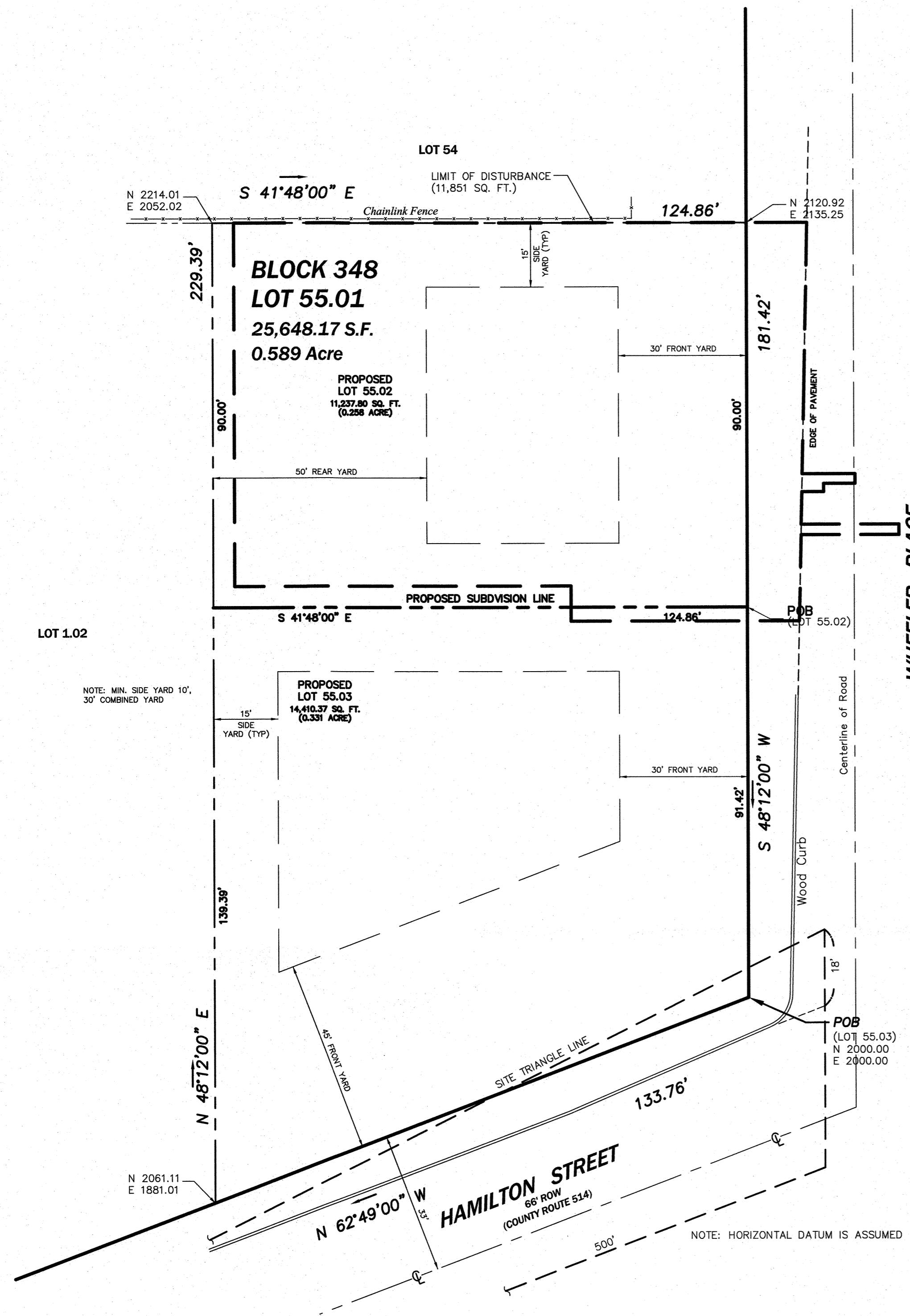
- PROPERTY KNOWN AS 1231 HAMILTON STREET, ALSO KNOWN AS LOT 55.01 IN BLOCK 348 AS SHOWN ON THE TOWNSHIP OF FRANKLIN TAX MAP SHEET NO. 61.01.
- PROPERTY IS LOCATED IN THE R-15 SINGLE FAMILY RESIDENTIAL ZONE.
- TOTAL TRACT AREA IS 25,648.17 S.F. OR 0.589 ACRE.
- PROPOSED SUBDIVISION CREATES 2 NEW LOTS:  
PROPOSED LOT 55.02 - 11,237.80 S.F. (PROPOSED BUILDING LOT)  
PROPOSED LOT 55.03 - 14,410.37 S.F. (PROPOSED LOT W/EXIST. DWELLING)
- ELEVATION DATUM IS ASSUMED.
- PROPERTY IS LOCATED IN FLOOD HAZARD ZONE 'X' (AREA OUTSIDE SPECIAL FLOOD HAZARD AREA)
- OWNER & APPLICANT:  
TWELVE31, LLC  
50 WESTMINSTER AVE.  
SOMERSET, NJ 08873
- THIS PLAN IS PREPARED FROM A FIELD SURVEY PERFORMED BY JY LAND SURVEYING, INC. ON 12-15-21.  
PROPERTY SURVEY IS INCORPORATED IN THIS MAP.
- PUBLIC SEWERS AND WATER MAINS ARE EXISTING ALONG THE PROPERTY FRONTAGE IN THE ROW OF WHEELER PL & HAMILTON ST. THE ESTIMATED DAILY FLOW FOR EACH DWELLING IS 300 GPD OR 600 GPD TOTAL FOR THE 2 LOTS.
- THE APPLICANT WILL PROVIDE SOIL LOGS AND SOIL PERMEABILITY TEST RESULTS AT THE TIME OF BUILDING PERMIT APPLICATION. THE APPLICANT WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 330 STORMWATER MANAGEMENT.
- AN AS-BUILT PLAN PREPARED BY A LICENSED SURVEYOR IS TO BE SUBMITTED TO THE TOWNSHIP PRIOR TO A CERTIFIED OCCUPANCY INSPECTION OR THE RELEASE OF THE PERFORMANCE BONDS.
- OFFICIAL STREET ADDRESSES SHALL BE OBTAINED FROM THE FRANKLIN TOWNSHIP 911 COORDINATOR.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FRANKLIN TWP. SPECIFICATIONS.
- APPLICANT SHALL PROVIDE AN INDIVIDUAL PLOT & GRADING PLAN AT TIME OF BUILDING PERMIT APPLICATION.
- APPLICANT PROPOSES WAIVER FROM PROVIDING CURB & SIDEWALK ALONG WHEELER PLACE SINCE THERE ARE NONE ALONG THIS STREET.
- ANY CURB OR SIDEWALK FOUND TO BE IN DISREPAIR SHALL BE REPAIRED OR REPLACED AT THE DIRECTION OF THE FRANKLIN TWP. ENGINEERING DEPARTMENT.
- THERE ARE NO COAH UNITS AS PART OF THIS APPLICATION.

**ZONING REQUIREMENTS - R-15 ZONE**

	REQUIRED	EXISTING	PROPOSED LOT 55.02	PROPOSED LOT 55.03
MINIMUM LOT AREA (INTERIOR)	15,000 SF	N.A.	11,237.80	N.A.
MINIMUM LOT AREA (CORNER)	18,000 SF	25,648.17	N.A.	14,410.37
MINIMUM LOT FRONTAGE (INTERIOR)	100 FT	N.A.	90'	N.A.
MINIMUM LOT FRONTAGE (CORNER)	120 FT	133.76	N.A.	91.42**
PRINCIPAL BUILDING SETBACK FRONT (WHEELER)	30 FT	15.7'	30.50	15.7'
FRONT (HAMILTON)	45 FT	25.2'	N.A.	25.2'
SIDE (ONE/BOTH)	10/30 FT	109.3/-	20/40	19.34/98.29
REAR	50 FT	N.A.	59.4	N.A.
ACCESSORY BUILDING SETBACK SIDE	10 FT	65.2	N.A.	N.A.
REAR	25 FT	87.1	N.A.	N.A.
MAXIMUM LOT COVERAGE (BLDG.)	20 %	7.3	15.6	9.4
SQUARE FOOTAGE	1,866.5	1,750	1,358.5	
MAXIMUM HEIGHT (FT./STORIES)	35/2 1/2	2-STY.	32/2	32/2
MINIMUM GFA	900 SF	2,716	3,100	2,717
OFF STREET PARKING (SPACES/DU)	2	2	4	2
MAX LOT COVERAGE (ALL IMPERVIOUS) (%)	30 %	15.4	22.0	16.6
SQUARE FOOTAGE		3,944	2,474	2,385.4

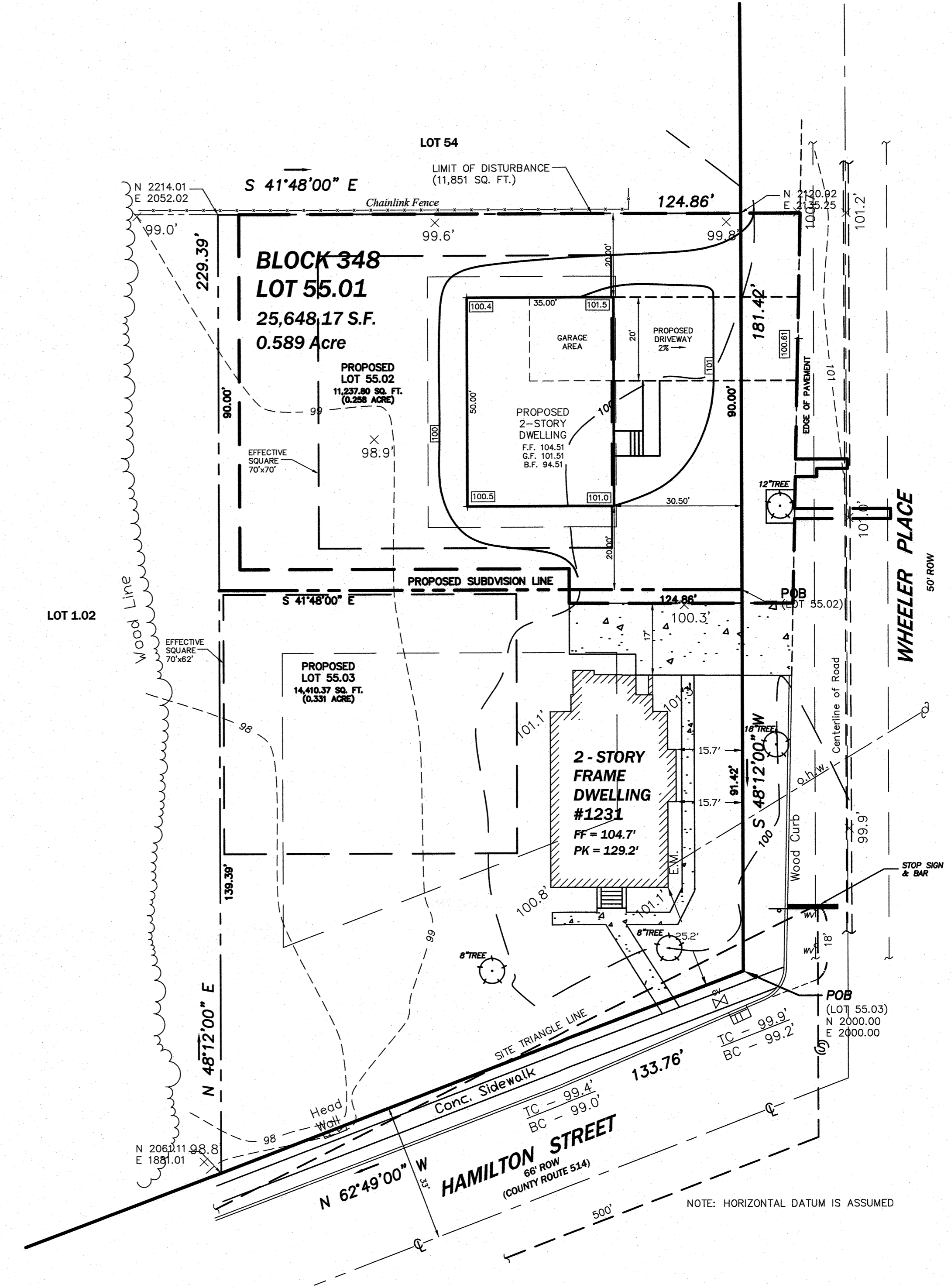
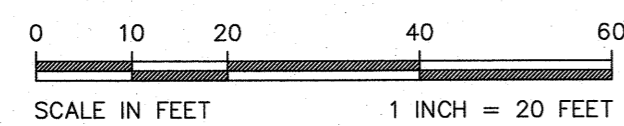
CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE TOWNSHIP OF FRANKLIN PLANNING BOARD ON:

CHAIRMAN	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE



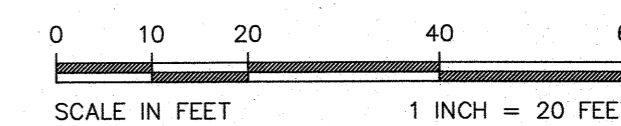
**SUBDIVISION PLAN**

SCALE: 1"=20'



**GRADING PLAN**

SCALE: 1"=20'

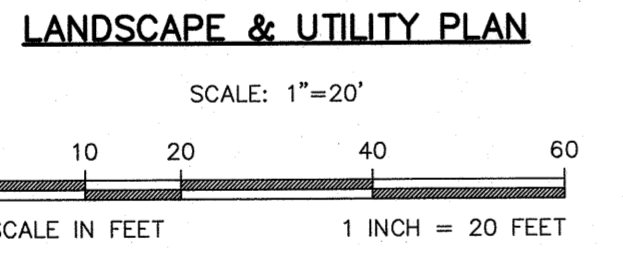
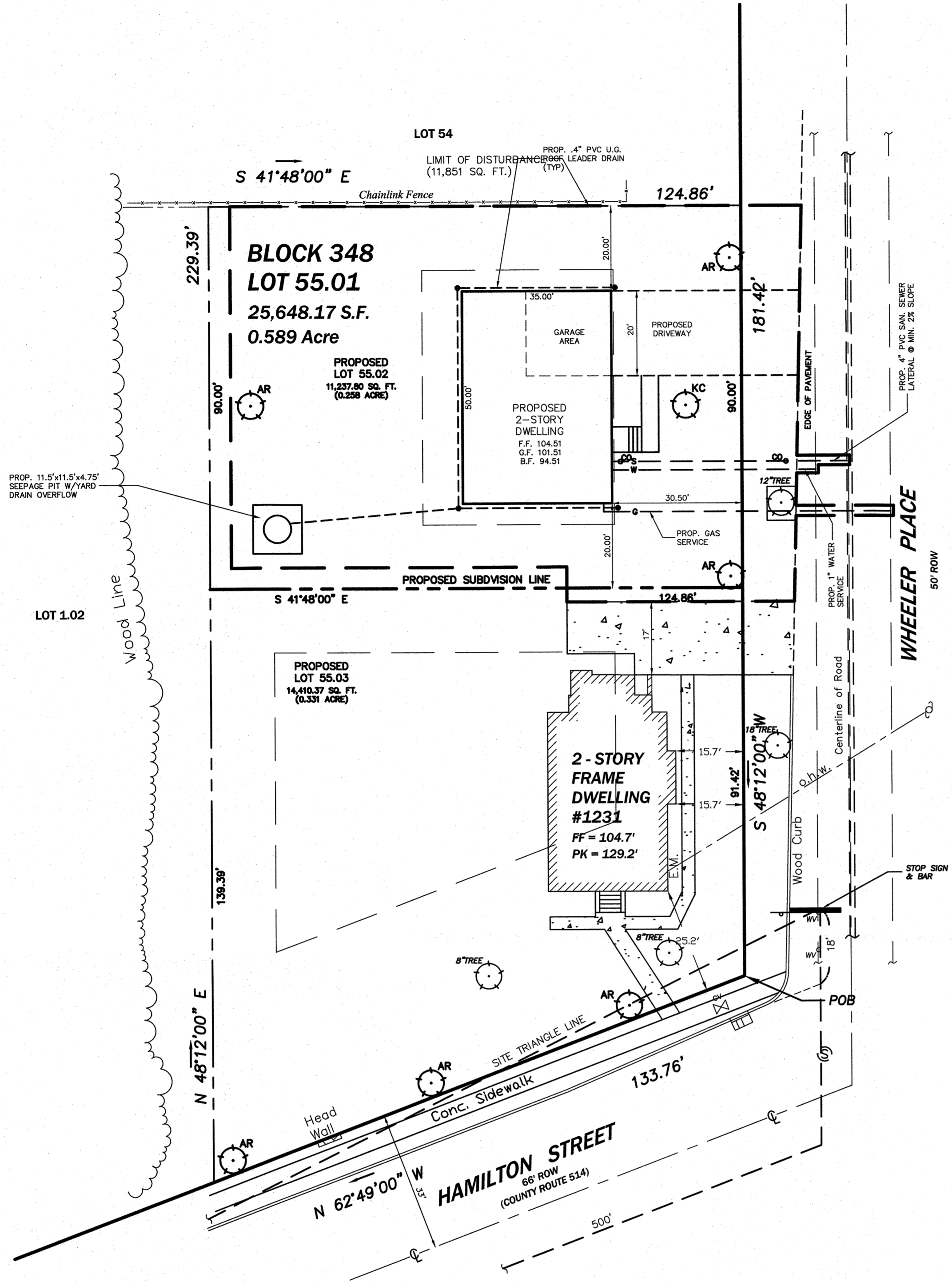


**LEGEND**

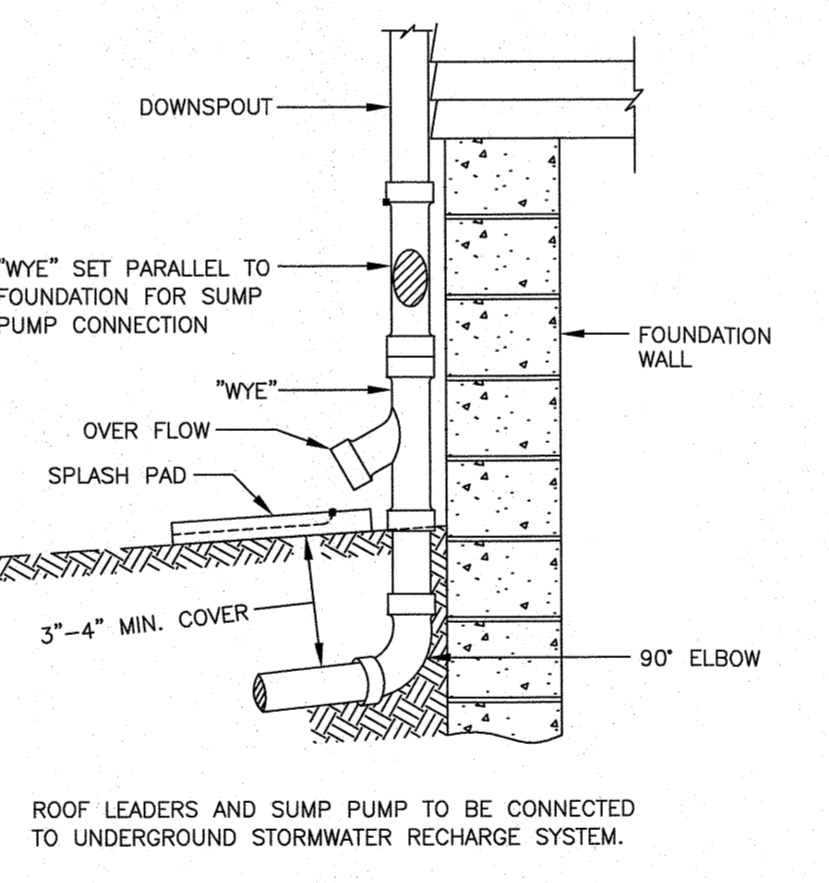
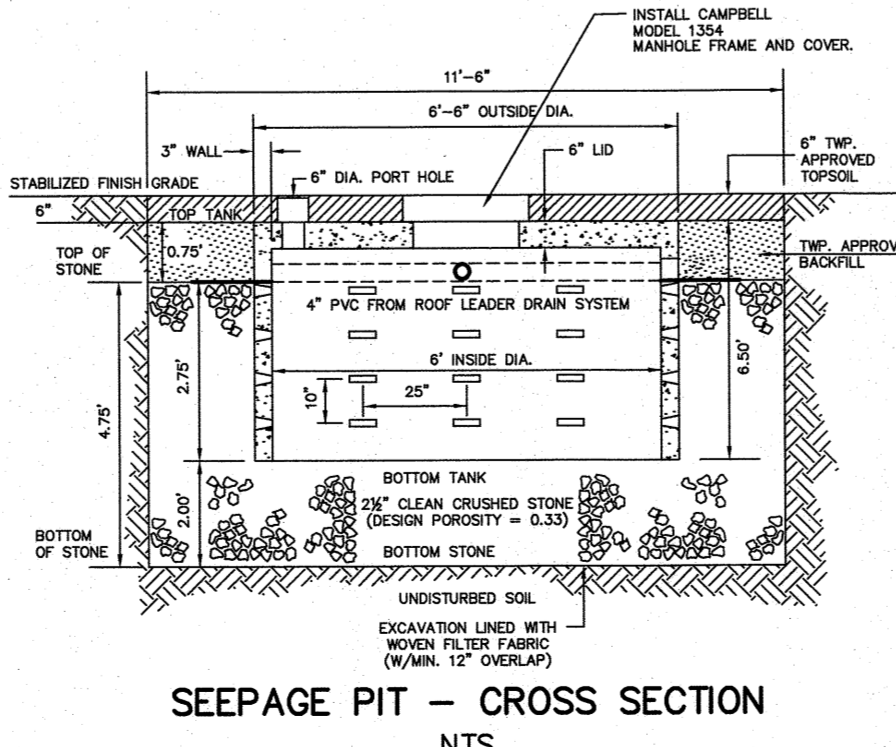
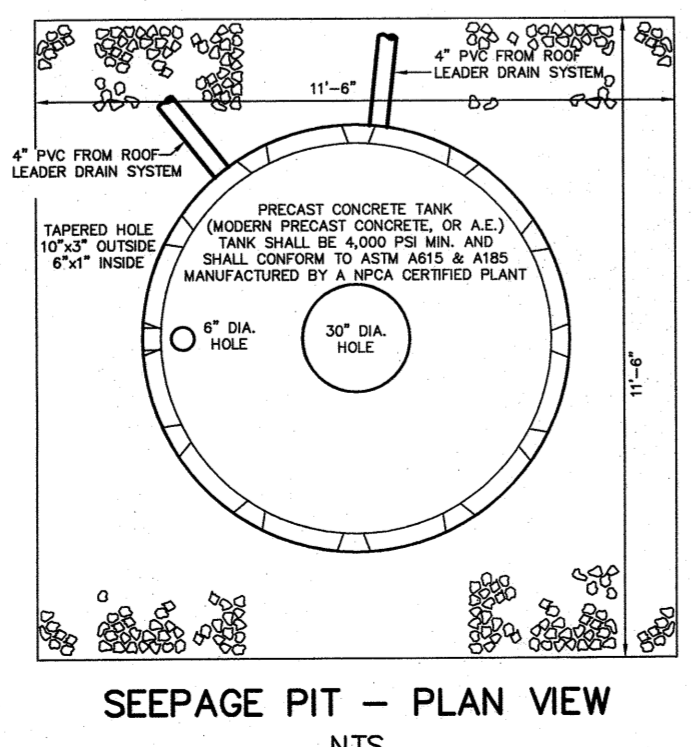
- 103--- EXISTING CONTOUR
- 100--- PROPOSED CONTOUR
- 101.1x EXISTING SPOT ELEVATION
- 101.15 + PROPOSED SPOT ELEVATION
- TC 100.50 BC 100.00 PROPOSED TOP/BOTTOM CURB ELEV.
- PROPOSED SURFACE DRAINAGE DIRECTION
- 6" TREE EXISTING TREE TO REMAIN
- 6" TREE EXISTING TREE TO BE REMOVED
- QP PROPOSED TREE

ANDREW K. WU, P.E. AND P.L.S.  
PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR  
New Jersey LICENSE NO. GB34581

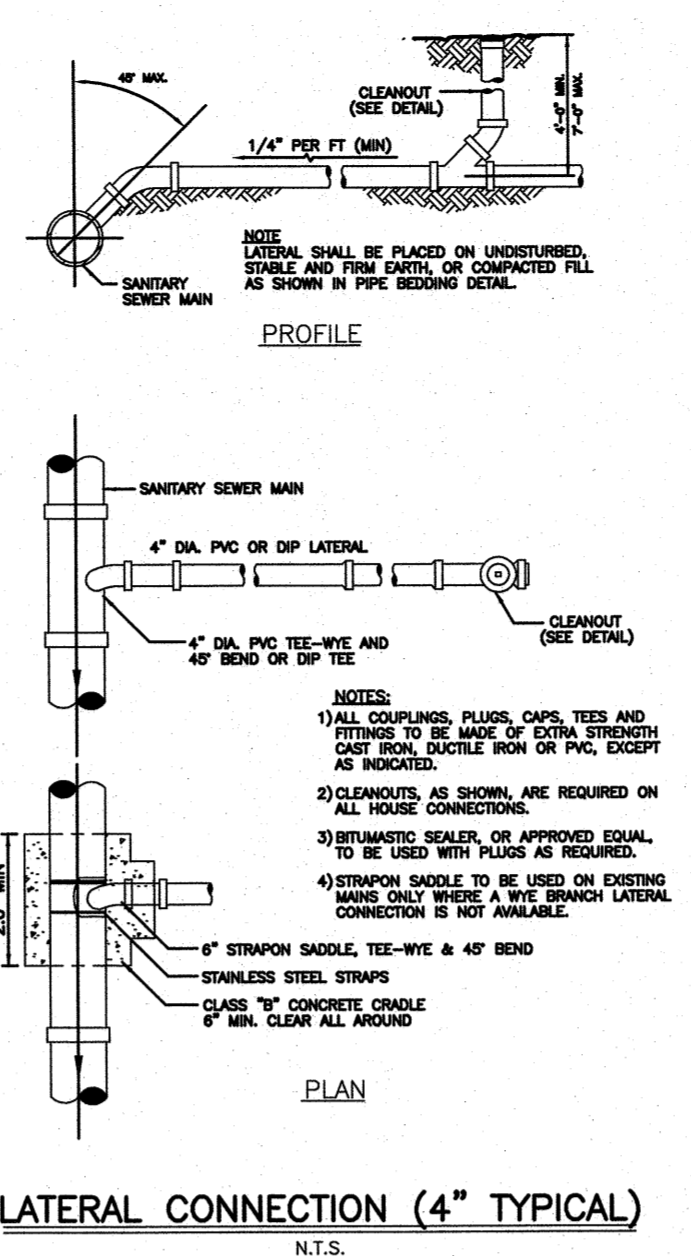
1 COMPLETENESS COMMENTS		EEJ	01-12-24
NO.	REVISION	DRAWN	DATE
<b>MINOR SUBDIVISION PLAN</b> PREPARED FOR <b>1231 HAMILTON STREET</b> <b>LOT 55.01 IN BLOCK 348</b> SOMERSET COUNTY, NEW JERSEY			
<b>FLETCHER ENGINEERING, INC.</b> ENGINEERS • SURVEYORS • PLANNERS P.O. Box 329 • Fords, NJ 08863 • Phone 732-738-8809 • Fax 732-738-6727			
SCALE	DATE	FILE NO.	MAP NO.
1"=20'	08-18-23	936923	
DRAWN	CHECKED	DWG NO.	SHEET
EEJ			2 OF 3



SEEPAGE PIT CALCULATIONS	
EXISTING IMPERVIOUS COVERAGE (SF)	3,944.0
PROPOSED IMPERVIOUS COVERAGE (SF)	4,859.4
NET INCREASE (SF)	865.4
STORAGE REQUIRED (CF)	
NET INCREASE x 0.25	216.4
USE 11.5' x 11.5' x 4.75' STONE BED w/ 6" i.d., 6.5' o.d., 5.75' depth DRYWELL	182.5
STORAGE IN DRYWELL (CF): $7 R^2 (L.d.) \times \text{depth}$	177.2
STORAGE IN STONE (CF): $[(\text{length} \times \text{width} \times \text{depth}) - (7R^2(o.d.) \times \text{depth})] \times 0.33$	339.7
TOTAL STORAGE PROVIDED	



TYPICAL ROOF LEADER/SUMP PUMP CONNECTION DETAIL  
N.T.S.



LATERAL CONNECTION (4" TYPICAL)  
N.T.S.

FRANKLIN TOWNSHIP TREE CONSERVATION AND REPLACEMENT

TREES REMOVED WITH A D.B.H. EQUAL TO OR GREATER THAN 4 INCHES AND LESS THAN 16 INCHES:  
 TREE REPLACEMENT REQUIREMENTS:  
 PERCENTAGE OF TREES REMOVED FROM EXISTING DEVELOPMENT: 80-100% (80%), 60-79% (60%), 40-59% (40%), 20-39% (20%), LESS THAN 20% (10%)  
 PERCENTAGE OF TREES TO BE REPLACED WITH TREES OF MIN. 2.5 INCH CALIPER: 80%, 60%, 40%, 20%, 10%  
 NUMBER OF 4"-16" D.B.H. TREES ON-SITE = 2  
 NUMBER REMOVED = 0  
 REPLACEMENT REQUIRED = 0

TREES REMOVED WITH A D.B.H. EQUAL TO OR GREATER THAN 16 INCHES:  
 TREE REPLACEMENT REQUIREMENTS:  

EXISTING TREE TO BE REMOVED	NUMBER OF REPLACEMENT TREES (MIN. 2.5" CALIPER)	NUMBER OF TREES TO BE REMOVED	NUMBER OF TREES TO BE REPLACED
LESS THAN 16"	3	0	0
LESS THAN 15"	4	0	0
LESS THAN 14"	5	0	0
LESS THAN 13"	6	0	0
LESS THAN 12"	7	0	0
LESS THAN 11"	8	0	0
LESS THAN 10"	9	0	0
LESS THAN 9"	10	0	0
LESS THAN 8"	11	0	0
LESS THAN 7"	12	0	0
LESS THAN 6"	13	0	0
LESS THAN 5"	14	0	0
LESS THAN 4"	15	0	0

 TOTAL REPLACEMENT REQUIRED: 0

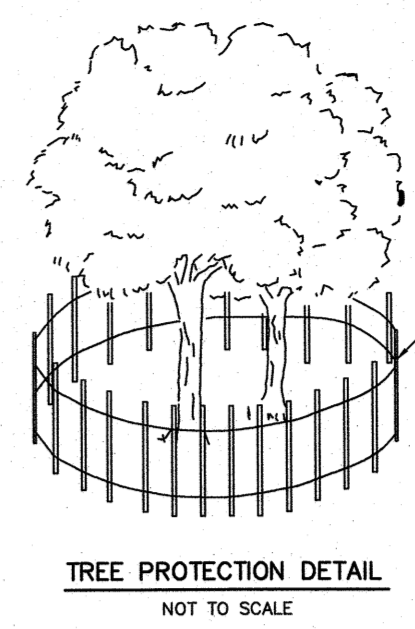
IMPERVIOUS COVERAGE: 1 TREE/1,000 SF. OF COVERAGE  
 REQUIRED: 2 TREES

REPLACEMENT TREES:

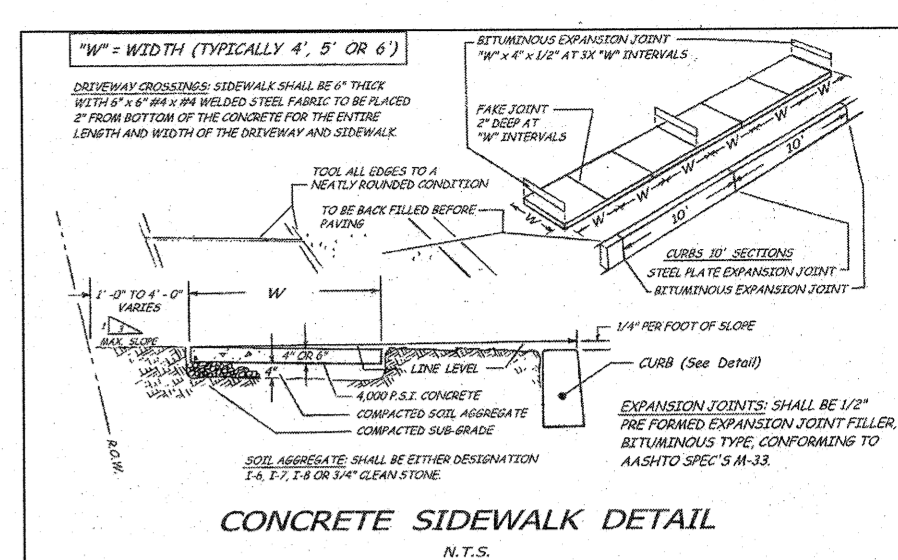
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SIZE AT MATURITY	QUANTITY
AR	ACER RUBRUM	RED MAPLE	MIN. 2 1/2" CALIPER, BAB	50-60 FT.	1
KC	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	MIN. 2 1/2" CALIPER, BAB	30-35 FT.	1

STREET TREES (MAX. SPACING = 60') 7 REQUIRED - 2 EXISTING, 5 PROPOSED

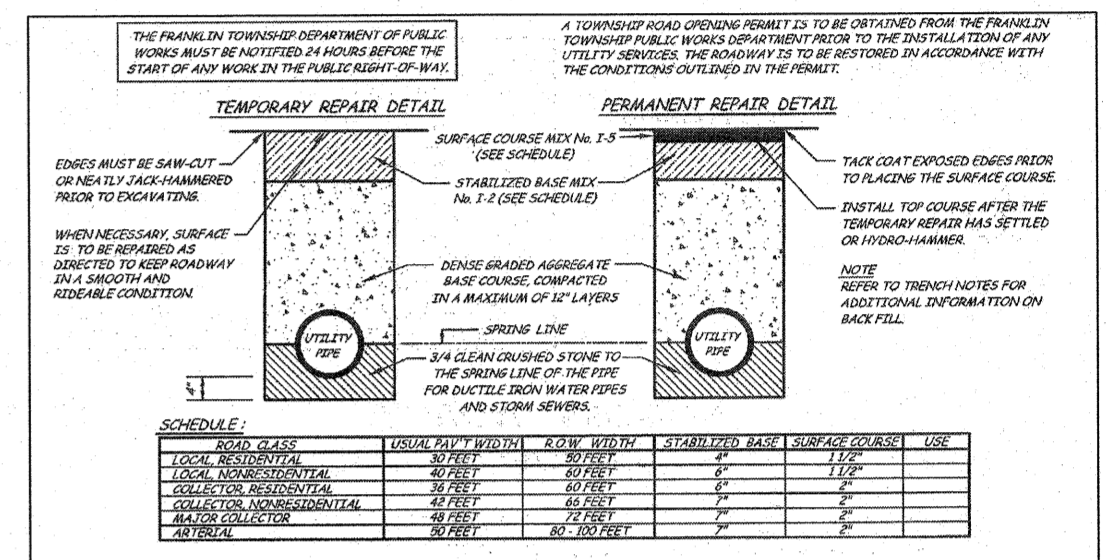
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SIZE AT MATURITY	QUANTITY
AR	ACER RUBRUM	RED MAPLE	MIN. 2 1/2" CALIPER, BAB	50-60 FT.	5



TREE PROTECTION DETAIL  
NOT TO SCALE

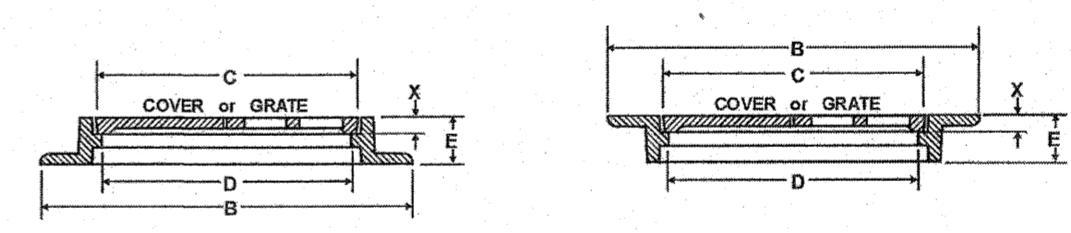
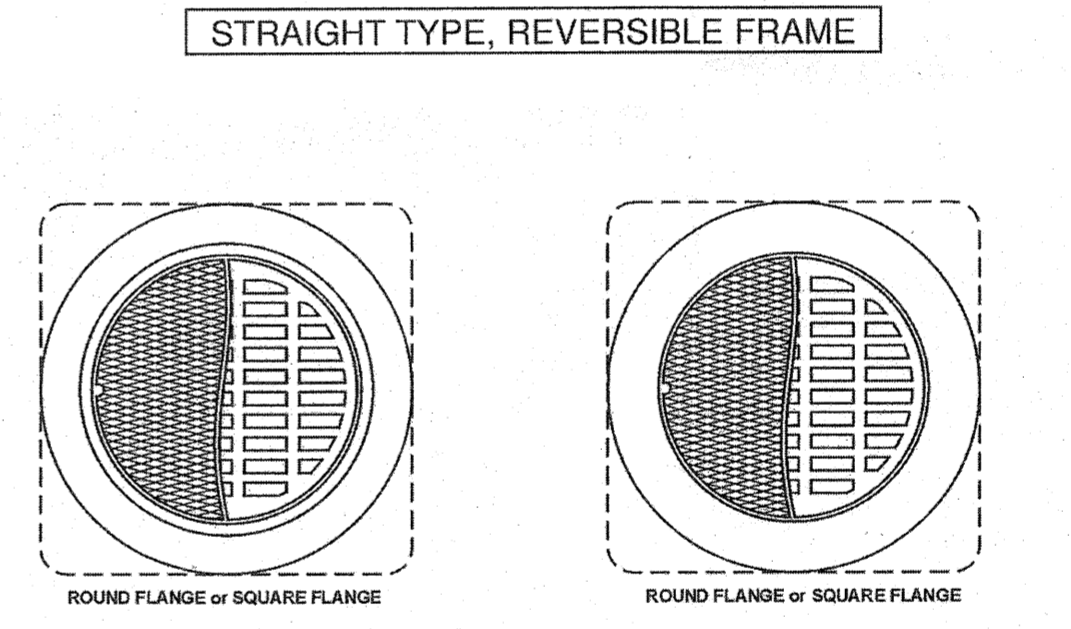


CONCRETE SIDEWALK DETAIL  
N.T.S.



RESTORATION OF STREET OPENINGS  
N.T.S.

Light Duty Manhole Frames and Covers or Grates



PATTERN NUMBER	COVER	GRATE	DIMENSIONS IN INCHES					
	ROUND FLANGE	SQUARE FLANGE	B	C	D	E	X	
1300	1313	1350	1365	16 1/2	12	10 1/2	5	1
1301	1314	1351	1366	22 1/2	18	16 1/2	5	1
1302	1315	1352	1367	28 1/2	24	22 1/2	5	1
1304	1317	1354	1367	34 1/2	30	28 1/2	5	1
1305	1318	1355	1368	40 1/2	36	34 1/2	5	1

All units can be supplied with grates bolted to frames.

CAMPBELL FOUNDRY COMPANY  
 sales@campbellfoundry.com Ph: 973-483-5480 Fax: 973-483-1843  
 sales@campbellmaterials.com

NO.	COMPLETENESS COMMENTS	EEJ	01-12-24
1	COMPLETENESS COMMENTS	EEJ	01-12-24

MINOR SUBDIVISION PLAN  
 PREPARED FOR  
 1231 HAMILTON STREET  
 LOT 55.01 IN BLOCK 348  
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

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 New Jersey LICENSE NO. 3834581

PAUL J. FLETCHER, P.E., P.P.  
 PROFESSIONAL ENGINEER N.J. LIC. NO. 32041

SCALE	DATE	FILE NO.	MAP NO.
1"=20'	08-18-23	936923	
DRAWN	CHECKED	DWG NO.	SHEET
EEJ	EEJ		3 OF 3