

ZONING REQUIREMENTS - B-3 OFFICE BUSINESS ZONE

-TWO FAMILY DETACHED DWELLINGS ARE A CONDITIONAL USE (110-77.011)
-USE R-2 RESIDENTIAL DISTRICT SETBACK REQUIREMENTS

	REQUIRED	PROPOSED
LOT AREA/DENSITY	10,000	9,503.06*
MINIMUM LOT AREA (S.F.)		
LOT DIMENSIONS:		
MINIMUM LOT WIDTH (FT.)	100	76.74*
STREET LINE	100	76.74*
SETBACK LINE	100	122.30
MINIMUM LOT DEPTH (FT.)		
SETBACKS:		
FRONT YARD (FT.)	25.00**	28.80
SIDE YARD (FT.)	8	10
BOTH	18	24.74
REAR YARD (FT.)	25	25.73
LOT COVERAGE	40%	34.2
MAXIMUM FOR PRIMARY & ACCESSORY BLDGS	70%	45.0
MAXIMUM FOR IMPERVIOUS COVERAGE		
HEIGHT	35/3	32/2
MAXIMUM IN FEET/STORIES		

EXISTING NONCONFORMITY TO REMAIN *
OR PREVAILING **

FRONT SETBACK CALCULATION

LOT	BLOCK	FRONT SETBACK
8.01	144	28.80
5	35	(NO HOME)
AVG.		28.80

TREE REPLACEMENT REQUIREMENTS

TOTAL NUMBER OF ON-SITE TREES: 13*
NUMBER OF EXISTING TREES 10" CALIPER AND GREATER WITHIN DEVELOPMENT AREA: 8*
NUMBER OF TREES WITHIN PROPOSED DEVELOPMENT AREA TO BE REMOVED: 3*
ALLOWABLE NUMBER OF EXISTING TREES 10" CALIPER AND GREATER TO BE REMOVED: 10% (8 x 0.10 = 0.8); USE 1-(32)
TREES REQUIRING REPLACEMENT: 2 (1-11", 1-17")
TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (SEE CALCULATIONS BELOW): 7
*DOES NOT INCLUDE DEAD OR DYING TREES IN SEVERE DISTRESS

TREE REPLACEMENT CALCULATIONS

EXISTING TREE SIZE	NUMBER REMOVED	REPLACEMENT VALUE
6"-12"	1	3
12"-18"	1	4
18"-24"	0	5
24"-30"	0	7
30"-36"	0	10
TOTAL REPLACEMENT TREES REQUIRED:		7

STREET TREES

REQUIRED: 1 TREE PER 35 FT. OF FRONTAGE = 2 REQUIRED
EXISTING: 2 TREES ALONG FRONTAGE TO REMAIN
PROPOSED: 0 STREET TREES

FRONT YARD TREES

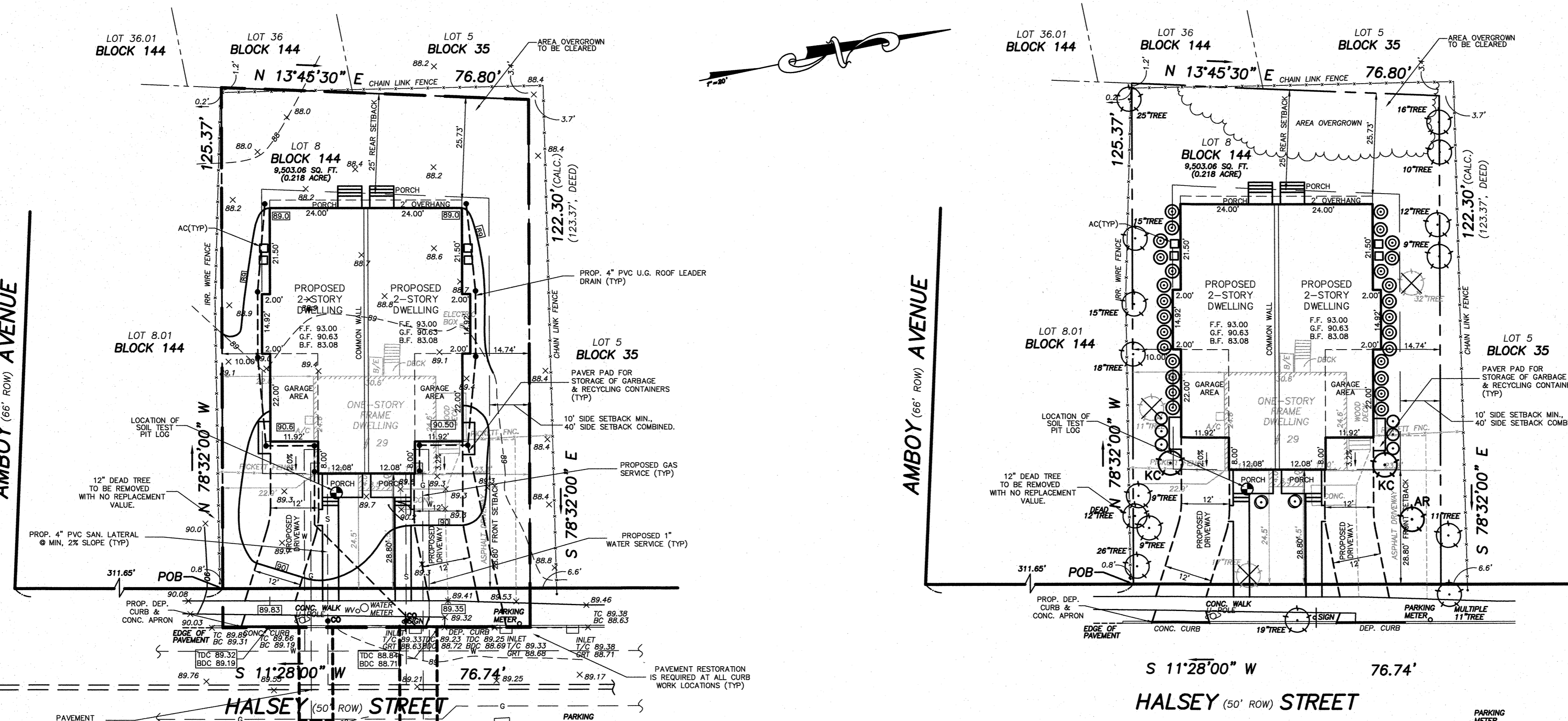
REQUIRED: 1 SHADE TREE & 1 FLOWERING TREE PER 50 FT. OF FRONTAGE OR PART THEREOF = 4 REQUIRED TOTAL
EXISTING SHADE TREES TO REMAIN: 1
PROPOSED: 1 SHADE TREE & 2 FLOWERING TREES

COMPLIANCE

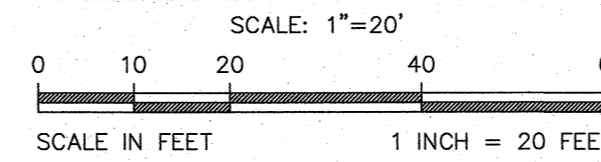
- A. REPLACEMENT TREES REQUIRED: 7
- B. TOTAL SHADE, FLOWERING & STREET TREES REQUIRED: 6
- C. NUMBER OF TREES TO BE REMOVED WITHOUT REPLACEMENT VALUE: 1
- D. ADDITIONAL REPLACEMENT TREES REQUIRED (A-B-C): 0
- E. REPLACEMENT TREES PROPOSED: 0

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AR	ACER RUBRUM	RED MAPLE	2 1/2"-3", CAL.	1
KC	-	KWANSAN CHERRY	2 1/2"-3", CAL.	2
ICE	ILEX CRENATA EXCELSA	JAPANESE HOLLY	4'-6"	6
FOUNDATION PLANTINGS				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY	QUANTITY
⊙	SPERIA X BUMALDA	'ANTHONY WATERER'	3'-4"	28
⊙	'ANTHONY WATERER'	BUMALDA SPIREA		
⊙	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	1'-3"	2

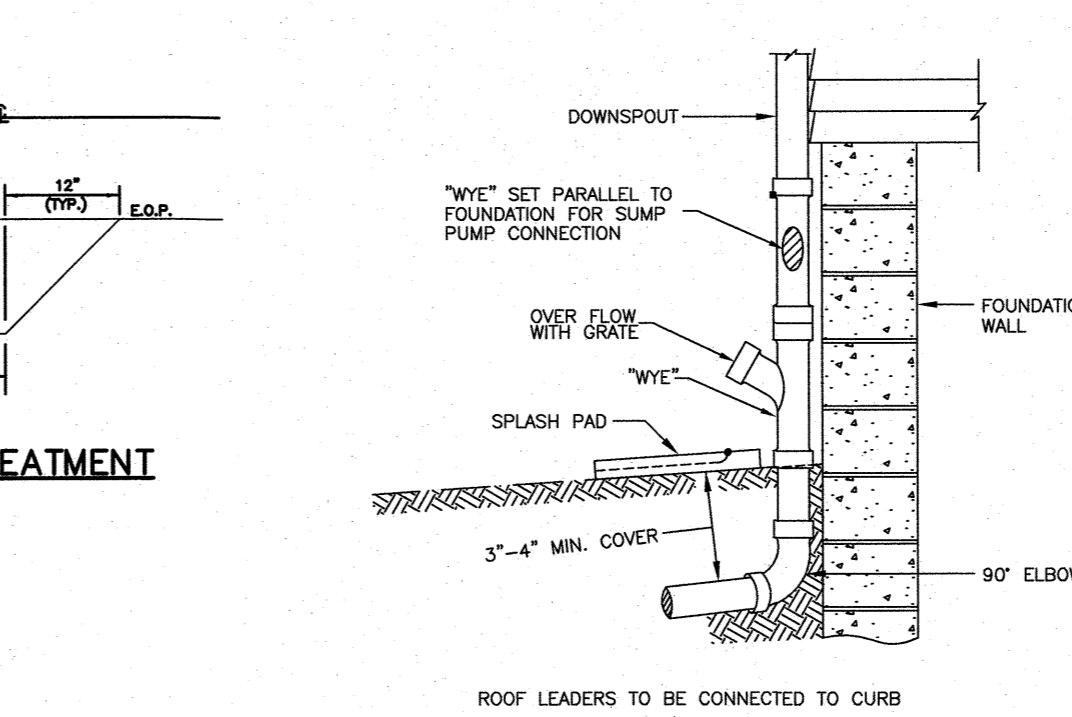


PROPOSED LANDSCAPE PLAN

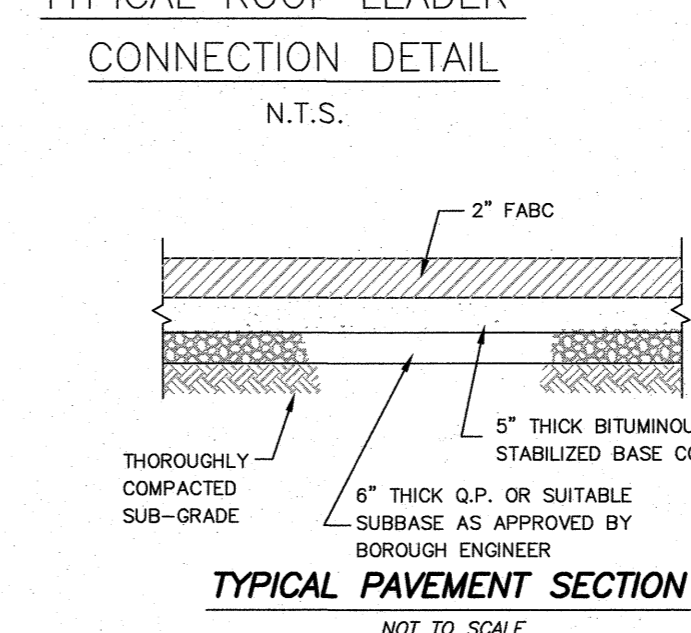


CONCRETE WALK & APRON DETAIL

- 1. A PRE-FORMED BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE FOR SIDEWALKS AND 6" WIDE FOR APRONS AND EXTENDING UNBROKEN THE FULL WIDTH OF THE WALK SHALL BE INSTALLED EVERY 16 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET THE FULL WALK WIDTH
- 2. THERE SHALL BE A FLOAT FINISH WITH EDGES FINISHED WITH A SUITABLE TOOL.



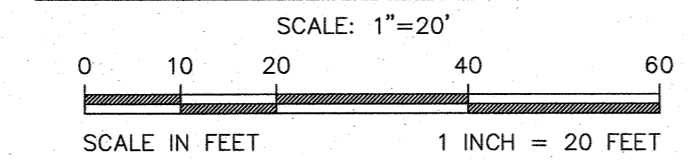
TYPICAL ROOF LEADER CONNECTION DETAIL



DEPRESSING CURB AT DRIVEWAYS

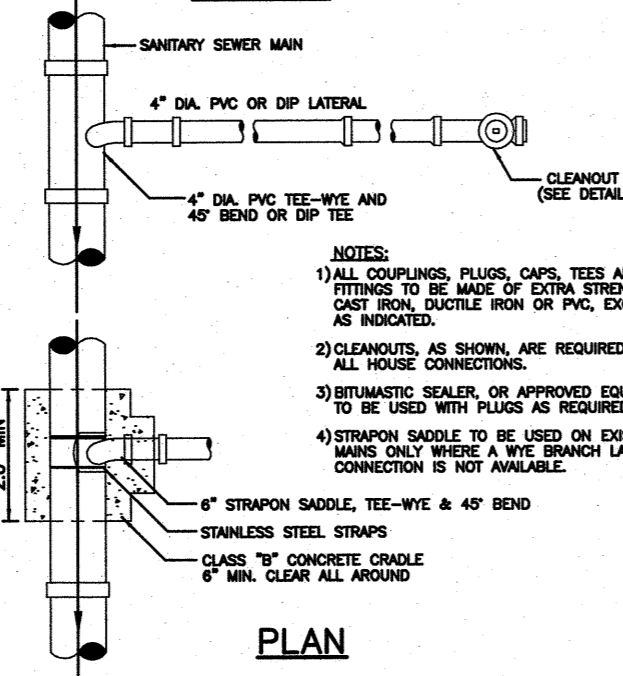
NOT TO SCALE

PROPOSED GRADING & UTILITY PLAN



- 1) ALL EXISTING SITE IMPROVEMENTS TO BE DEMOLISHED.
- 2) CONNECT ALL ROOF LEADERS TO STORM INLET.
- 3) CONNECT SUMP PUMP DISCHARGE TO U.G. ROOF LEADER DRAIN SYSTEM.
- 4) APPLICANT INTENDS TO UTILIZE EXISTING UTILITY CONNECTIONS IF POSSIBLE.
- 5) EACH UNIT TO HAVE SEPARATE UTILITY CONNECTIONS.
- 6) SOIL LOG INDICATES SHWT AT ELEVATION 79.97.
- 7) ANY CURB OR SIDEWALK SHOWN TO REMAIN SHALL BE REPAIRED OR REPLACED, IF DAMAGED OR IN DISREPAIR AT THE DISREPAIR AT THE DIRECTION OF BOROUGH ENGINEER.
- 8) AFTER CREDIT FOR SHADING & FLOWERING TREES TO BE PLANTED, 5 REPLACEMENT TREES ARE REQUIRED. THE APPLICANT INTENDS TO DONATE TO THE BOROUGH TREE FUND IN LIEU OF PLANTING THE TREES

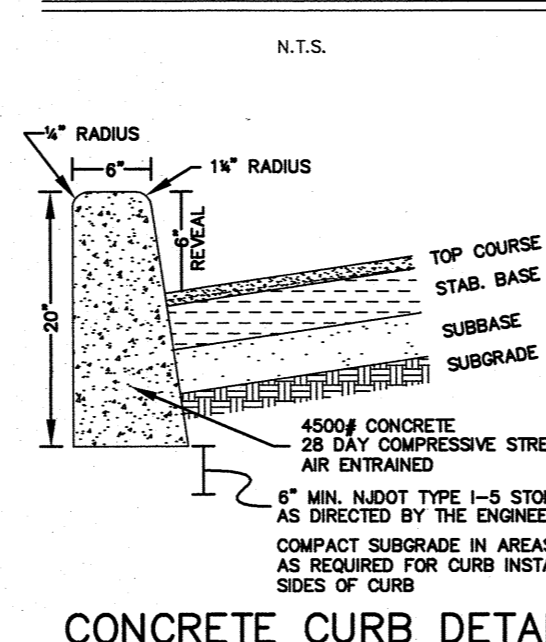
PROFILE



LATERAL CONNECTION (4" TYPICAL)

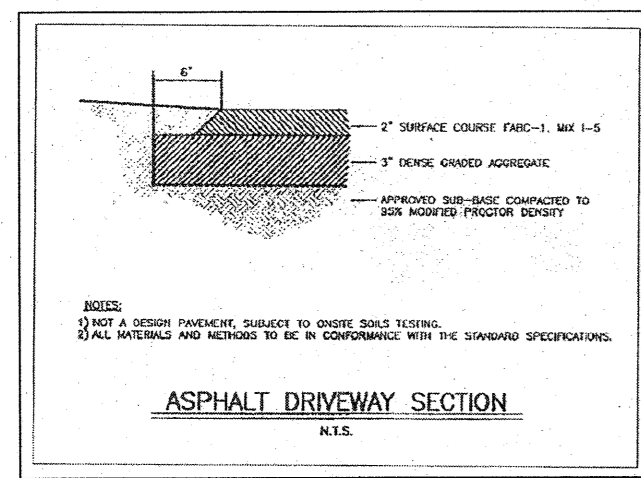
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HOUSE SERVICE CONNECTION



CONCRETE CURB DETAIL

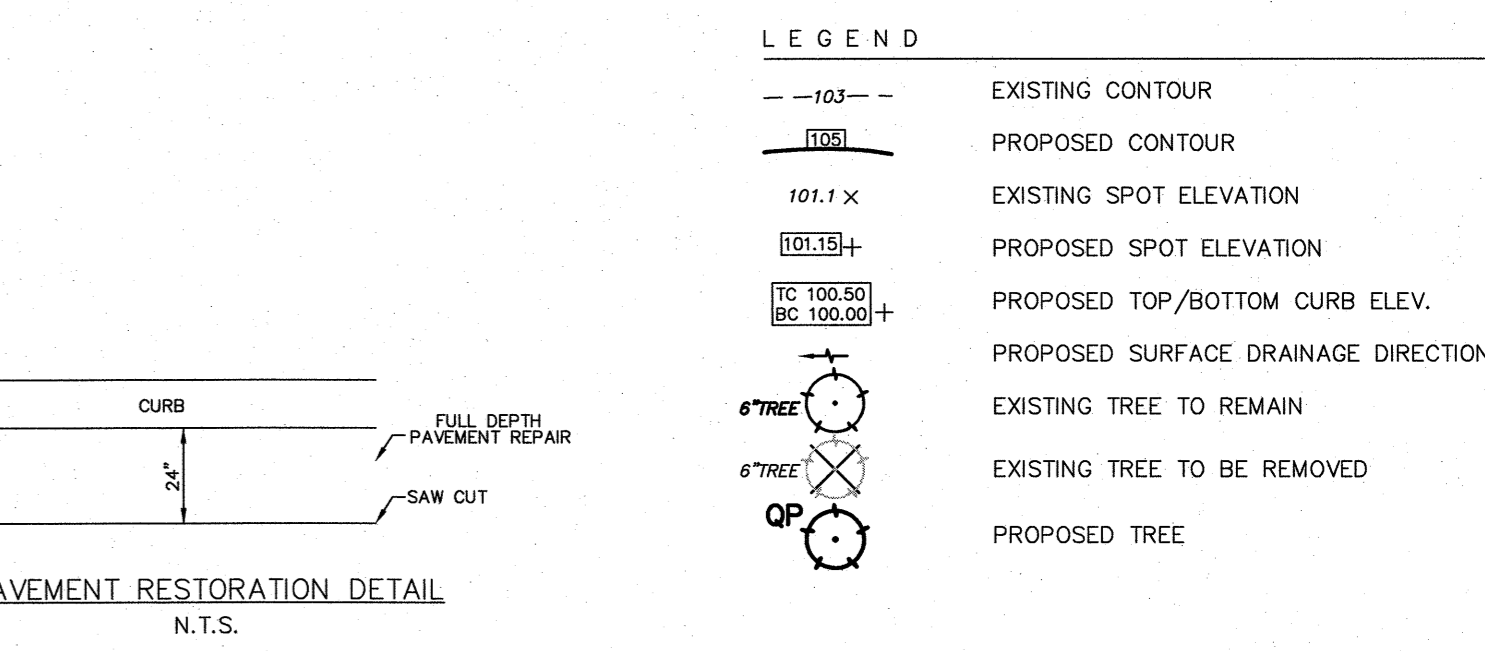
NOT TO SCALE



ASPHALT DRIVEWAY SECTION

N.T.S.

Atlantic Engineering Laboratories, Inc.		TEST PIT LOG	
21 Randolph Avenue Avenel, NJ 07001		PROJECT 29 Halsey Street	
PROJECT 29 Halsey Street	TEST PIT NO. TP-1	CLIENT Fox & Fox Development	PROJECT NO. 20-05-0291
LOCATION 29 Halsey Street, Metuchen, NJ	GROUND ELEV. 82.1	EXCAVATION METHOD Rubber Tire Backhoe	ENGINEER C. Patel
DEPTH TO - Water: N/A	When checked: N/A	Caving: N/A	DATE 09/13/2020
SHEET 1 of 1			
DEPTH (ft)	SOIL SYMBOLS AND SAMPLERS	MATERIAL DESCRIPTION	U.S.C.S. DESIGNATION
0	GRAVEL	Gravel Surface	
1	12" Topsoil	12" Topsoil	
2	12" Gravel	12" Gravel	
3	12" Gravel	12" Gravel	
4	12" Gravel	12" Gravel	
5	12" Gravel	12" Gravel	
6	12" Gravel	12" Gravel	
7	12" Gravel	12" Gravel	
8	12" Gravel	12" Gravel	
9	12" Gravel	12" Gravel	
10	12" Gravel	12" Gravel	
11	12" Gravel	12" Gravel	
12	12" Gravel	12" Gravel	



NO.	REVISION	DATE
2	DRC COMMENTS	MA 03-17-21
1	CLIENT'S COMMENTS	MA 12-08-20

PLOT AND GRADING PLAN
 PREPARED FOR
29 HALSEY STREET
LOT 8 IN BLOCK 144
 BOROUGH OF METUCHEN, MIDDLESEX 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: 1"=20'
 DATE: 08-19-20
 FILE NO.: 885220
 MAP NO.:
 DRAWN: MA
 CHECKED: MA
 DWG NO.:
 SHEET: 1 OF 1