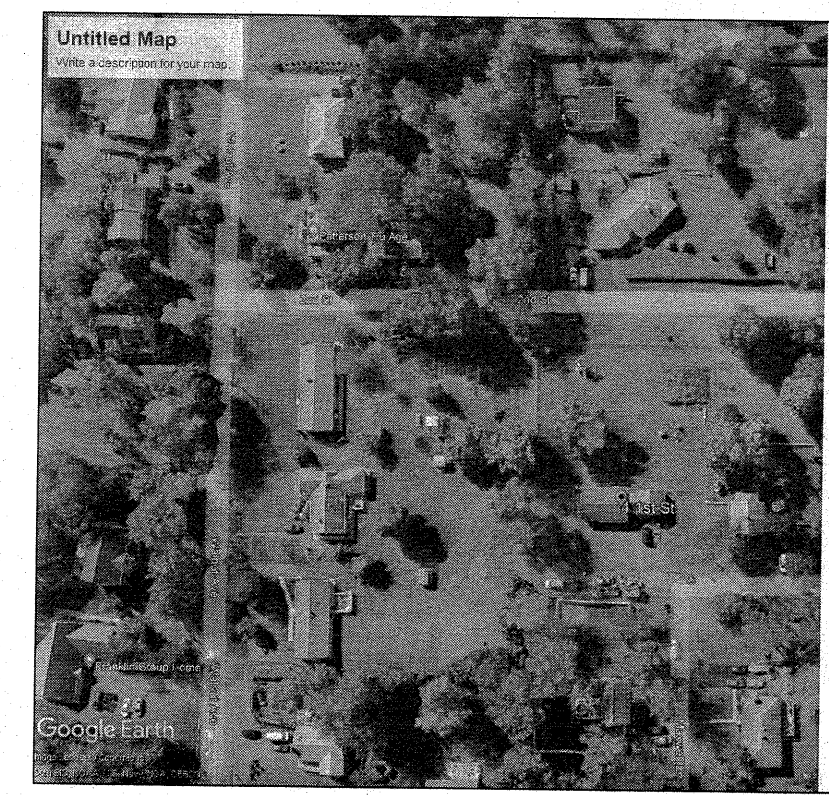
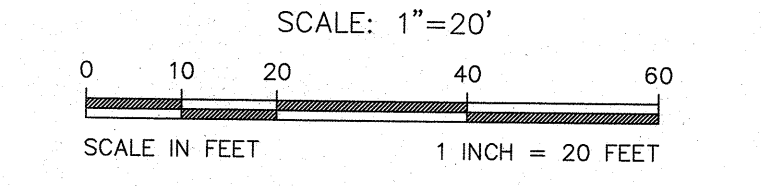


**PROPERTY OWNERS WITHIN 200 FT.**

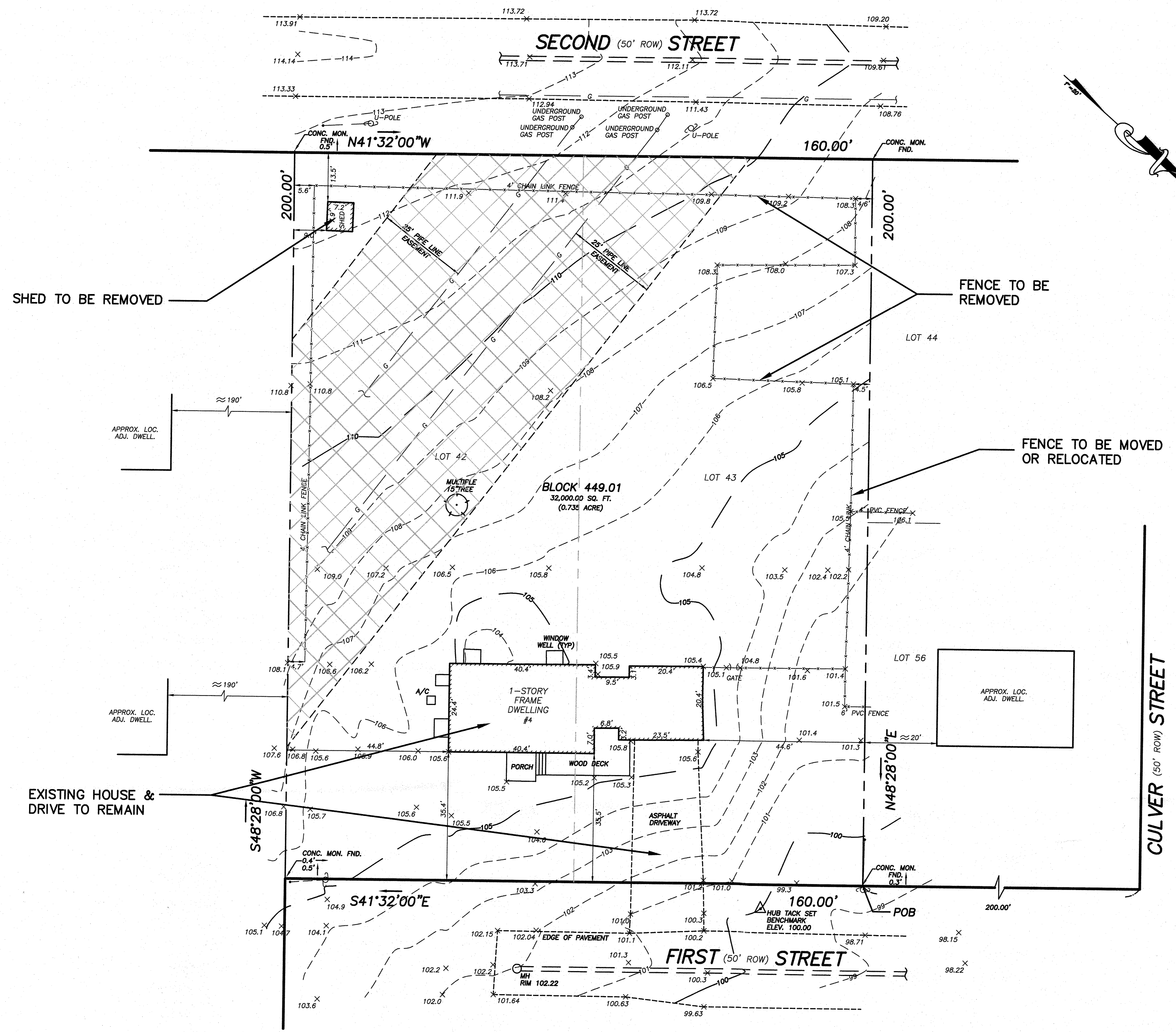
Block-Lot: 449.01-58 TALBERT, NIKEMA & BLUNT, D. 8 FIRST ST SOMERSET, NJ 08873 RE: 8 FIRST ST	Block-Lot: 449.02-38 ELZEY, CHARLES 112 SECOND ST SOMERSET, NJ 08873 RE: 112 SECOND ST	Block-Lot: 449.01-68 TALBERT, NIKEMA & BLUNT, D. 8 FIRST ST SOMERSET, NJ 08873 RE: 8 FIRST ST	Block-Lot: 449.02-29 OSBORNE, VANETTE 103 THIRD STREET SOMERSET, NJ 08873 RE: 103 THIRD ST	Block-Lot: 449.01-18 SUDO, THOMAS J. & JOANNE M. 7 WALNUT AVE SOMERSET, NJ 08873 RE: 7 WALNUT AVE	Block-Lot: 449.01-47 KRAFT, DANIEL & MARY ANN 12 FIRST ST SOMERSET, NJ 08873 RE: 12 FIRST ST	Block-Lot: 450-20 JOHNSON, MARGALIE & ISAAC 9 MAXWELL LA SOMERSET, NJ 08873 RE: 9 MAXWELL LA	Block-Lot: 449.02-40 ELZEY, CHARLES 112 SECOND ST SOMERSET, NJ 08873 RE: 112 SECOND ST	Block-Lot: 449.01-52 TALBERT, NIKEMA & BLUNT, D. 8 FIRST ST SOMERSET, NJ 08873 RE: 8 FIRST ST	Block-Lot: 449.01-3 GALAZIN EDWARD A. & JO ANNE 12 MAXWELL LA SOMERSET, NJ 08873 RE: 12 MAXWELL LA	Block-Lot: 449.01-6 GALAZIN EDWARD A. & JO ANNE 12 MAXWELL LA SOMERSET, NJ 08873 RE: 12 MAXWELL LA	Block-Lot: 449.01-48 SWENNEY-MCCARTHY, PATRICIA 116 CORTELYOUS LN SOMERSET, NJ 08873 RE: 116 CORTELYOUS LN	Block-Lot: 449.01-54 TALBERT, NIKEMA & BLUNT, D. 8 FIRST ST SOMERSET, NJ 08873 RE: 8 FIRST ST	Block-Lot: 449.01-45 ELZEY, CHARLES 112 SECOND ST
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Block-Lot: 449.01-17 JOHNSON, MARGALIE & ISAAC 9 MAXWELL LA SOMERSET, NJ 08873 RE: 9 MAXWELL LA	Block-Lot: 449.02-28 COSTA, RUI DESSILVA & ANA P. 30 CULVER STREET SOMERSET, NJ 08873 RE: 30 CULVER ST	Block-Lot: 449.01-21 PEREZ, MARCO & DELIA E 1454 EASTON AVENUE SOMERSET, NJ 08873 RE: 1454 EASTON AVE	Block-Lot: 449.01-40 KRAFT, DANIEL & MARY ANN 12 FIRST ST SOMERSET, NJ 08873 RE: 12 FIRST ST	Block-Lot: 449.01-19 JOHNSON, MARGALIE & ISAAC 9 MAXWELL LA SOMERSET, NJ 08873 RE: 9 MAXWELL LA	Block-Lot: 449.02-31 ELZEY, CHARLES 112 SECOND ST SOMERSET, NJ 08873 RE: 112 SECOND ST	Block-Lot: 449.01-22 VALLE, PAULA A. & SHAPRO, GENNADY 25 WALNUT AVE SOMERSET, NJ 08873 RE: 25 WALNUT AVE	Block-Lot: 449.01-16 JOHNSON, MARGALIE & ISAAC 9 MAXWELL LA SOMERSET, NJ 08873 RE: 9 MAXWELL LA	Block-Lot: 449.02-35 ELZEY, CHARLES 112 SECOND ST SOMERSET, NJ 08873 RE: 112 SECOND ST	Block-Lot: 449.01-44 JOHNSON, MARGALIE & ISAAC 9 MAXWELL LA SOMERSET, NJ 08873 RE: 9 MAXWELL LA	Block-Lot: 449.02-36 ELZEY, CHARLES 112 SECOND ST SOMERSET, NJ 08873 RE: 112 SECOND ST	Block-Lot: 449.01-48 SWENNEY-MCCARTHY, PATRICIA 116 CORTELYOUS LN SOMERSET, NJ 08873 RE: 116 CORTELYOUS LN	Block-Lot: 449.01-51 KRAFT, DANIEL & MARY ANN 12 FIRST ST SOMERSET, NJ 08873 RE: 12 FIRST ST	Block-Lot: 449.02-39 ELZEY, CHARLES 112 SECOND ST SOMERSET, NJ 08873 RE: 112 SECOND ST
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**EXISTING CONDITIONS & DEMOLITION PLAN**



**VICINITY MAP**



**SOMERSET COUNTY ACCEPTANCE STAMP**

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

**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:

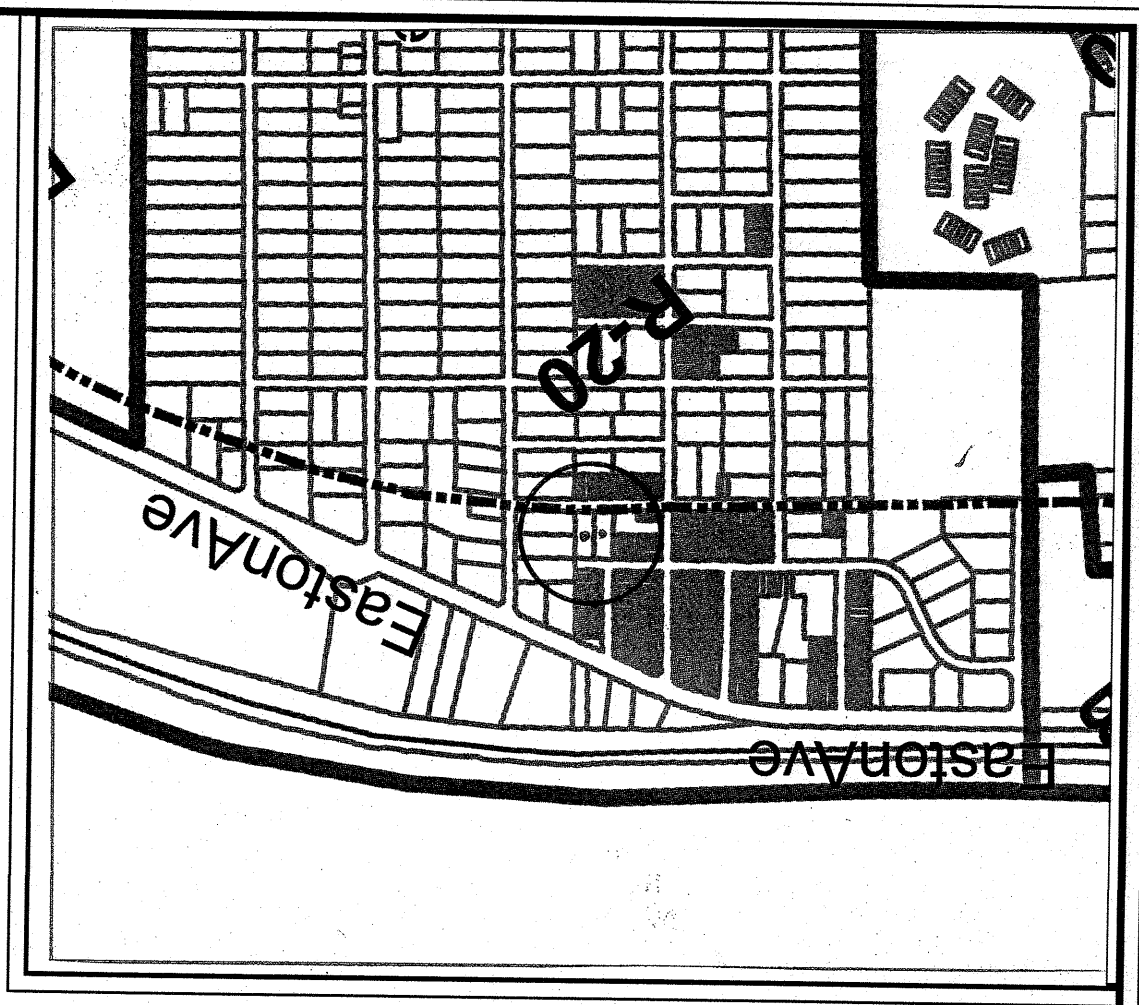
CHAIRMAN	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE

2	LOT LINE	EEJ	10-03-24
1	NEW HOUSE	EEJ	01-03-24
NO.	REVISION		DRAWN DATE

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

**FLETCHER ENGINEERING, INC.** ENGINEERS • SURVEYORS • PLANNERS  
 P.O. Box 329 Ford's, 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			1 OF 3



**GENERAL NOTES**

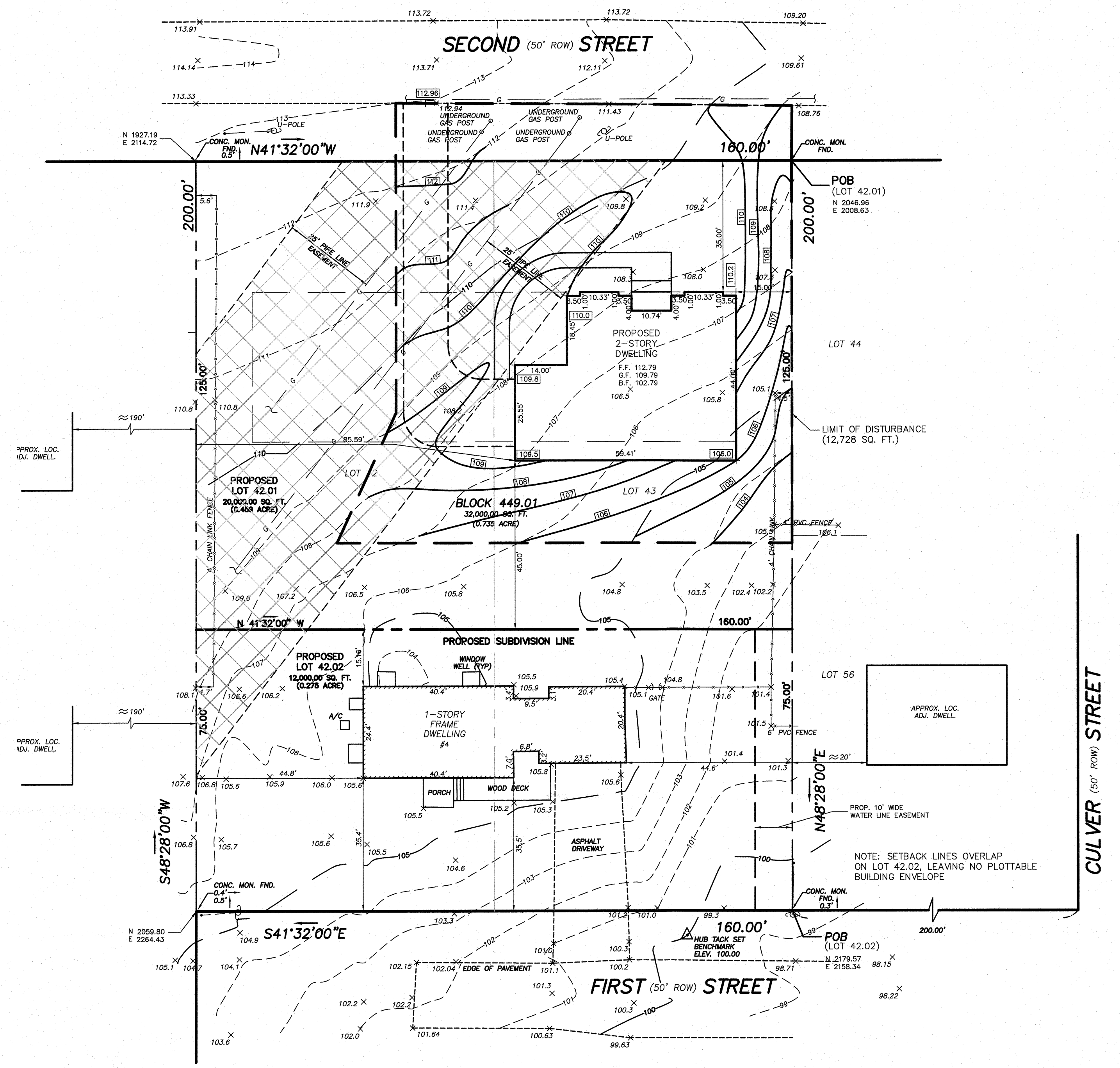
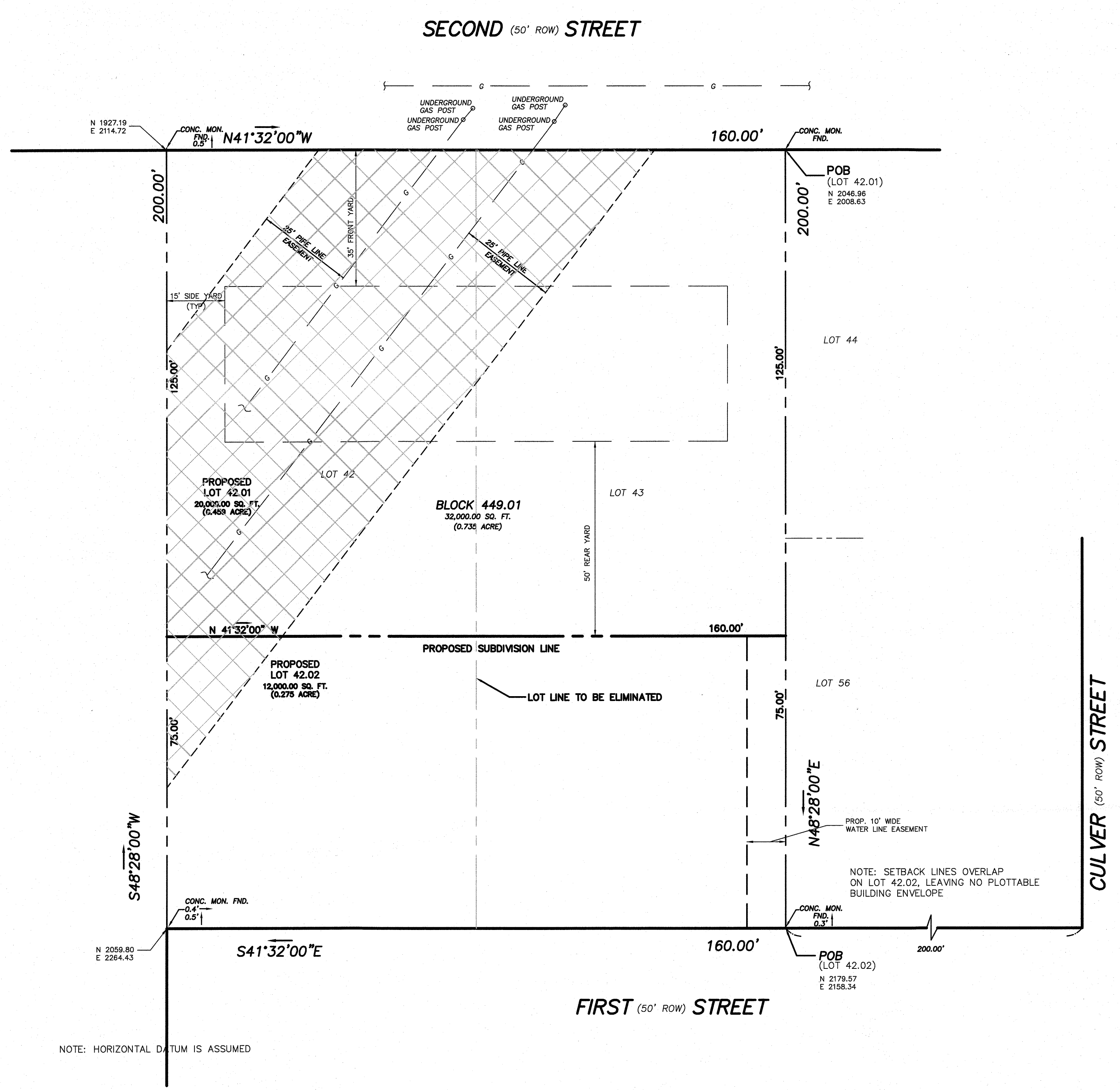
- PROPERTY KNOWN AS 4 FIRST STREET. ALSO KNOWN AS LOTS 42 & 43 IN BLOCK 449.01 AS SHOWN ON THE TOWNSHIP OF FRANKLIN TAX MAP SHEET NO. 86.01. ALSO KNOWN AS LOT 37 & 38 IN BLOCK 501 SHOWN ON THE FILED MAP REFERENCED BELOW IN NOTE 6.
- PROPERTY IS LOCATED IN THE R-20 SINGLE FAMILY RESIDENTIAL ZONE.
- TOTAL TRACT AREA IS 32,000.00 S.F. OR 0.735 ACRE.
- PROPOSED SUBDIVISION CREATES 2 NEW LOTS:  
 PROPOSED LOT 42.01 - 20,000.00 S.F. (PROPOSED BUILDING LOT)  
 PROPOSED LOT 42.02 - 12,000.00 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 W. 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 1468 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 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	20,000	12,000**
MINIMUM LOT WIDTH	100 FT	160	160	160
MINIMUM LOT DEPTH	100 FT	200	125	75**
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	45**	15.16**
ACCESSORY BUILDING SETBACK (GARDEN SHED)				
SIDE	5 FT	9.0	N/A	N/A
REAR	5 FT	N/A	5.0	11.7
MAXIMUM LOT COVERAGE (BLDG.)	15 %	5.0	11.7	N.A.
SQUARE FOOTAGE		1,602.9	2,333.4	1,546.0
MAXIMUM HEIGHT (FT./STORIES)	35/2 1/2	20/1	34.01/2	20/1
MINIMUM FGA	900 SF	1,546	4,566	1,546
OFF STREET PARKING (SPACES/DU)	2	4	4	4
MAX LOT COVERAGE (ALL IMPERVIOUS) (%)	25%	8	4.00	2.02
SQUARE FOOTAGE		2,486.7	4,000	2,429.8

EXISTING NONCONFORMITY VARIANCE REQUESTED \*\*

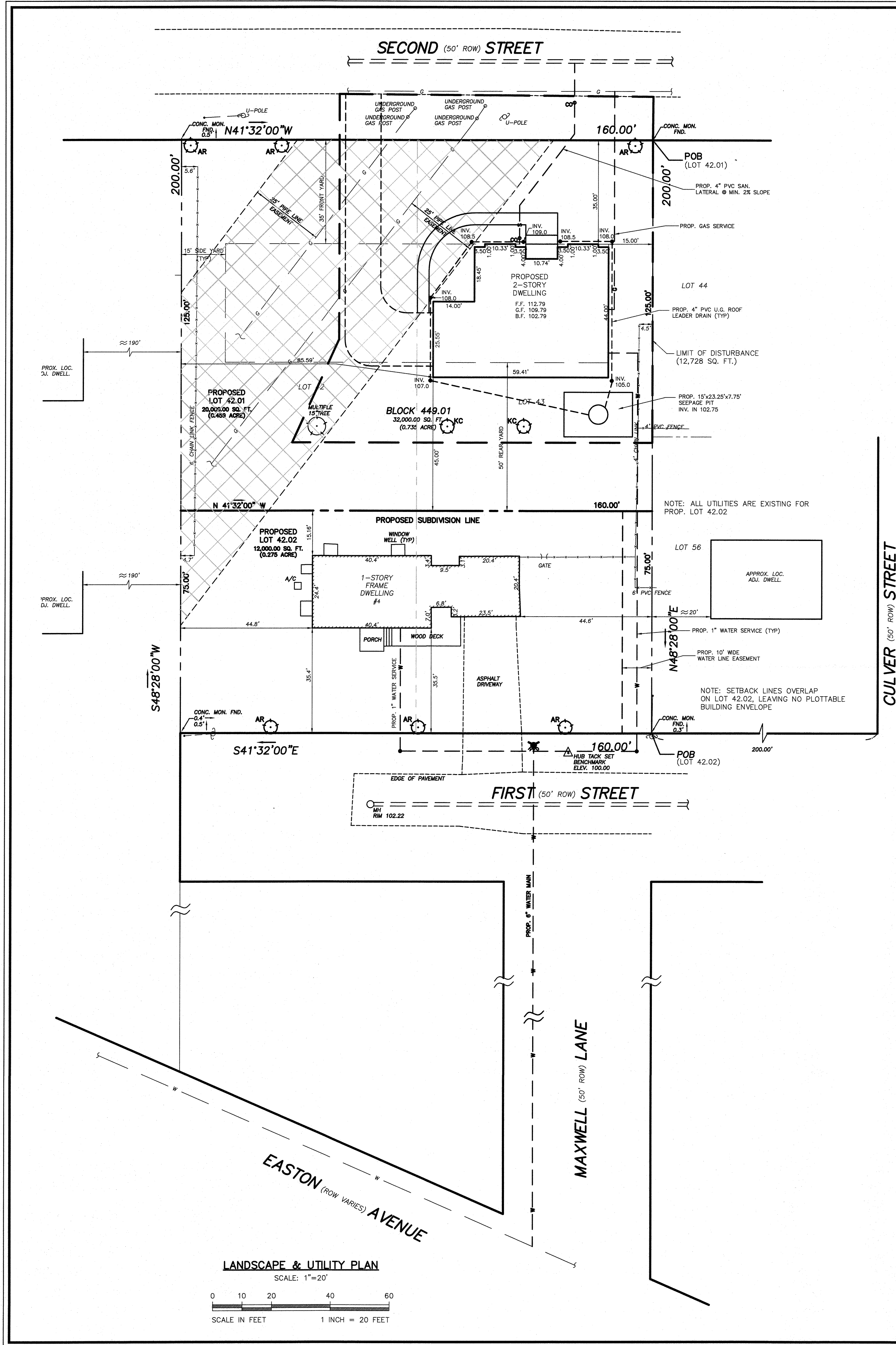




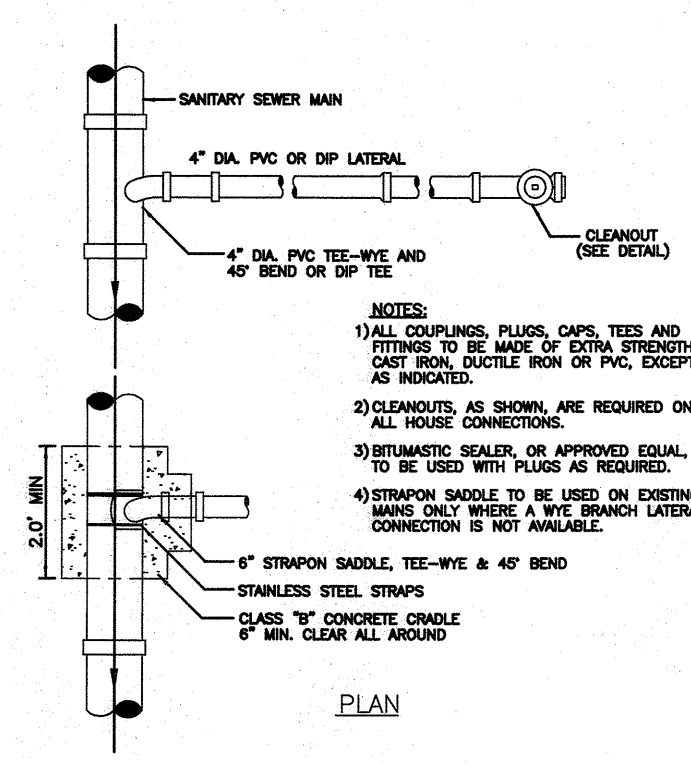
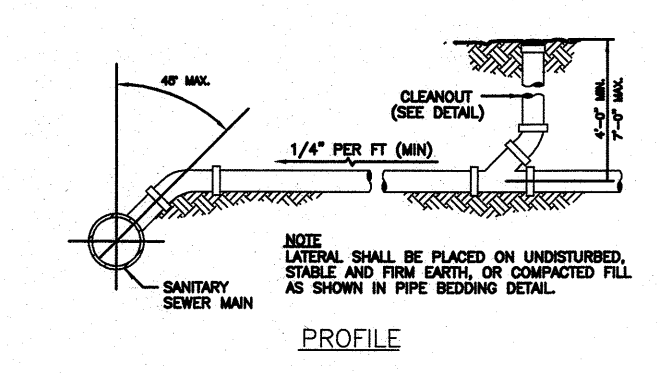
- LEGEND**
- - - 10.3 - - - EXISTING CONTOUR
  - - - 100.0 - - - PROPOSED CONTOUR
  - 101.1 x EXISTING SPOT ELEVATION
  - 101.10 + PROPOSED SPOT ELEVATION
  - TC 100.50 BC 100.00 + PROPOSED TOP/BOTTOM CURB ELEV.
  - PROPOSED SURFACE DRAINAGE DIRECTION
  - o TREE EXISTING TREE TO REMAIN
  - o TREE EXISTING TREE TO BE REMOVED
  - o P. PROPOSED TREE

2	LOT LINE	EEJ	10-03-24
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 1"=20' DRAWN ANDREW K. WU, P.E. AND P.L.S. PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. GB34581		DATE 07/05/23 FILE NO. 938123 MAP NO. SHEET 2 OF 3	

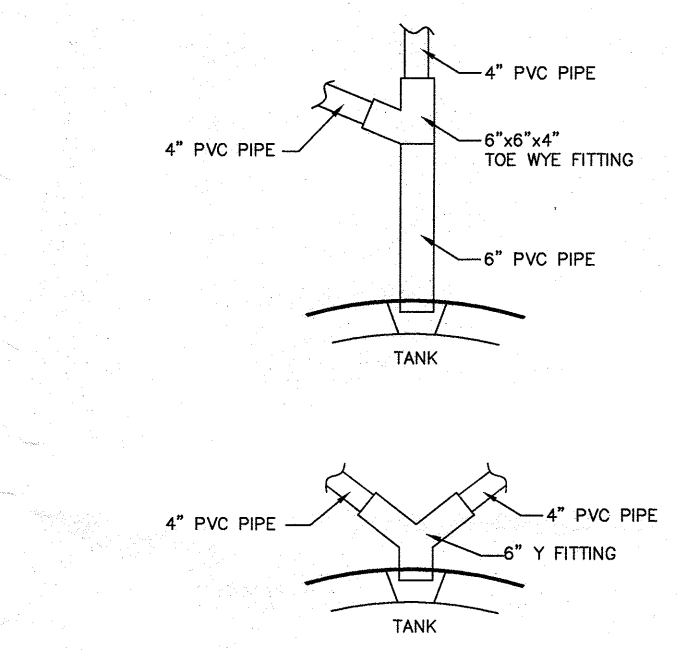




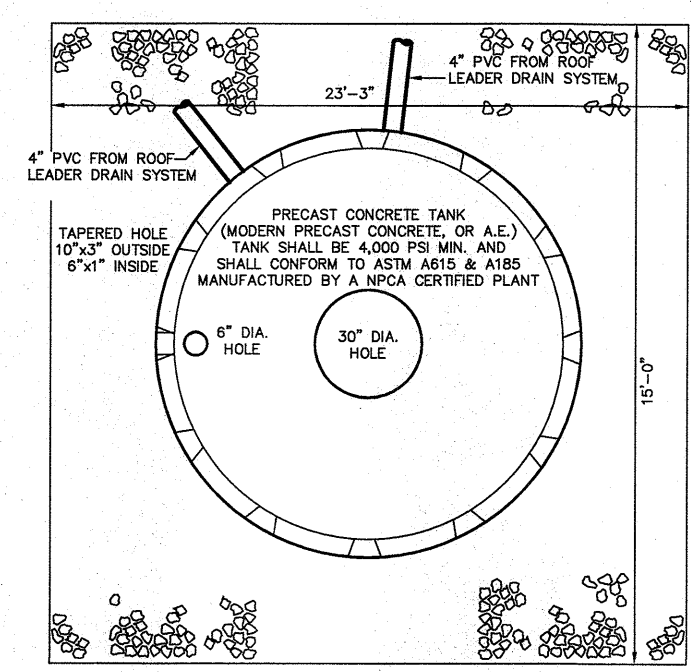
**LANDSCAPE & UTILITY PLAN**  
SCALE: 1"=20'



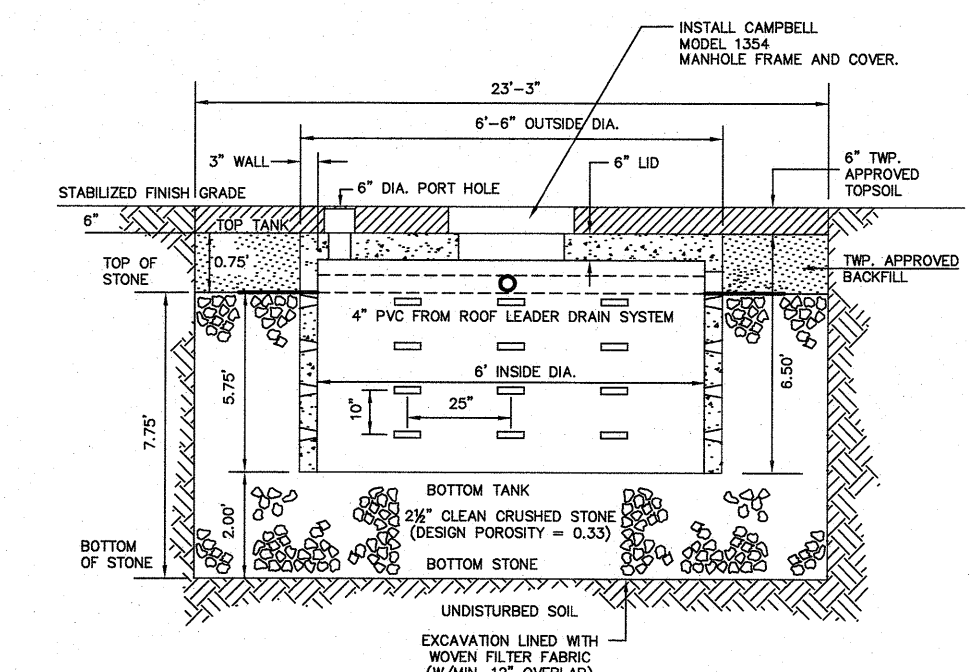
**LATERAL CONNECTION (4" TYPICAL)**  
N.T.S.



**OPTIONAL DRYWELL CONNECTIONS**  
N.T.S.



**SEEPAGE PIT - PLAN VIEW**  
N.T.S.



**SEEPAGE PIT - CROSS SECTION**  
N.T.S.

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)	
NET INCREASE x 0.25	985.8
USE 15' x 23.25' x 7.75' STONE BED w/ 6' i.d., 6.5' o.d., 5.75' depth DRYWELL	
STORAGE IN DRYWELL (CF): $l \times w \times d$	162.5
STORAGE IN STONE (CF): $[(length \times width \times depth) - (l \times w \times d)] \times 0.33$	829.0
TOTAL STORAGE PROVIDED	991.5

**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: 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 = 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: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14  
 NUMBER OF REPLACEMENT TREES (MIN. 2.5" CALIPER): 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14  
 NUMBER OF TREES TO BE REMOVED: 0  
 NUMBER OF TREES TO BE REPLACED: 0  
 REPLACEMENT REQUIRED: 0

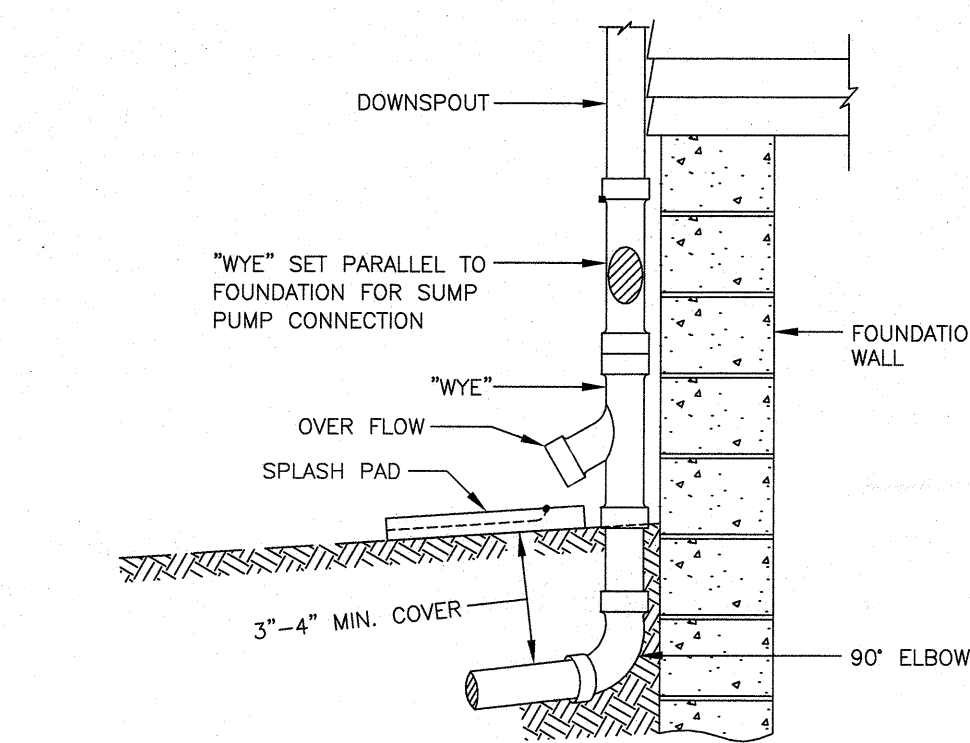
TOTAL REPLACEMENT REQUIRED: 0  
 IMPERVIOUS COVERAGE: 1 TREE/1,000 SQ. FT. OF COVERAGE  
 REQUIRED: 2 TREES

**REPLACEMENT TREES**

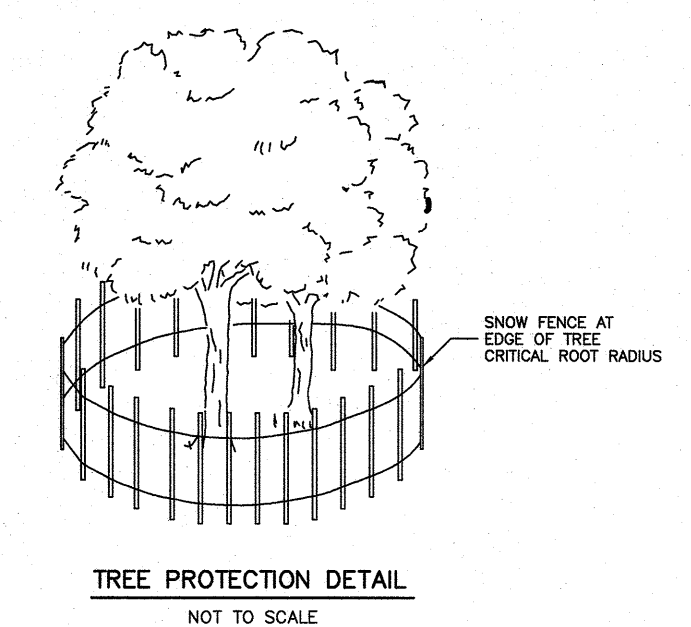
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SIZE AT MATURITY	QUANTITY
KC	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	MIN. 2 1/2" CALIPER, BAB	30-35 FT.	2
AR	ACER RUBRUM	RED MAPLE	MIN. 2 1/2" CALIPER, BAB	50-60 FT.	6

**STREET TREES (MAX. SPACING = 50')**

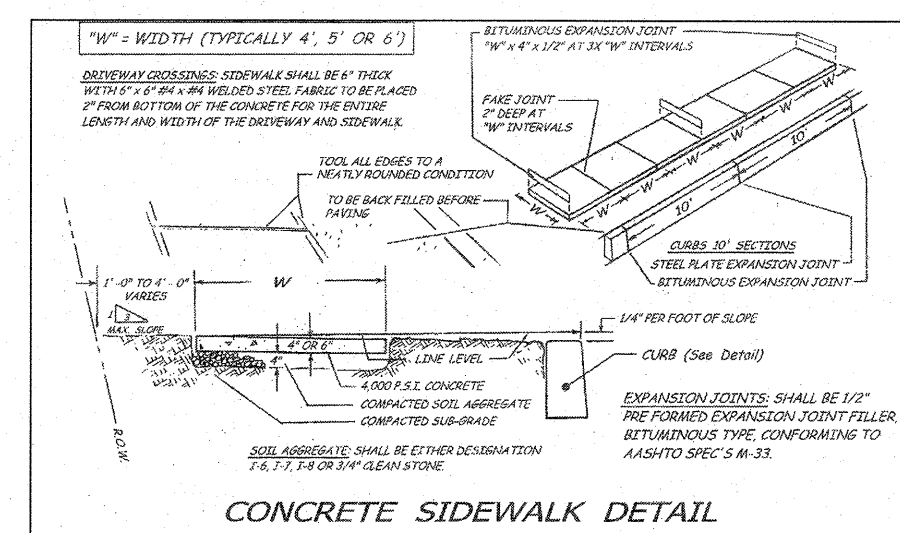
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SIZE AT MATURITY	QUANTITY
AR	ACER RUBRUM	RED MAPLE	MIN. 2 1/2" CALIPER, BAB	50-60 FT.	6



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

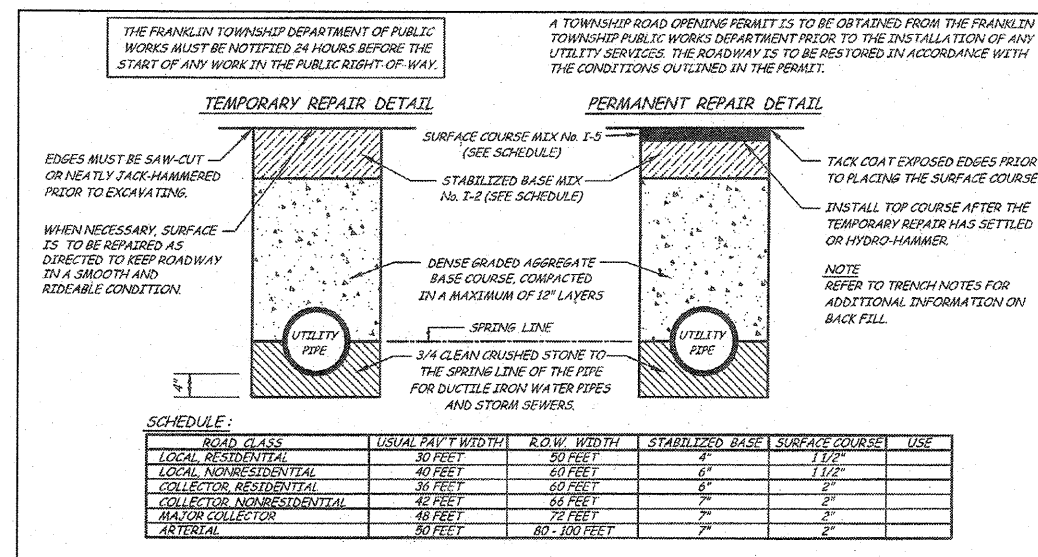


**TREE PROTECTION DETAIL**  
NOT TO SCALE



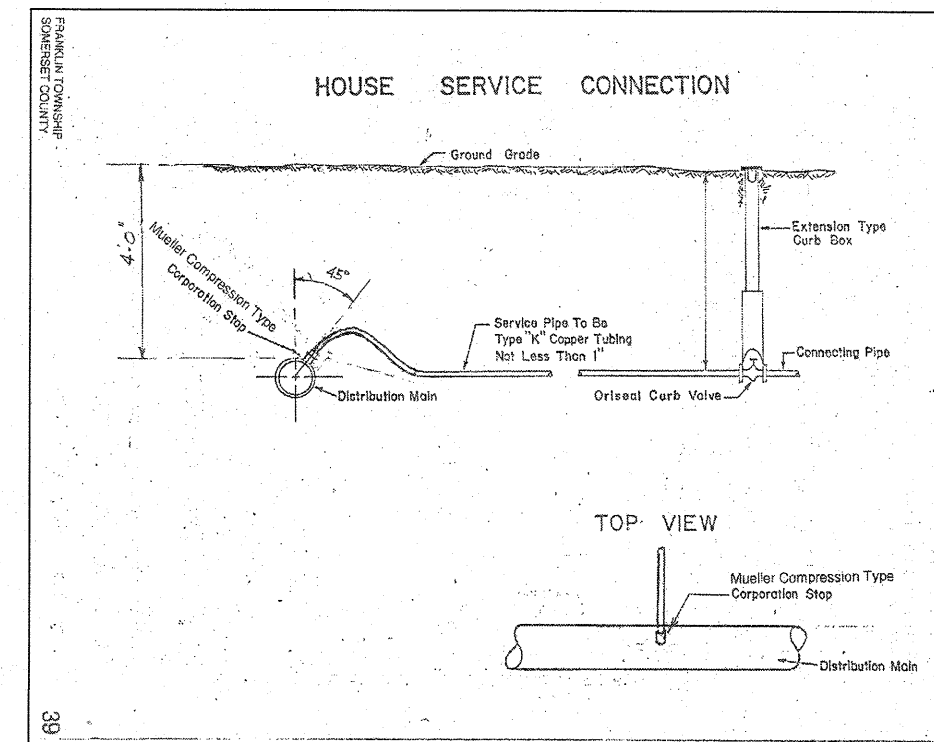
**CONCRETE SIDEWALK DETAIL**  
N.T.S.

Franklin Township  
Somerset County, NJ



**RESTORATION OF STREET OPENINGS**  
N.T.S.

Franklin Township  
Somerset County, NJ



**HOUSE SERVICE CONNECTION**  
N.T.S.

NO.	REVISION	DATE	DRAWN	DATE
2	LOT LINE		EEJ	10-03-24
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

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SCALE	DATE	FILE NO.	MAP NO.
1"=20'	07/05/23	938123	

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

DRAWN	CHECKED	DWG NO.	SHEET
EEJ			3 OF 3