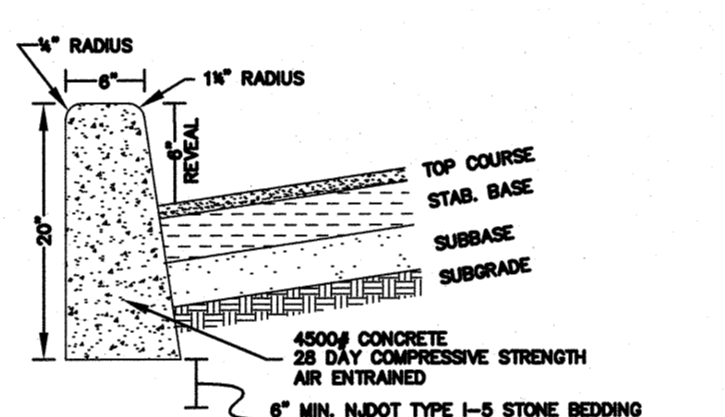
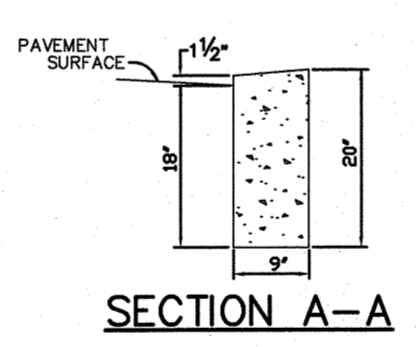


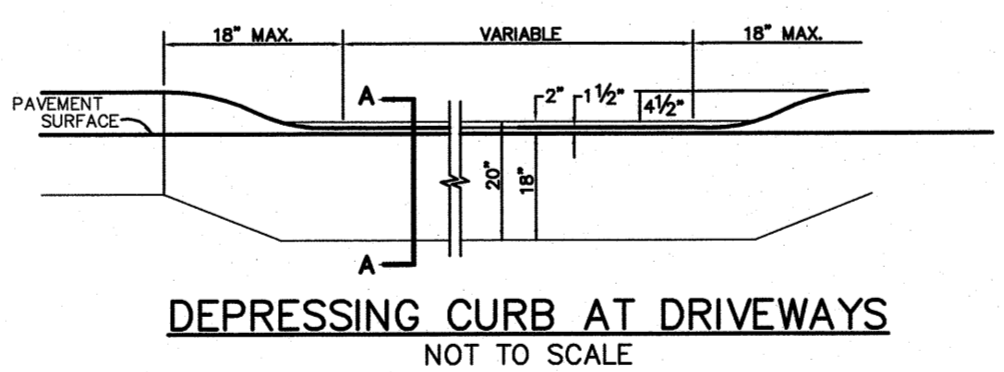
TYPICAL ROOF LEADER CONNECTION DETAIL
N.T.S.



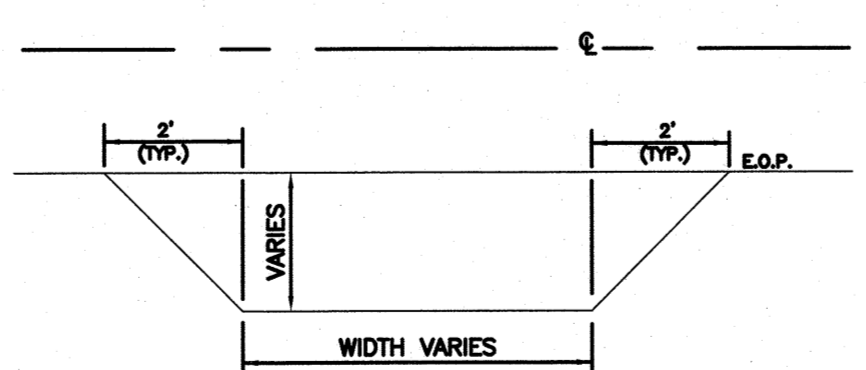
CONCRETE CURB DETAIL
NOT TO SCALE



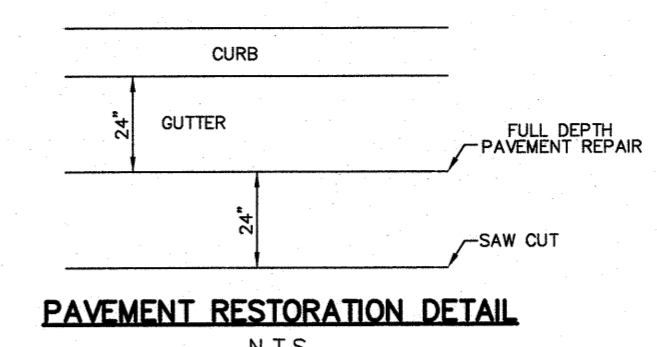
SECTION A-A



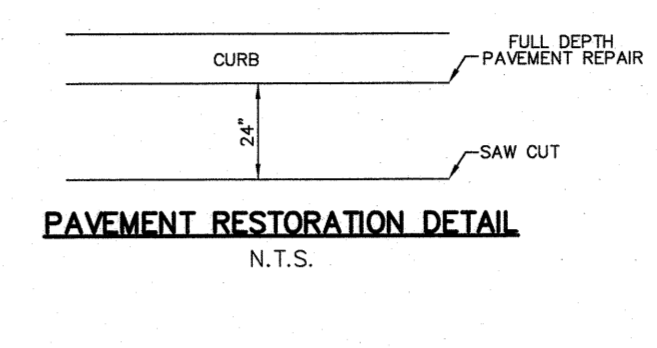
DEPRESSING CURB AT DRIVEWAYS
NOT TO SCALE



TYPICAL DRIVEWAY TREATMENT
PLAN VIEW
NOT TO SCALE



PAVEMENT RESTORATION DETAIL
N.T.S.

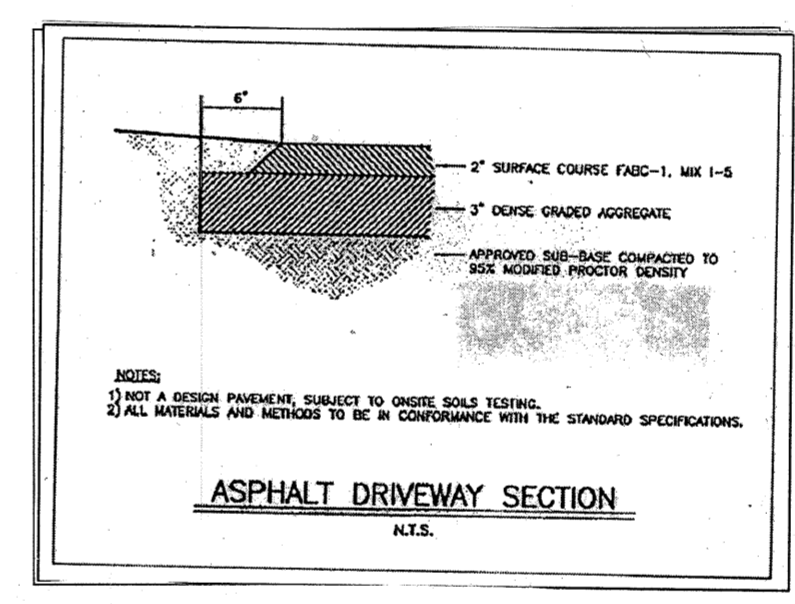


PAVEMENT RESTORATION DETAIL
N.T.S.

ZONING REQUIREMENTS - R-1 RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA/DENSITY			
MINIMUM LOT AREA (S.F.)	10,000	17,154.99	17,154.99
LOT DIMENSIONS			
MINIMUM LOT WIDTH (FT.)	75	83.30	83.30
MINIMUM LOT DEPTH (FT.)	100	189.02	189.02
SETBACKS			
FRONT YARD (GROVE) (FT.)	41.3	38.0	32.67**
FRONT YARD (EAST CHESTNUT) (FT.)	30.4	15.1	25.44**
SIDE YARD (FT.)			
EACH	10	4.4	10
BOTH	20	N.A.	N.A.
REAR YARD (FT.)	25	131.37	99.23
DISTANCE OF PORCH INTO SETBACK (MAX)			
VIA GROVE AVENUE (FT.)	8	0	15.58**
VIA EAST CHESTNUT AVENUE (FT.)	8	0	12.48**
LOT COVERAGE			
MAXIMUM FOR PRIMARY & ACCESSORY BLDGS	30%	8.9%	18.7
MINIMUM FOR OPEN SPACE	50%	12.8%	20.7
HEIGHT			
MAXIMUM IN FEET/STORIES	35/3	1-STORY	35/2

EXISTING NONCONFORMITY *
VARIANCE REQUESTED **



ASPHALT DRIVEWAY SECTION
N.T.S.

- NOTES:
- CONNECT ALL ROOF LEADER DRAINS TO STORM INLETS.
 - CONNECT SUMP PUMP DISCHARGE TO ROOF LEADER DRAIN SYSTEM.
 - THIS PLAN IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY FLETCHER ENGINEERING, INC., DATED 10-29-21.
 - ALL UTILITY CONNECTIONS ARE EXISTING.
 - FRONT SETBACKS REQUIRED BASED ON A SKETCH OF SETBACKS PREPARED BY BRUNSWICK WEST INC. BRUNSWICK WEST, INC., DATED 01-12-23

TREE REPLACEMENT REQUIREMENTS

TOTAL NUMBER OF ON-SITE TREES: 9
 NUMBER OF EXISTING TREES 10" DBH AND GREATER WITHIN DEVELOPMENT AREA: 3
 NUMBER OF TREES 10" DBH AND GREATER WITHIN PROPOSED DEVELOPMENT AREA TO BE REMOVED: 3
 ALLOWABLE NUMBER OF EXISTING TREES 10" DBH AND GREATER TO BE REMOVED @ 10% : 0
 TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (SEE CALCULATIONS BELOW): 19

TREE REPLACEMENT CALCULATIONS

EXISTING TREE SIZE	NUMBER REMOVED	REPLACEMENT VALUE
6"-12"	0	3
12"-18"	0	4
18"-24"	1	5
24"-30"	2	7
30"-36"	0	10

TOTAL REPLACEMENT TREES REQUIRED: 19 TREES

STREET TREES

REQUIRED: 1 TREE PER 35 FT. OF FRONTAGE = 9 REQUIRED
 EXISTING: 2 TREES ALONG GROVE AVE & 2 TREE ALONG EAST CHESTNUT TO REMAIN
 PROPOSED: 5 STREET TREES

FRONT YARD TREES

REQUIRED: 1 SHADE TREE & 1 FLOWERING TREE PER 50 FT. OF FRONTAGE = 12 REQUIRED
 PROPOSED: 11 TREES (1 EXISTING)

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
QP	QUERCUS PALUSTRIS	PIN OAK	2 1/2"-3", CAL.	2*
AR	ACER RUBRUM	RED MAPLE	2 1/2"-3", CAL.	9*
KC	-	KWANSAN CHERRY	2 1/2"-3", CAL.	6*
PT	-	FLOWERING PLUM THUNDERCLOUD	2 1/2"-3", CAL.	2*
ICE	ILEX CRENATA EXCELSA	JAPANESE HOLLY	4'-6"	5

FOUNDATION LANDSCAPE DIVERSITY REQUIREMENT

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY	QUANTITY
⊙	SPERIA X BUMALDA 'ANTHONY WATERER'	'ANTHONY WATERER' BUMALDA SPIREA	3'-4'	11
⊗	SYRINGA 'PENDA'	BLOOMERANG REBLOOMING LILAC	30"-36"	11
⊙	ILEX GRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	30"-36"	11
⊙	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	30"-36"	11

* TO BE COUNTED AS REPLACEMENT TREES

FOUNDATION PLANTING PLAN

- SCALE: 1"=10'
- 1110-112.7 DESIGN AND LANDSCAPE PROVISIONS
- FOUNDATION PLANTINGS
- FOUNDATION PLANTINGS TO BE SPACED 3 FEET ON CENTER AVERAGE.
 - IF MORE THAN 10 PLANTS ARE PROPOSED, NOT MORE THAN 1/2 SHALL BE OF ANY ONE SPECIES.
 - WHERE 11 TO 30 PLANTS ARE PROPOSED, NOT MORE THAN 1/3 SHALL BE OF ANY ONE SPECIES.
 - WHERE MORE THAN 30 PLANTS ARE PROPOSED, NOT MORE THAN 1/4 SHALL BE OF THE SAME SPECIES.
 - PLANTINGS TO BE A MINIMUM OF 2 FEET TALL AT TIME OF PLANTING.
 - A PLANTING BED CONTAINING EXTENSIVE FLOWER AND GROUND COVER SHALL EXTEND A MINIMUM OF TWO FEET IN FRONT OF THE FOUNDATION PLANTINGS ALONG THE ENTIRE FACADE FACING THE STREET.

FOUNDATION PLANTING PLAN
SCALE: 1"=10'

BEING COMMONLY KNOWN AS 303 GROVE AVENUE, METUCHEN, NEW JERSEY.
 BEING KNOWN AND DESIGNATED AS LOT 51 IN BLOCK 107 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF METUCHEN, SHEET NO. 30.

NO.	REVISION	DATE
4	TOWNSHIP COMMENTS	08-01-23
3	CHANGE HOUSE LAYOUT	03-09-23
2	CHANGE HOUSE LAYOUT	10-24-22
1	ENGINEER'S COMMENTS	01-26-22

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

LEGEND

- - - - - EXISTING CONTOUR
- _____ PROPOSED CONTOUR
- 101.00 EXISTING SPOT ELEVATION
- 101.15+ PROPOSED SPOT ELEVATION
- 100.50 PROPOSED TOP/BOTTOM CURB ELEV.
- 100.00 PROPOSED SURFACE DRAINAGE DIRECTION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE

PROJECT INFORMATION

PLOT & GRADING PLAN
 PREPARED FOR
 303 GROVE AVENUE
 LOT 51 IN BLOCK 107
 MIDDLESEX COUNTY, NEW JERSEY

SCALE: 1"=20' DATE: 10-29-21 FILE NO.: 909821 MAP NO.:
 DRAWN: EEJ CHECKED: DWG NO.: SHEET: 1 OF 1

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