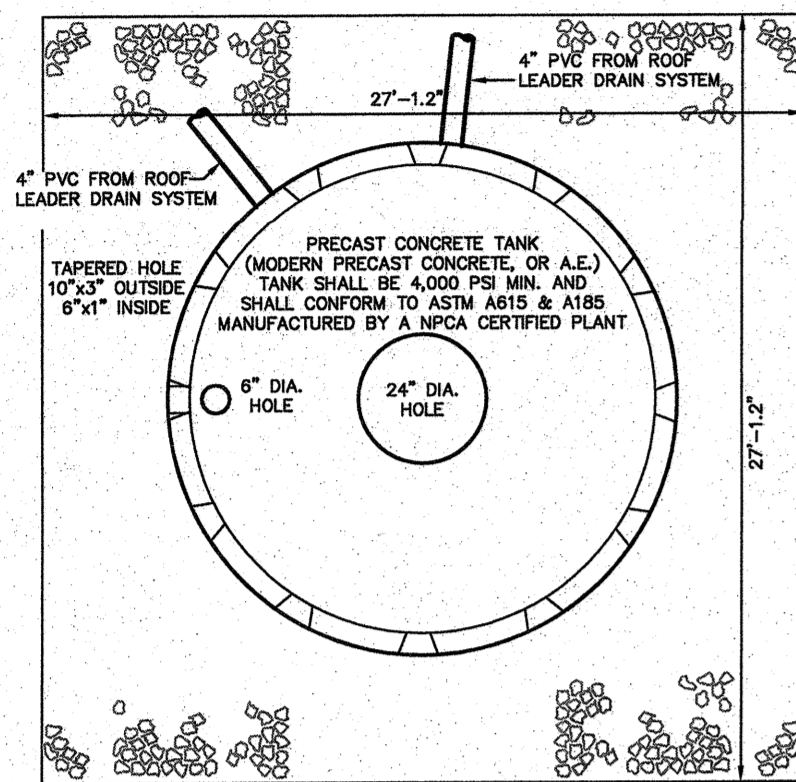
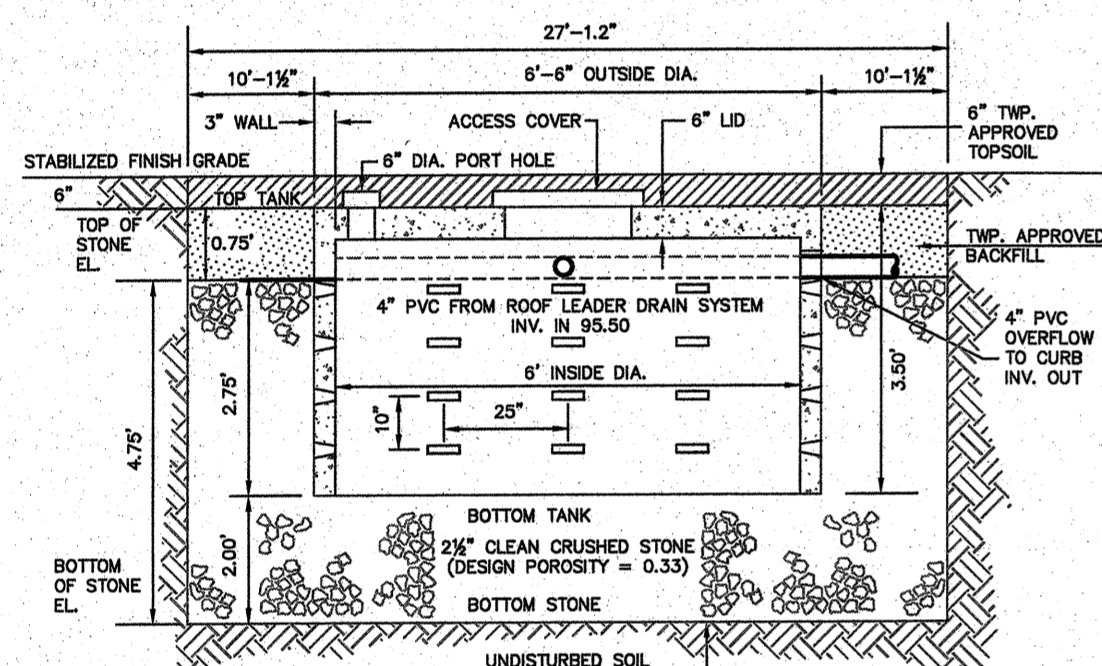


SEEPAGE PIT CALCULATIONS	
EXISTING IMPERVIOUS COVERAGE (SF)	3,138.4
PROPOSED IMPERVIOUS COVERAGE (SF)	2,932.7
NET INCREASE (SF)	4,794.3
STORAGE REQUIRED (CF)	1,198.8
NET INCREASE x 0.25	1,198.8
USE 27.1" x 27.1" x 4.75' STONE BED w/ 6" I.D., 6.5' O.D., 2.75' DEPTH DRYWELL	
STORAGE IN DRYWELL (CF) = $\pi R^2 (L.D.) \times \text{DEPTH}$	77.8
STORAGE IN STONE (CF) = $(\text{LENGTH} \times \text{WIDTH} \times \text{DEPTH}) - (\pi R^2 (\text{O.D.}) \times \text{DEPTH}) \times 0.33$	1,121.1
TOTAL STORAGE PROVIDED	1,198.8



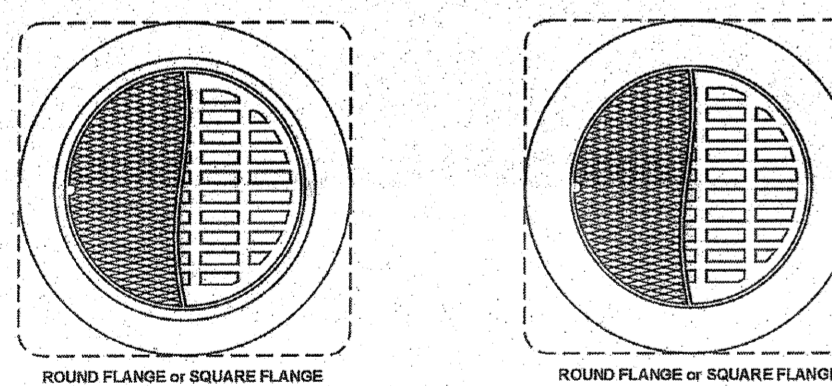
SEEPAGE PIT - PLAN VIEW
NTS



SEEPAGE PIT - CROSS SECTION
NTS

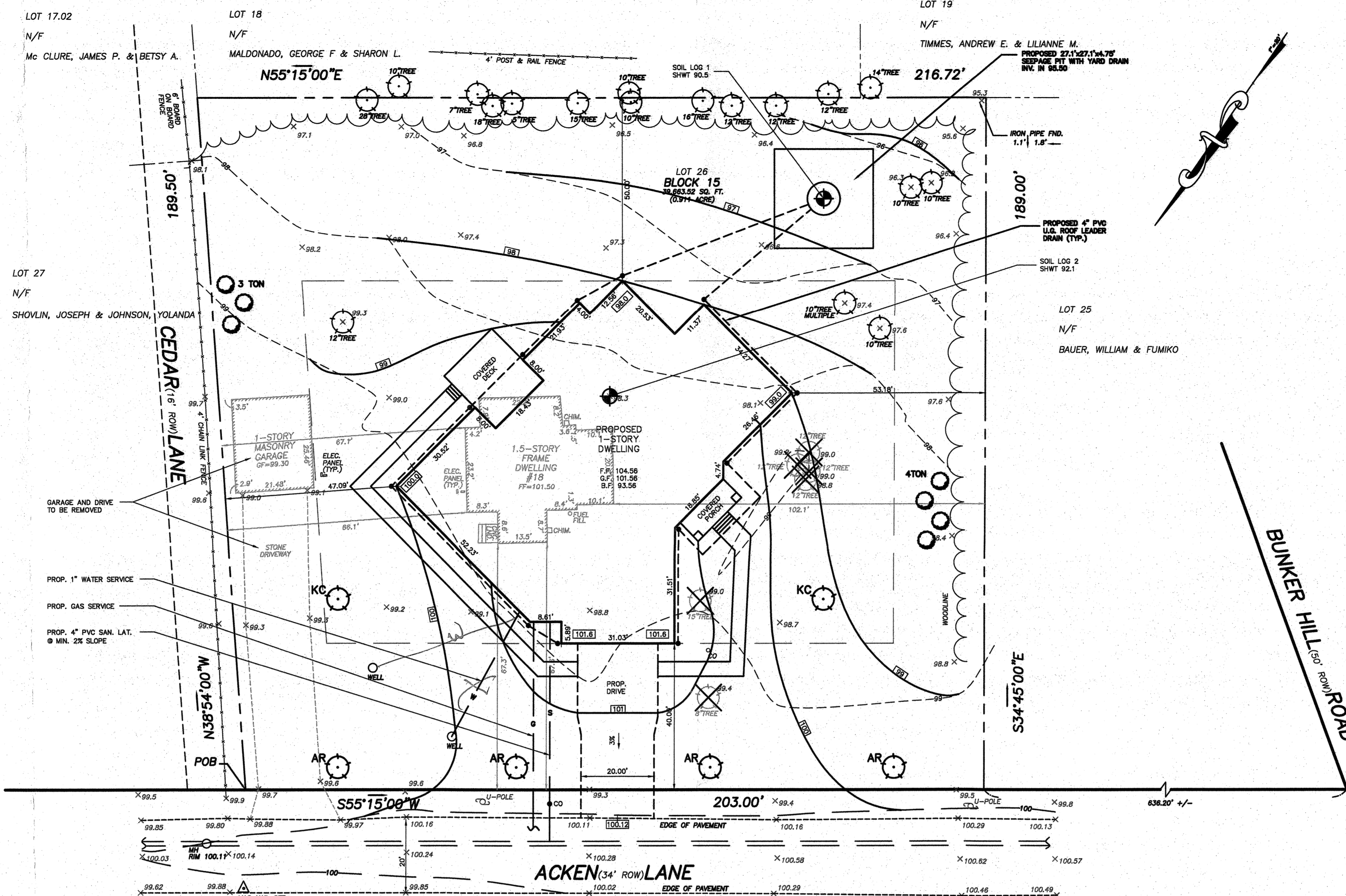
Light Duty Manhole Frames and Covers or Grates

STRAIGHT TYPE, REVERSIBLE FRAME



PATTERN NUMBER	PATTERN NUMBER	DIMENSIONS IN INCHES			
COVER	GRATE	R	C	D	X
1300	1310	1300	1300	16"	12"
1301	1314	1301	1304	22"	18"
1302	1315	1302	1305	28"	24"
1304	1317	1304	1307	34"	30"
1305	1318	1305	1308	40"	36"

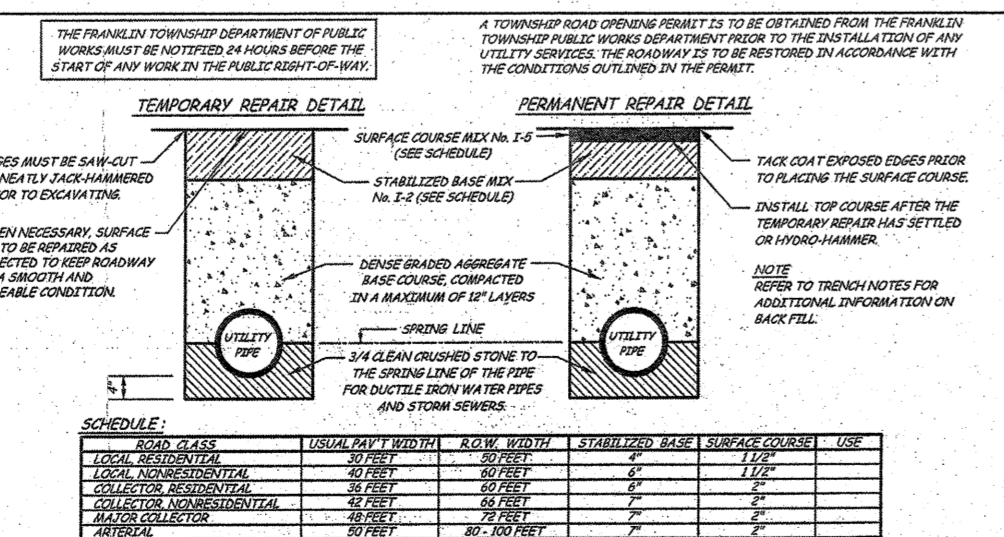
All units can be supplied with grates bolted to frames



ZONING REQUIREMENTS - R-40 ZONE

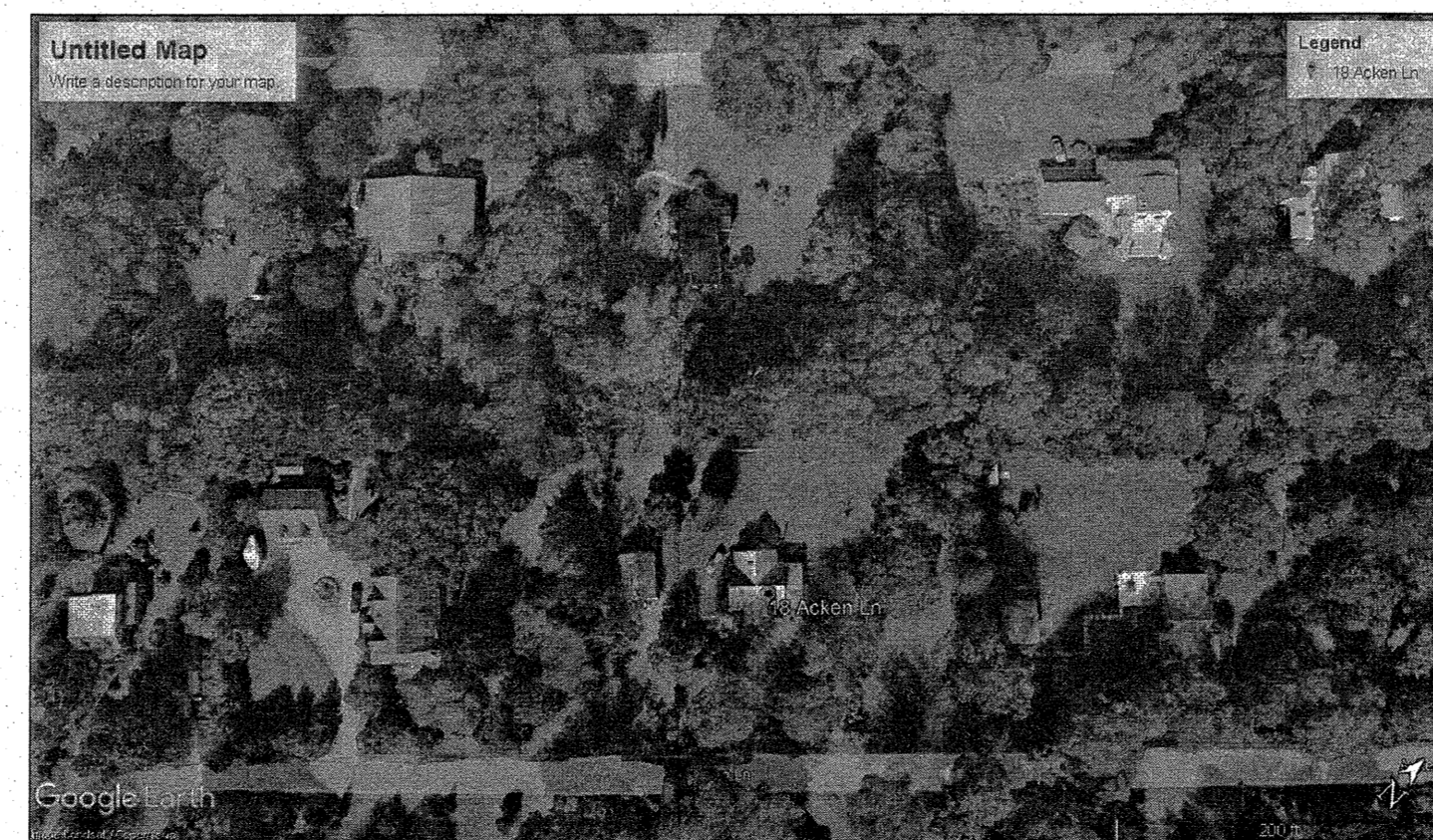
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F.)	40,000	39,663.5*	39,663.5*
MINIMUM LOT FRONTAGE (FT.)	200	203	203
MINIMUM LOT DEPTH (FT.)	-	189	189
PRINCIPAL BUILDING SETBACK			
FRONT (FT.)	40	67.3	40
SIDE (ONE/BOTH) (FT.)	25/75	66.1/168.2	47.09/100.27
REAR (FT.)	50	81.5	50
ACCESSORY BUILDING SETBACK			
SIDE (FT.)	25	2.9	N.A.
REAR (FT.)	25	80.5	N.A.
MAXIMUM LOT COVERAGE (BLDG.) (%)	10	3.1	14.6**
SQUARE FOOTAGE	-	1,214	5,783.6
MAXIMUM HEIGHT (FT./STORIES)	35/2 1/2	25/1	24.91/1
MINIMUM G.F.A.	900 SF	1,214	5,783.6
OFF STREET PARKING (SPACES/DU)	2 1/2	4	4
MAX. LOT COVERAGE (ALL IMPERVIOUS) (%)	20	7.9	19.8
SQUARE FOOTAGE	-	3,138.4	7,870.43

EXISTING NONCONFORMITY *
VARIANCE REQUESTED **



RESTORATION OF STREET OPENINGS
N.T.S.

Franklin Township
Somerset County, NJ



AERIAL MAP
SCALE: N.T.S.

BUILDING HEIGHT CALCULATION:

AVERAGE FINISHED GRADE:
 $101.6 + 100.0 + 98.0 + 99.0 = 99.65$

DISTANCE FROM FIRST FLOOR TO PEAK OF ROOF (FT.) = 20.00'

ELEV. OF PEAK = 104.56 + 20.00 = 124.56

BUILDING HEIGHT: 124.56 - 99.65 = 24.91'

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
101.0x	EXISTING SPOT ELEVATION
101.19+	PROPOSED SPOT ELEVATION
TO 100.50	PROPOSED TOP/BOTTOM CURB ELEV.
BC 100.00	PROPOSED SURFACE DRAINAGE DIRECTION
○	EXISTING TREE TO REMAIN
○	EXISTING TREE TO BE REMOVED
○	PROPOSED TREE



KEY MAP
SCALE: N.T.S.

GENERAL NOTES

- PROPERTY KNOWN AS 18 ACKEN LANE. ALSO KNOWN AS LOT 26 IN BLOCK 15 AS SHOWN ON THE TOWNSHIP OF FRANKLIN TAX MAP SHEET NUMBER 19.03.
- PROPERTY IS LOCATED IN THE R-40 SINGLE FAMILY RESIDENTIAL ZONE.
- TOTAL TRACT AREA IS 39,663.52 S.F. OR 0.911 ACRES.
- ELEVATION DATUM IS ASSUMED.
- PROPERTY IS LOCATED IN FLOOD HAZARD ZONE 'X' (AREA OUTSIDE SPECIAL FLOOD HAZARD AREA)
- OWNER & APPLICANT:
JAYANT GOKHALE
75 CALVERT AVENUE EAST
EDISON, NJ 08820
- THIS PLAN IS PREPARED FROM A FIELD SURVEY PERFORMED BY FLETCHER ENGINEERING, INC. ON 11-03-23. PROPERTY SURVEY IS INCORPORATED IN THIS MAP.
- PUBLIC SEWERS ARE EXISTING ALONG THE PROPERTY FRONTAGE IN THE ROW OF ACKEN LANE. THE ESTIMATED DAILY FLOW IS 300 GPD. WATER SERVICE IS BY PRIVATE WELL.
- 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.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FRANKLIN TOWNSHIP SPECIFICATIONS.
- APPLICANT PROPOSES WAIVER FROM PROVIDING CURB & SIDEWALK ALONG ACKEN LANE SINCE THERE ARE NONE ALONG THIS STREET.

FRANKLIN TOWNSHIP TREE CONSERVATION AND REPLACEMENT

TREES REMOVED WITH A D.B.H. EQUAL TO OR GREATER THAN 4 INCHES AND LESS THAN 18 INCHES:

TREE REPLACEMENT REQUIREMENTS:

PERCENTAGE OF TREES REMOVED FROM ENTIRE DEVELOPMENT	PERCENTAGE OF TREES TO BE REPLACED WITH TREES OF MIN. 2.5 INCH CALIPER
50-100	80
40-50	60
30-40	40
20-30	20
LESS THAN 20	10

NUMBER OF 4"-16" D.B.H. TREES ON-SITE = 18
 NUMBER REMOVED = 6 (6/18=33%)
 REPLACEMENT REQUIRED: 1

TREES REMOVED WITH A D.B.H. EQUAL TO OR GREATER THAN 18 INCHES:

TREE REPLACEMENT REQUIREMENTS:

EXISTING TREE TO BE REMOVED	NUMBER OF REPLACEMENT TREES (MIN. 2.5" CALIPER)	NUMBER OF TREES TO BE REPLACED
LESS THAN 18"	3	0
LESS THAN 21"	4	0
LESS THAN 24"	5	0
LESS THAN 27"	6	0
LESS THAN 30"	7	0
LESS THAN 33"	8	0
LESS THAN 36"	9	0
LESS THAN 39"	10	0
LESS THAN 42"	11	0
LESS THAN 45"	12	0
LESS THAN 48"	13	0
LESS THAN 51"	14	0

REPLACEMENT REQUIRED: 0

TOTAL REPLACEMENT REQUIRED: 1

IMPERVIOUS COVERAGE: 1 TREE/1,000 S.F. OF COVERAGE

REQUIRED: 8 TREES

REPLACEMENT TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SIZE AT MATURITY	QUANTITY
AR	ACER RUBRUM	RED MAPLE	MIN. 2 1/2" CALIPER, 8'6"	50-60 FT.	0
KC	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	MIN. 2 1/2" CALIPER, 8'6"	30-35 FT.	2
TON	THUJA OCCIDENTALIS NIGRA	AMERICAN ARBORVITAE	MIN. 8-10 FT., 8'6"	25-40 FT.	7

STREET TREES (MAX. SPACING = 50') 1 PROPOSED

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SIZE AT MATURITY	QUANTITY
AR	ACER RUBRUM	RED MAPLE	MIN. 2 1/2" CALIPER, 8'6"	50-60 FT.	4

PLOT AND GRADING PLAN
 PREPARED FOR
 18 ACKEN LANE
 LOT 26 IN BLOCK 15
 MIDDLESEX COUNTY
 NEW JERSEY

TOWNSHIP OF EDISON,

FLETCHER ENGINEERING, INC. ENGINEERS • SURVEYORS • PLANNERS
 P.O. Box 329 • Fords, NJ 08863 • Phone 732-738-8809 • Fax 732-738-6727

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

SCALE: 1"=20'
 DATE: 11-03-23
 FILE NO.: 944623
 MAP NO.: -

DRAWN: SLF
 CHECKED: [Signature]
 DWG NO.: -
 SHEET: 1 OF 1