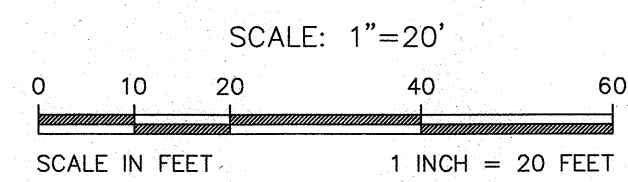
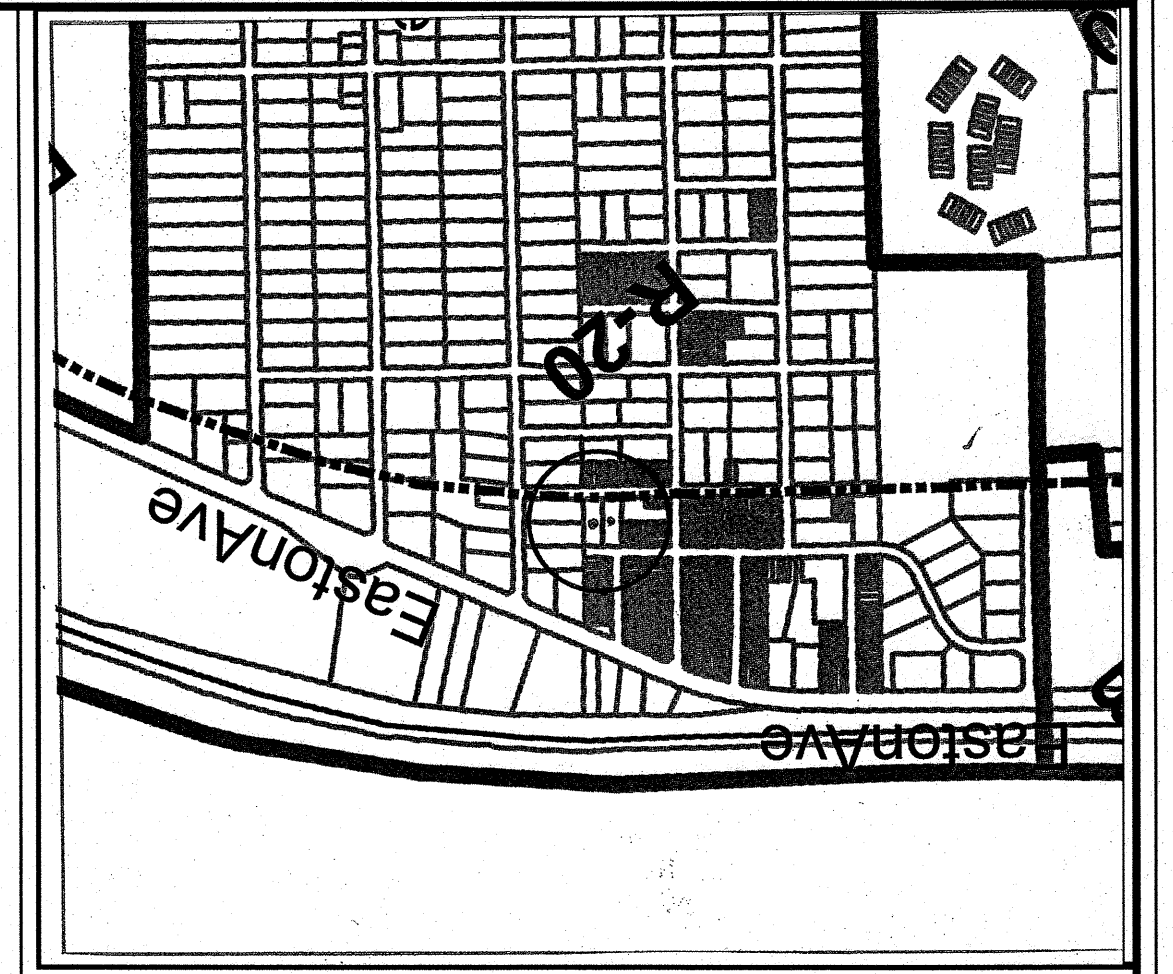


EXISTING CONDITIONS & DEMOLITION PLAN



VICINITY MAP



KEY MAP  
SCALE: N.T.S.

GENERAL NOTES

- PROPERTY KNOWN AS 4 FIRST STREET, ALSO KNOWN AS LOTS 42 & 43 IN BLOCK 449.01 AS SHOWN ON THE TOWNSHIP OF FRANKLIN TAX MAP SHEET NO. 86.01. ALSO KNOWN AS LOT 37 & 38 IN BLOCK 501 SHOWN ON THE FILED MAP REFERENCED BELOW IN NOTE 8.
- PROPERTY IS LOCATED IN THE R-20 SINGLE FAMILY RESIDENTIAL ZONE.
- TOTAL TRACT AREA IS 32,000.00 S.F. OR 0.735 ACRE.
- PROPOSED SUBDIVISION CREATES 2 NEW LOTS:  
PROPOSED LOT 42.01 - 16,000.00 S.F. (PROPOSED BUILDING LOT)  
PROPOSED LOT 42.02 - 16,000.00 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:  
CHAD M. ROSSBACH  
4 FIRST STREET  
SOMERSET, NJ 08873
- THIS PLAN IS PREPARED FROM A FIELD SURVEY PERFORMED BY FLETCHER ENGINEERING, INC. ON 07/05/23. PROPERTY OUTBOUND BEARINGS AND DISTANCES OBTAINED FROM DEED BOOK 6332, PAGE 1488 AND A MAP ENTITLED, "MAP OF EASTON FARMS, SECTION 2, DATED AUGUST, 1949 & FILED IN THE SOMERSET COUNTY CLERK'S OFFICE AS MAP NO. 215. PROPERTY SURVEY IS INCORPORATED IN THIS MAP.
- PUBLIC SEWERS AND WATER MAINS ARE EXISTING ALONG THE PROPERTY FRONTAGE IN THE ROW OF FIRST ST & SECOND 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 SEEKS WAIVER FROM REQUIREMENT TO INSTALL CURBS AND SIDEWALKS SINCE THERE ARE NONE IN THE NEIGHBORHOOD.

ZONING REQUIREMENTS - R-20 ZONE

	REQUIRED	EXISTING	PROPOSED LOT 42.01	PROPOSED LOT 42.02
MINIMUM LOT AREA	20,000 SF	32,000.00	16,000.00**	16,000.00**
MINIMUM LOT WIDTH	100 FT	160	160	160
MINIMUM LOT DEPTH	100 FT	200	100	100
PRINCIPAL BUILDING SETBACK				
FRONT	35 FT	35.4	35	35.4
SIDE (ONE/BOTH)	15/30 FT	44.6/89.4	15/116.5	44.6/89.4
REAR	50 FT	N/A	20**	40.2**
ACCESSORY BUILDING SETBACK (GARDEN SHED)				
FRONT	5 FT	9.0	N/A	N/A
SIDE	5 FT	N/A	N/A	N/A
REAR	5 FT	N/A	N/A	N/A
MAXIMUM LOT COVERAGE (BLDG.)	15 %	5.0	14.6	9.7
SQUARE FOOTAGE	300 SF	1,602.9	2,333.4	1,546.0
MAXIMUM HEIGHT (FT./STORIES)	20/1	34.0/12	20/1	20/1
MINIMUM GFA	90 SF	1,546	4,666	1,546
OFF STREET PARKING (SPACES/DU)	2	4	4	4
MAX LOT COVERAGE (ALL IMPERVIOUS) (%)	25%	7.8	25	15.2
SQUARE FOOTAGE		2,486.7	4,000	2,429.8

EXISTING NONCONFORMITY VARIANCE REQUESTED \*\*

BUILDING HEIGHT CALCULATIONS

AVG. GRADE AT FRONT =  $\frac{110.0 + 110.2}{2} = 110.1$   
 DIST. F.F. TO PEAK = 31.32'  
 PEAK ELEV. = 144.11'  
 BLDG. HT.: 144.11 - 110.1 = 34.01'

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

CHAIRMAN	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE

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 UNLESS THE PLANS ARE ACCEPTED BY THE COUNTY.

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

ANDREW K. WU, P.E. AND P.L.S.  
PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR  
New Jersey LICENSE NO. 6B34581

1	NEW HOUSE	EEJ	01-03-24
NO.	REVISION	DRAWN	DATE

MINOR SUBDIVISION PLAN  
PREPARED FOR  
4 FIRST STREET  
LOTS 42 & 43 IN BLOCK 449.01  
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

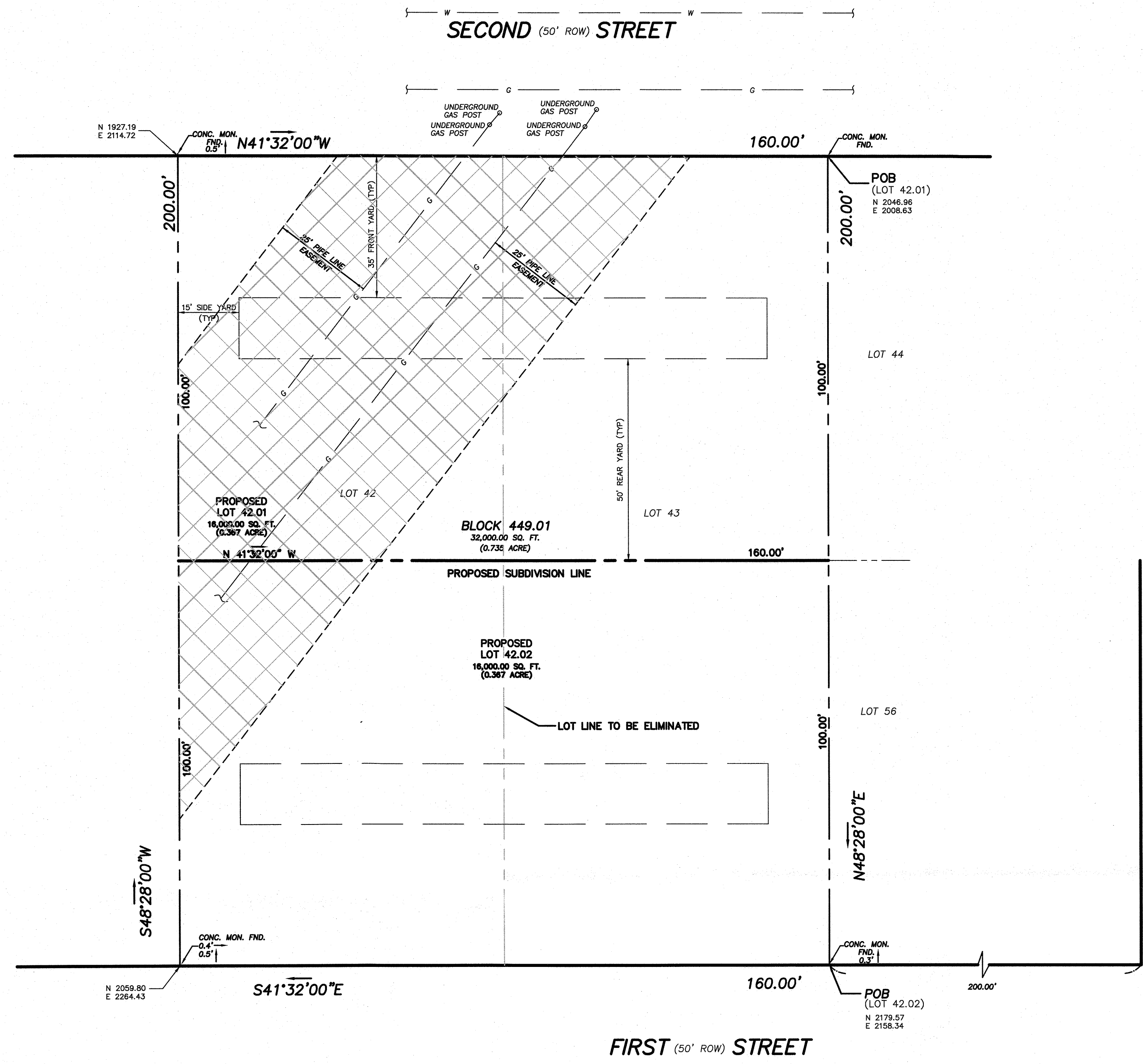
**FLETCHER ENGINEERING, INC.** ENGINEERS • SURVEYORS • PLANNERS  
P.O. Box 329 • Fords, NJ 08863 • Phone 732-738-8809 • Fax 732-738-6727

SCALE	DATE	FILE NO.	MAP NO.
1"=20'	07/05/23	938123	
DRAWN	CHECKED	DWG NO.	SHEET
EEJ	PK		1 OF 3

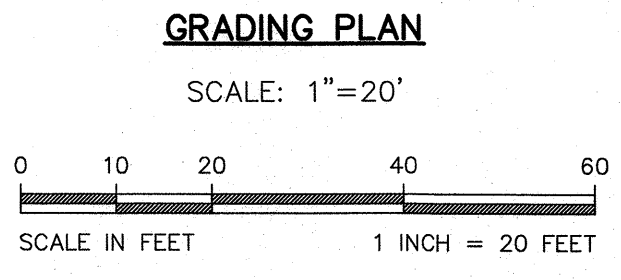
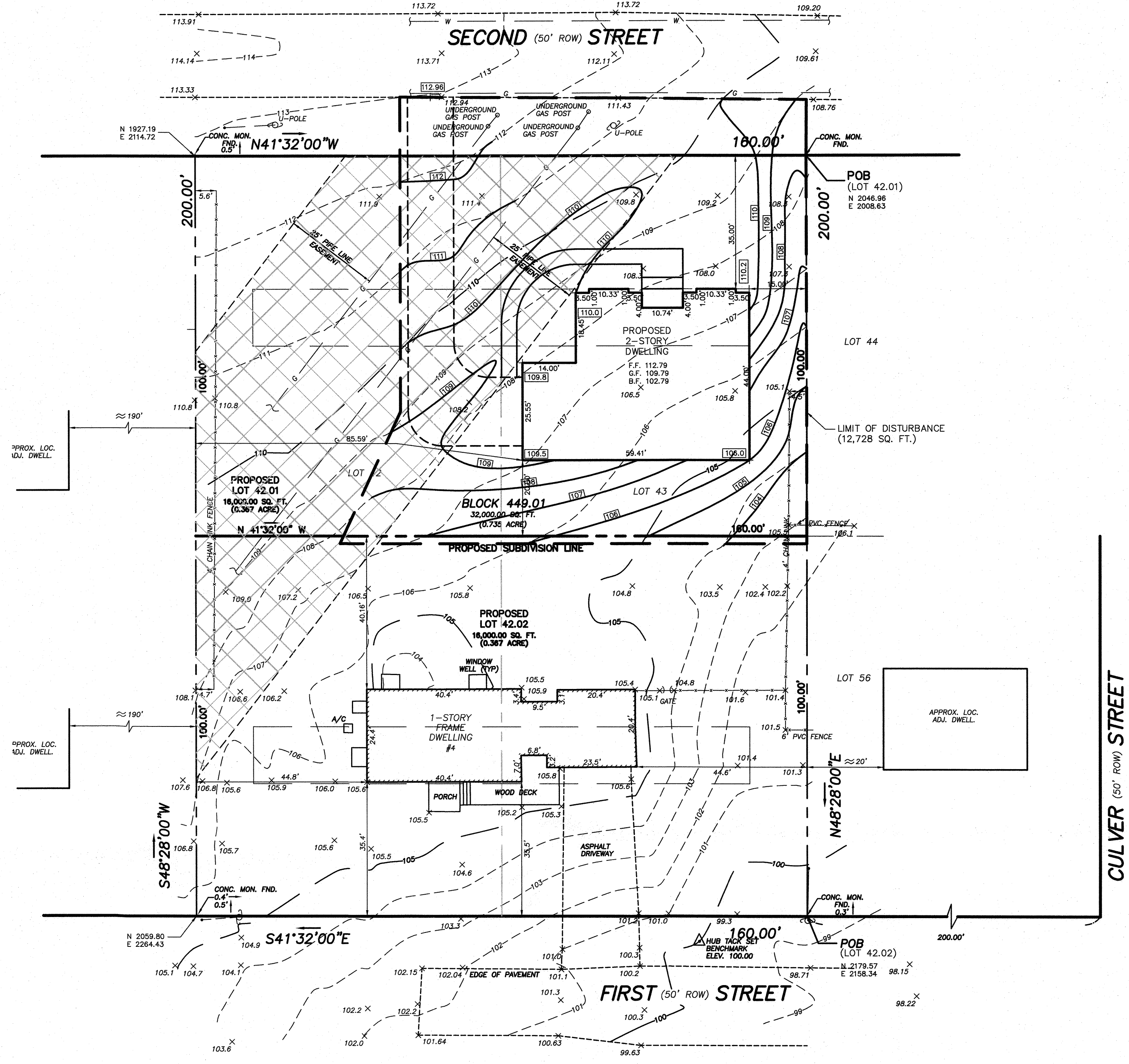
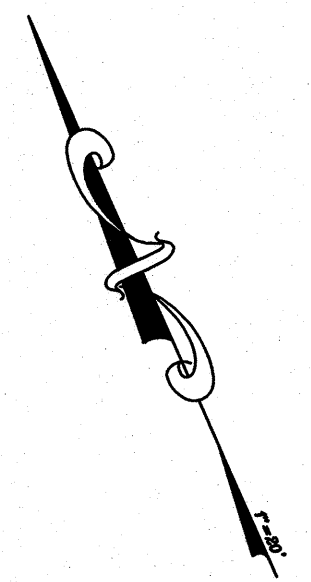
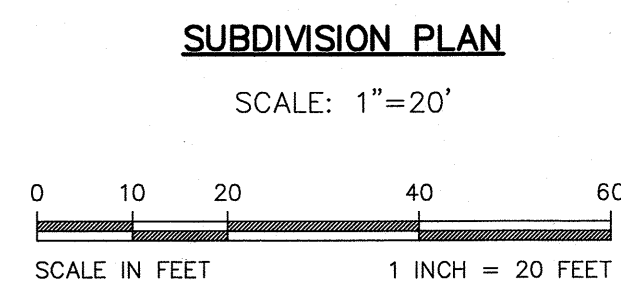
PROPERTY OWNERS WITHIN 200 FT.

Block-Lot: 449.01-05 TALBERT, NIKEMA & BLUNT, D. 8 FIRST ST SOMERSET, NJ 08873 RE: 8 FIRST ST	Block-Lot: 449.01-06 TALBERT, NIKEMA & BLUNT, D. 8 FIRST ST SOMERSET, NJ 08873 RE: 8 FIRST ST	Block-Lot: 449.01-18 SUDD, THOMAS J. & JOANNE M. 7 WALNUT AVE SOMERSET, NJ 08873 RE: 7 WALNUT AVE	Block-Lot: 450-20 JOHNSON, MARGALIE & ISAAC 9 MAXWELL LA SOMERSET, NJ 08873 RE: 9 MAXWELL LA	Block-Lot: 450-26 GURNANI, SAMEER K 18 CULVER STREET SOMERSET, NJ 08873 RE: 18 CULVER ST	Block-Lot: 449.01-46 SWEENEY-MCCARTHY, PATRICIA 116 CORTELYOUS LN SOMERSET, NJ 08873 RE: 28 CULVER ST	Block-Lot: 449.01-18 GALAZIN, EDWARD A. & JO ANNE 12 MAXWELL LA SOMERSET, NJ 08873 RE: 12 MAXWELL LA	Block-Lot: 449.01-29 ELIZY, CHARLES 112 SECOND ST SOMERSET, NJ 08873 RE: 112 SECOND ST	Block-Lot: 449.01-05 JOHNSON, MARGALIE & ISAAC 9 MAXWELL LA SOMERSET, NJ 08873 RE: 9 MAXWELL LA	Block-Lot: 449.01-06 TALBERT, NIKEMA & BLUNT, D. 8 FIRST ST SOMERSET, NJ 08873 RE: 8 FIRST ST	Block-Lot: 449.01-18 SUDD, THOMAS J. & JOANNE M. 7 WALNUT AVE SOMERSET, NJ 08873 RE: 7 WALNUT AVE	Block-Lot: 450-20 JOHNSON, MARGALIE & ISAAC 9 MAXWELL LA SOMERSET, NJ 08873 RE: 9 MAXWELL LA	Block-Lot: 450-26 GURNANI, SAMEER K 18 CULVER STREET SOMERSET, NJ 08873 RE: 18 CULVER ST	Block-Lot: 449.01-46 SWEENEY-MCCARTHY, PATRICIA 116 CORTELYOUS LN SOMERSET, NJ 08873 RE: 28 CULVER ST	Block-Lot: 449.01-18 GALAZIN, EDWARD A. & JO ANNE 12 MAXWELL LA SOMERSET, NJ 08873 RE: 12 MAXWELL LA	Block-Lot: 449.01-29 ELIZY, CHARLES 112 SECOND ST SOMERSET, NJ 08873 RE: 112 SECOND ST
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NOTE: HORIZONTAL DATUM IS ASSUMED

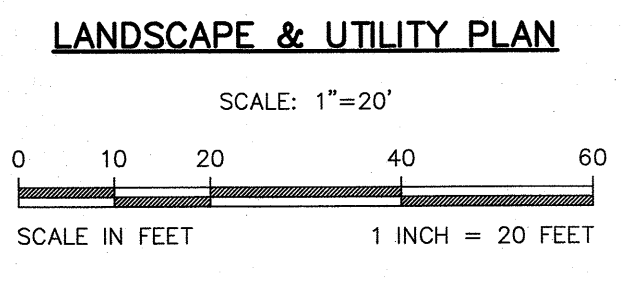
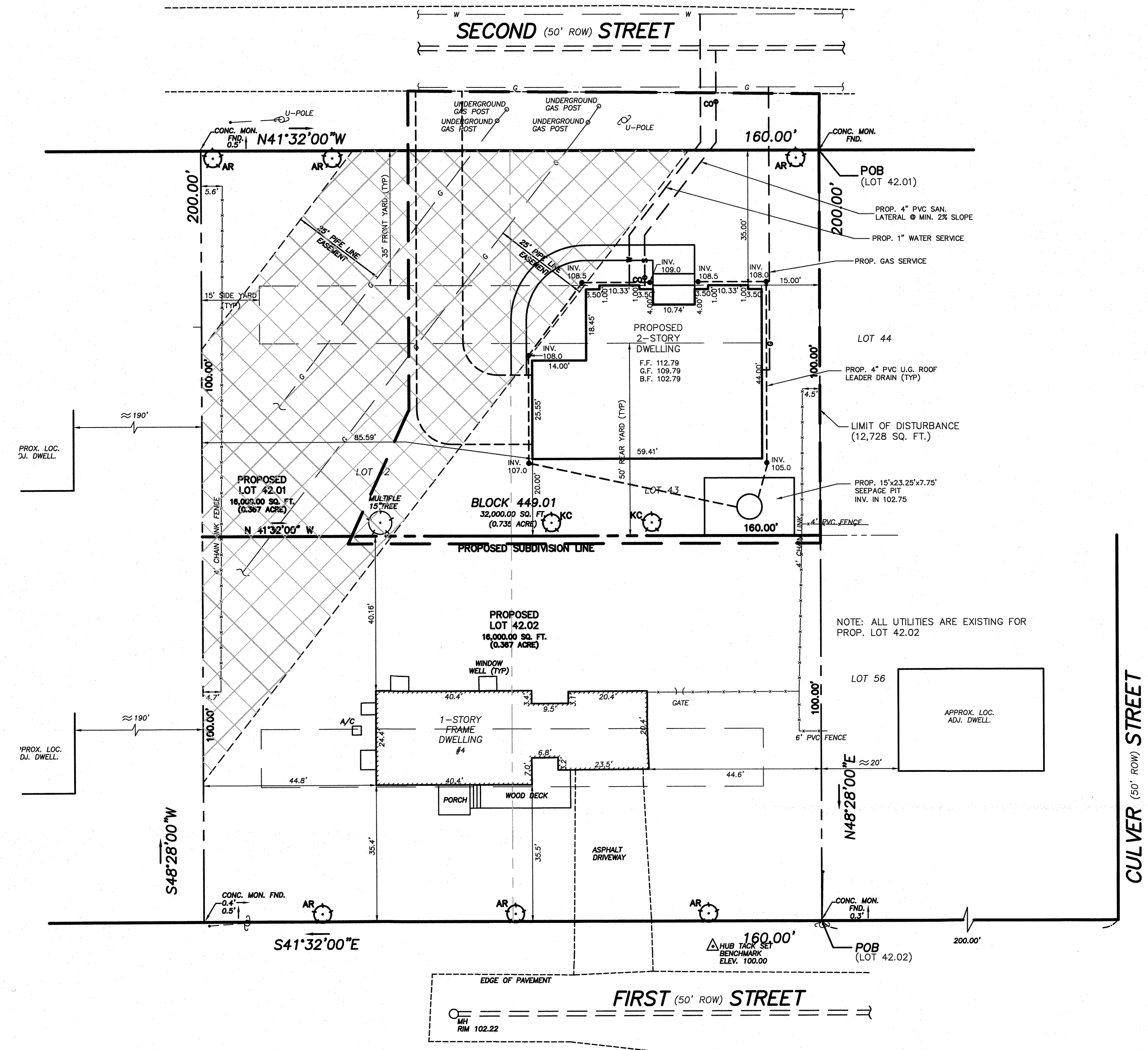


- LEGEND**
- 103--- EXISTING CONTOUR
  - 100--- PROPOSED CONTOUR
  - 101.1x EXISTING SPOT ELEVATION
  - 101.1x + PROPOSED SPOT ELEVATION
  - TC 100.50 BC 100.00 + PROPOSED TOP/BOTTOM CURB ELEV.
  - >--- PROPOSED SURFACE DRAINAGE DIRECTION
  - 6" TREE (circle with cross) EXISTING TREE TO REMAIN
  - 6" TREE (circle with dot) EXISTING TREE TO BE REMOVED
  - QP (circle with QP) PROPOSED TREE

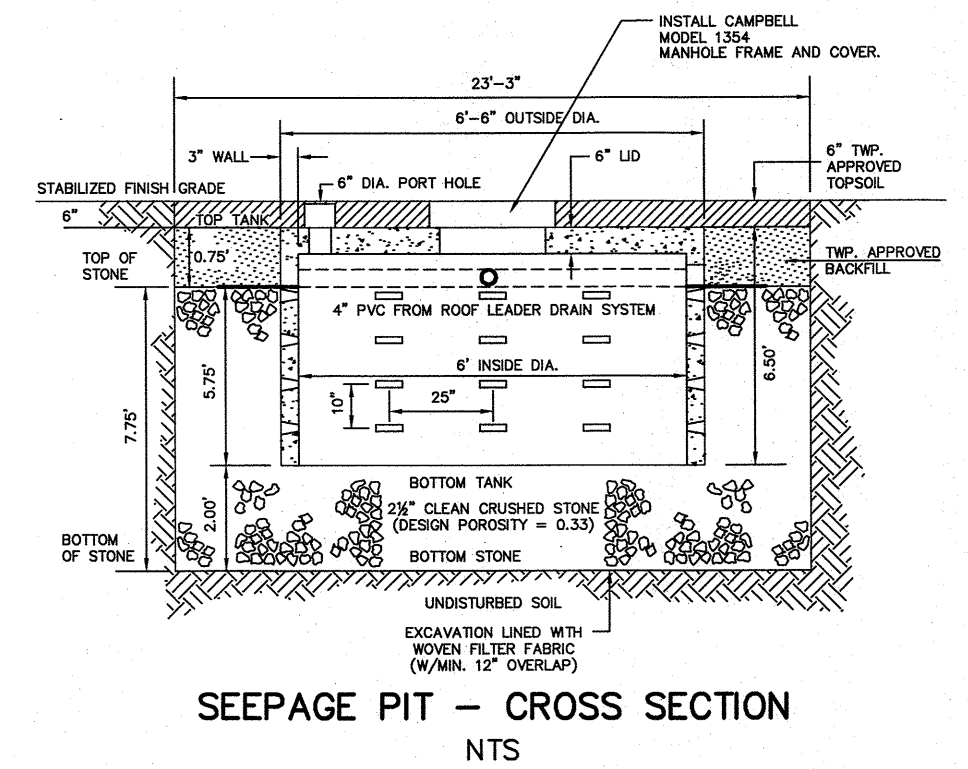
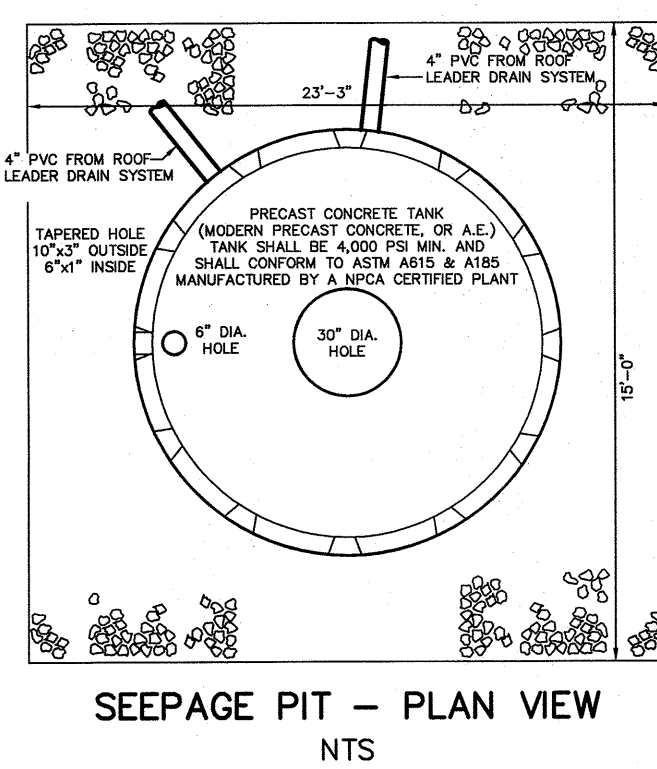
*Andrew K. Wu*  
**ANDREW K. WU, P.E. AND P.L.S.**  
 PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR  
 New Jersey LICENSE NO. 6834581

1	NEW HOUSE	EEJ	01-03-24
NO.	REVISION	DRAWN	DATE
<b>MINOR SUBDIVISION PLAN</b> PREPARED FOR <b>4 FIRST STREET</b> <b>LOTS 42 &amp; 43 IN BLOCK 449.01</b> TOWNSHIP OF FRANKLIN, 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'	07/05/23	938123	
DRAWN	CHECKED	DWG NO.	SHEET
EEJ	EEJ		2 OF 3





SEEPAGE PIT CALCULATIONS	
EXISTING IMPERVIOUS COVERAGE (SF)	2,486.7
PROPOSED IMPERVIOUS COVERAGE (SF)	6,429.8
NET INCREASE (SF)	3,943.1
STORAGE REQUIRED (CF)	985.8
NET INCREASE x 0.25	
USE 15' x 23.25' x 7.75' STONE BED w/ 6' i.d., 6.5' o.d., 5.75' depth DRYWELL	162.5
STORAGE IN DRYWELL (CF): $7 R^2 (L.d.) \times \text{depth}$	829.0
STORAGE IN STONE (CF): $[(\text{length} \times \text{width} \times \text{depth}) - (7 R^2 (L.d.) \times \text{depth})] \times 0.33$	991.5
TOTAL STORAGE PROVIDED	



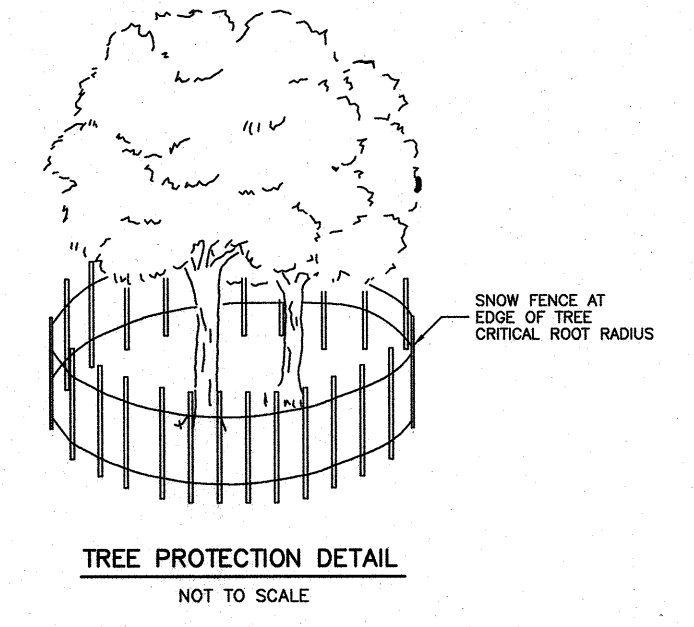
**FRANKLIN TOWNSHIP TREE CONSERVATION AND REPLACEMENT**

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 ENTIRE DEVELOPMENT	PERCENTAGE OF TREES TO BE REPLACED WITH TREES OF MIN. 2.5 INCH CALIPER
80-100	80
60-79	60
40-59	40
20-39	20
LESS THAN 20	10

NUMBER OF 4"-16" D.B.H. TREES ON-SITE = 1  
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 18"	3	0	0
LESS THAN 21"	4	0	0
LESS THAN 24"	5	0	0
LESS THAN 27"	6	0	0
LESS THAN 30"	7	0	0
LESS THAN 33"	8	0	0
LESS THAN 36"	9	0	0
LESS THAN 39"	10	0	0
LESS THAN 42"	11	0	0
LESS THAN 45"	12	0	0
LESS THAN 48"	13	0	0
LESS THAN 41"	14	0	0

REPLACEMENT REQUIRED: 0  
TOTAL REPLACEMENT REQUIRED: 0

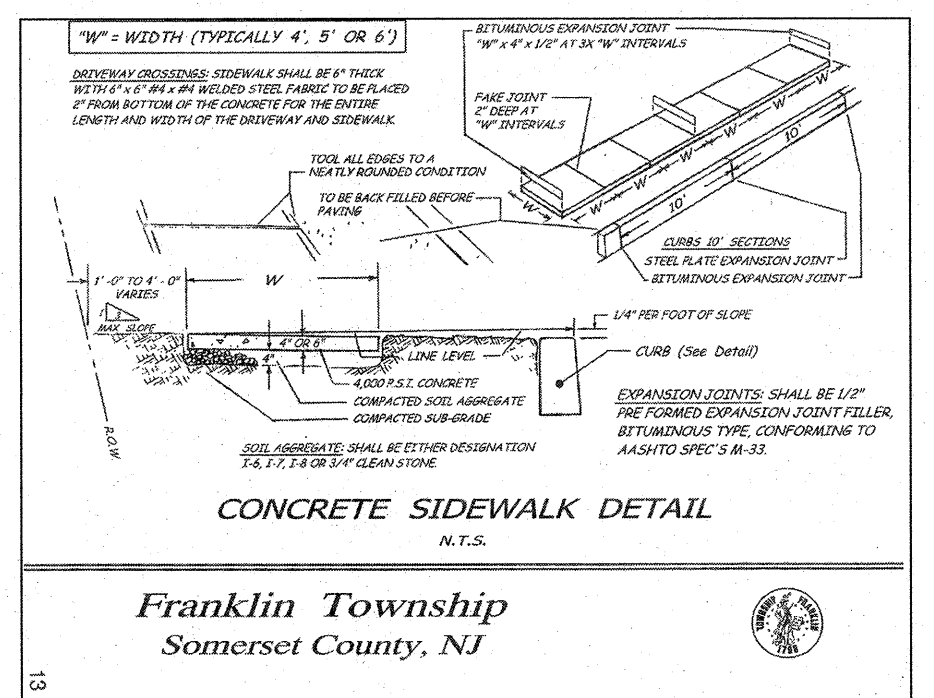
IMPERVIOUS COVERAGE: 1 TREE/1,000 S.F. OF COVERAGE  
REQUIRED: 2 TREES

REPLACEMENT TREES:

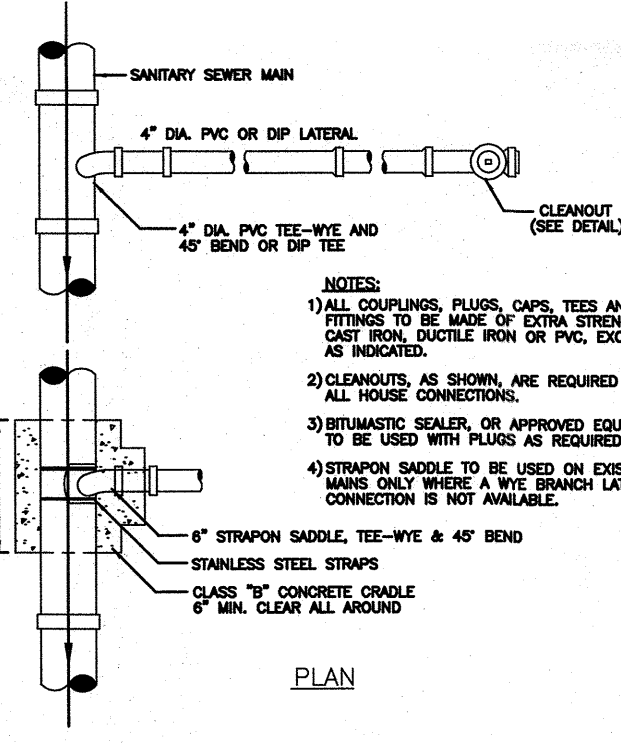
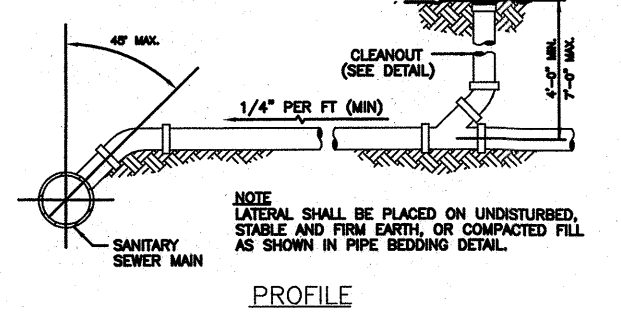
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SIZE AT MATURITY	QUANTITY
KC	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	MIN. 2" CALIPER, B&B	30-35 FT.	2

STREET TREES (MAX. SPACING = 50')

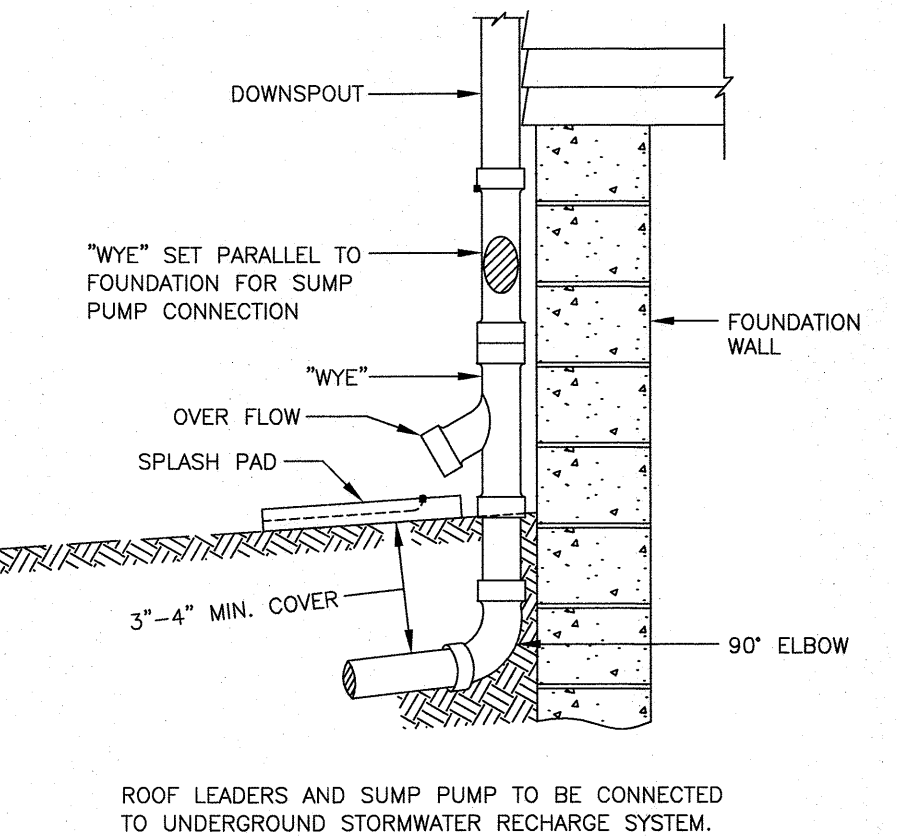
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SIZE AT MATURITY	QUANTITY
AR	ACER RUBRUM	RED MAPLE	MIN. 2" CALIPER, B&B	50-60 FT.	6



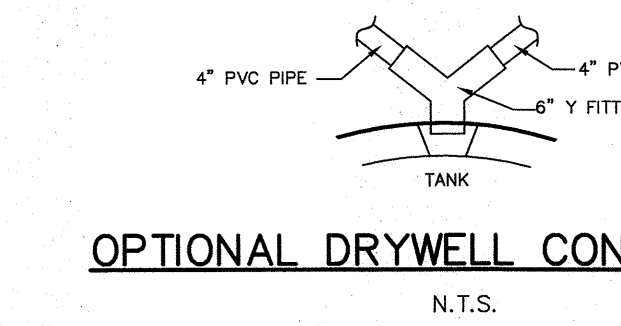
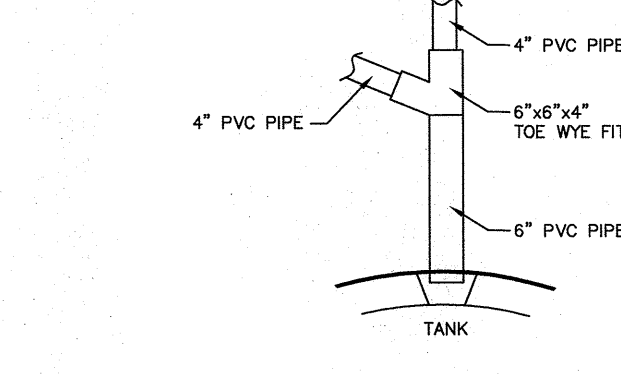
Franklin Township  
Somerset County, NJ



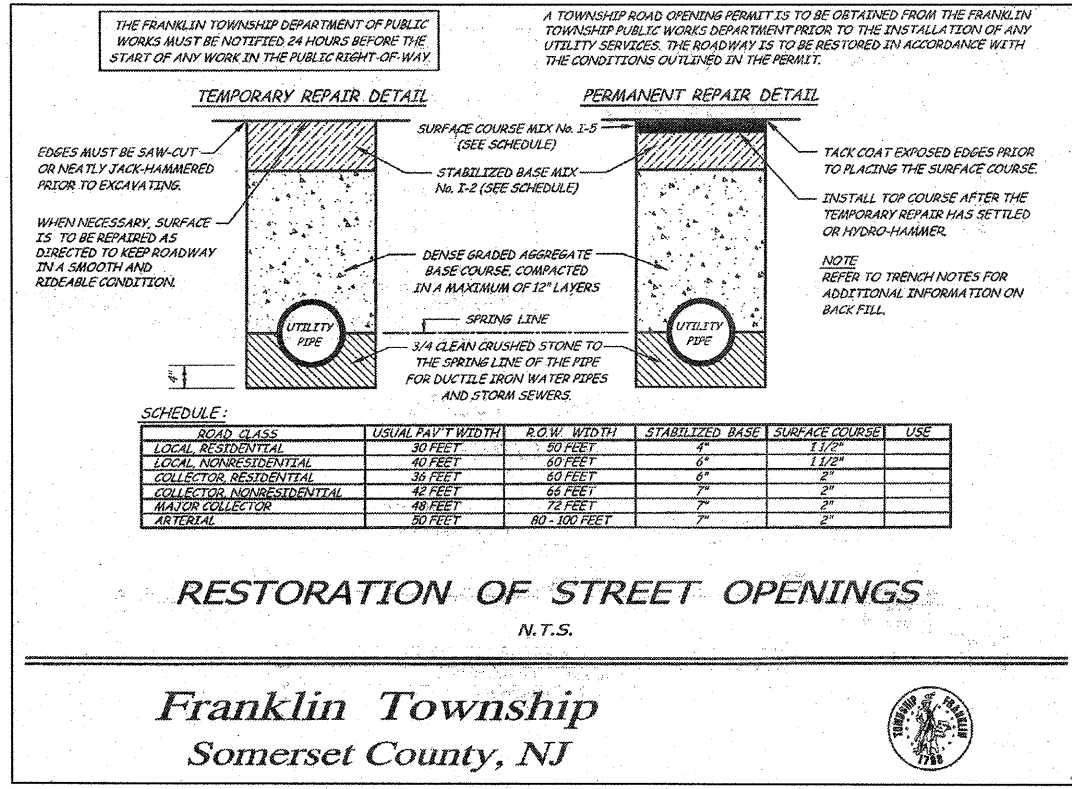
LATERAL CONNECTION (4" TYPICAL)  
N.T.S.



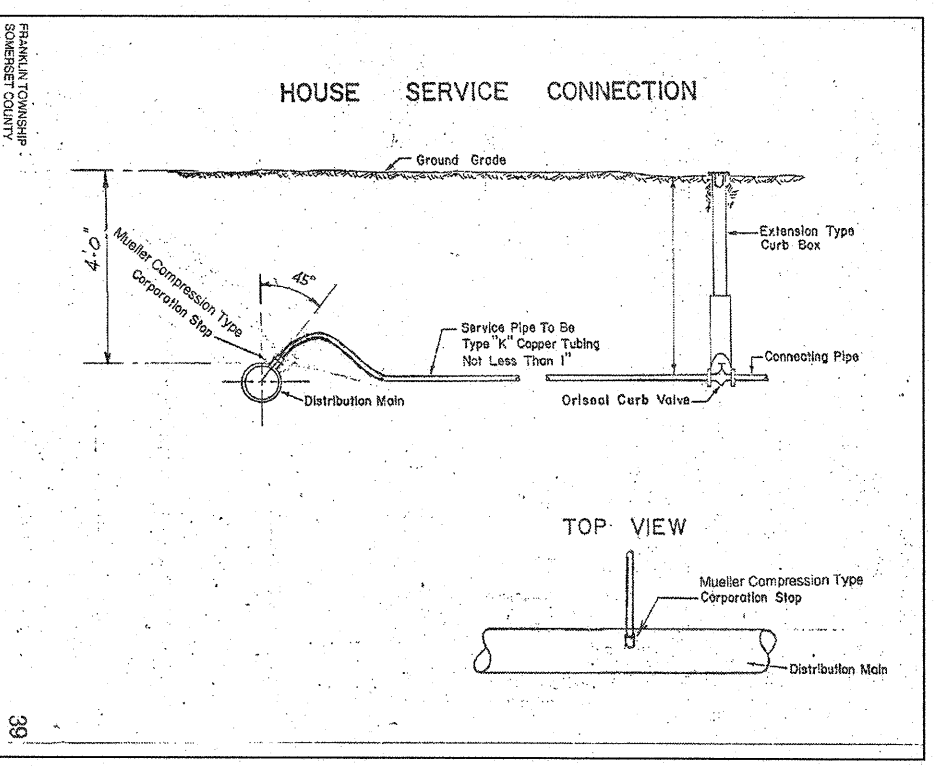
TYPICAL ROOF LEADER/SUMP PUMP CONNECTION DETAIL  
N.T.S.



OPTIONAL DRYWELL CONNECTIONS  
N.T.S.



RESTORATION OF STREET OPENINGS  
N.T.S.  
Franklin Township  
Somerset County, NJ



1	NEW HOUSE	EEJ	01-03-24
NO.	REVISION	DATE	
<b>MINOR SUBDIVISION PLAN</b> PREPARED FOR <b>4 FIRST STREET</b> LOTS 42 & 43 IN BLOCK 449.01 TOWNSHIP OF FRANKLIN, 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 1" = 20'	DATE 07/05/23	FILE NO. 938123	MAP NO.
DRAWN EEJ	CHECKED P.J.	DWG NO.	SHEET 3 OF 3

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