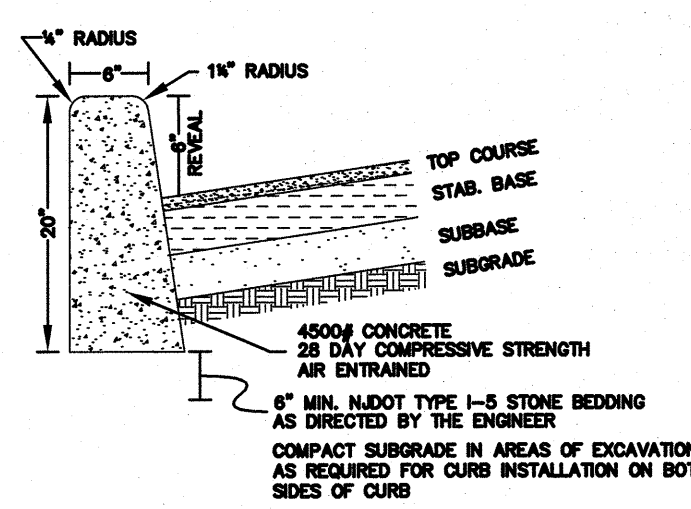
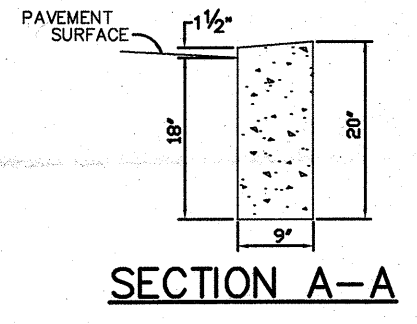


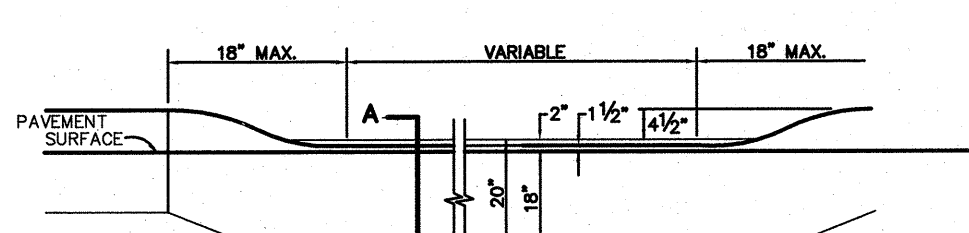
TYPICAL ROOF LEADER CONNECTION DETAIL
N.T.S.



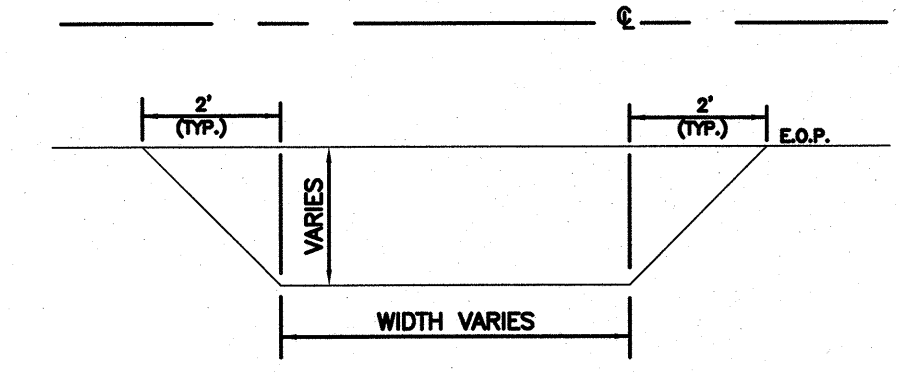
CONCRETE CURB DETAIL
NOT TO SCALE



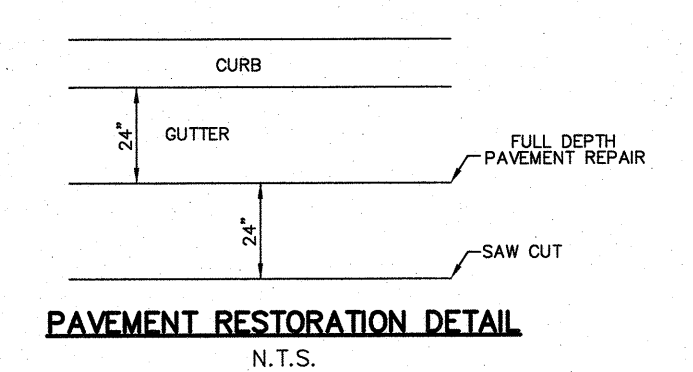
SECTION A-A



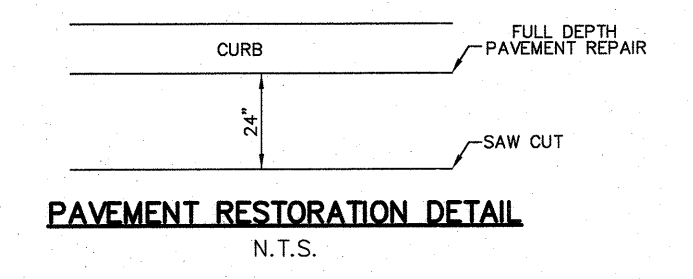
DEPRESSING CURB AT DRIVEWAYS
NOT TO SCALE



TYPICAL DRIVEWAY TREATMENT
PLAN VIEW
NOT TO SCALE



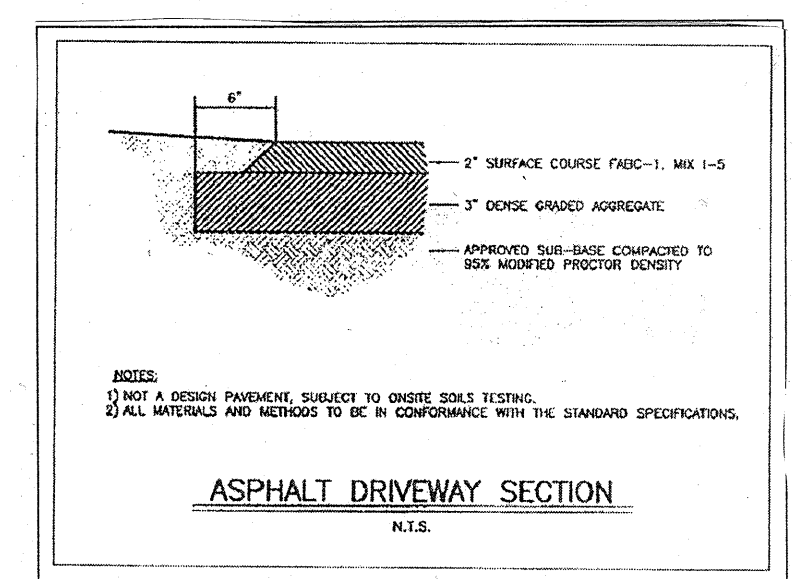
PAVEMENT RESTORATION DETAIL
N.T.S.



PAVEMENT RESTORATION DETAIL
N.T.S.

ZONING REQUIREMENTS - R-1 RESIDENTIAL DISTRICT

	REQUIRED	PROPOSED
LOT AREA/DENSITY		
MINIMUM LOT AREA (S.F.)	10,000	17,154.99
LOT DIMENSIONS		
MINIMUM LOT WIDTH (FT.)	75	83.30
MINIMUM LOT DEPTH (FT.)	100	189.02
SETBACKS		
FRONT YARD (FT.)	25	25.44
SIDE YARD (FT.)		
EACH	10	10
BOTH	20	N.A.
REAR YARD (FT.)	25	99.23
LOT COVERAGE		
MAXIMUM FOR PRIMARY & ACCESSORY BLDGS	30%	18.7
MINIMUM FOR OPEN SPACE	50%	20.7
HEIGHT		
MAXIMUM IN FEET/STORIES	35/3	32/2
EXISTING NONCONFORMITY		**
VARIANCE REQUESTED		**



ASPHALT DRIVEWAY SECTION
N.T.S.

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	5
24"-30"	2	7	14
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
⊙	SPIREA X BUMALDA 'ANTHONY WATERER'	'ANTHONY WATERER' BUMALDA SPIREA	3'-4'	11
⊗	SYRINGA 'PENDA'	BLOOMERANG REBLOOMING LILAC	30"-36"	11
⊙	ILEX CRENATA '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'
 FOUNDATION PLANTINGS TO BE TO BE SPACED 3 FEET ON CENTER AVERAGE.
 B. IF MORE THAN 10 PLANTS ARE PROPOSED, NOT MORE THAN 1/2 SHALL BE OF ANY ONE SPECIES.
 C. WHERE 11 TO 30 PLANTS ARE PROPOSED, NOT MORE THAN 1/3 SHALL BE OF ANY ONE SPECIES.
 D. WHERE MORE THAN 30 PLANTS ARE PROPOSED, NOT MORE THAN 1/4 SHALL BE OF THE SAME SPECIES.
 E. PLANTINGS TO BE A MINIMUM OF 2 FEET TALL AT TIME OF PLANTING.
 F. 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'

- NOTES:
 1) CONNECT ALL ROOF LEADER DRAINS TO STORM INLETS.
 2) CONNECT SUMP PUMP DISCHARGE TO ROOF LEADER DRAIN SYSTEM.
 3) THIS PLAN IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY FLETCHER ENGINEERING, INC., DATED 10-29-21.
 4) ALL UTILITY CONNECTIONS ARE EXISTING.

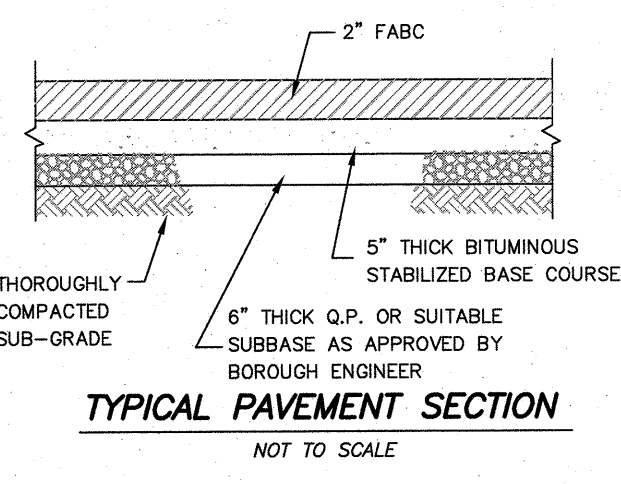
LEGEND

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

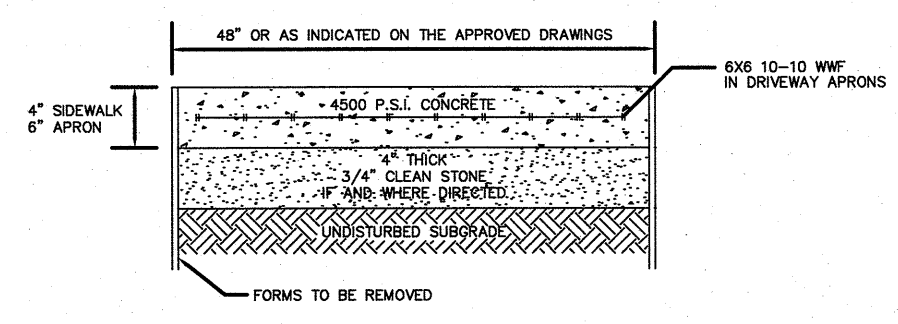
BEING COMMONLY KNOWN AS 303 GROVE AVENUE, METUCHEN, NEW JERSEY.
 BEING KNOWN AND DESIGNATED AS LOT 51 IN BLOCK 107 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF METUCHEN, SHEET NO. 30.

NO.	REVISION	DATE	DRAWN
3	CHANGE HOUSE LAYOUT	03-09-23	MA
2	CHANGE HOUSE LAYOUT	10-24-22	MA
1	ENGINEER'S COMMENTS	01-28-22	EEJ
	REVISION		DRAWN

PLOT & GRADING PLAN
 PREPARED FOR
 303 GROVE AVENUE
 LOT 51 IN BLOCK 107
 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: 10-29-21
 FILE NO.: 909821
 DRAWN: EEJ
 CHECKED: [Signature]
 DWG NO.: [Signature]
 SHEET: 1 OF 1



TYPICAL PAVEMENT SECTION
NOT TO SCALE



CONCRETE WALK & APRON DETAIL

- NOTES:
 1. A PRE-FORMED BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE FOR SIDEWALKS AND 6" WIDE FOR APRONS AND EXTENDING UNDER THE FULL WIDTH OF THE WALK SHALL BE INSTALLED EVERY 10 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.