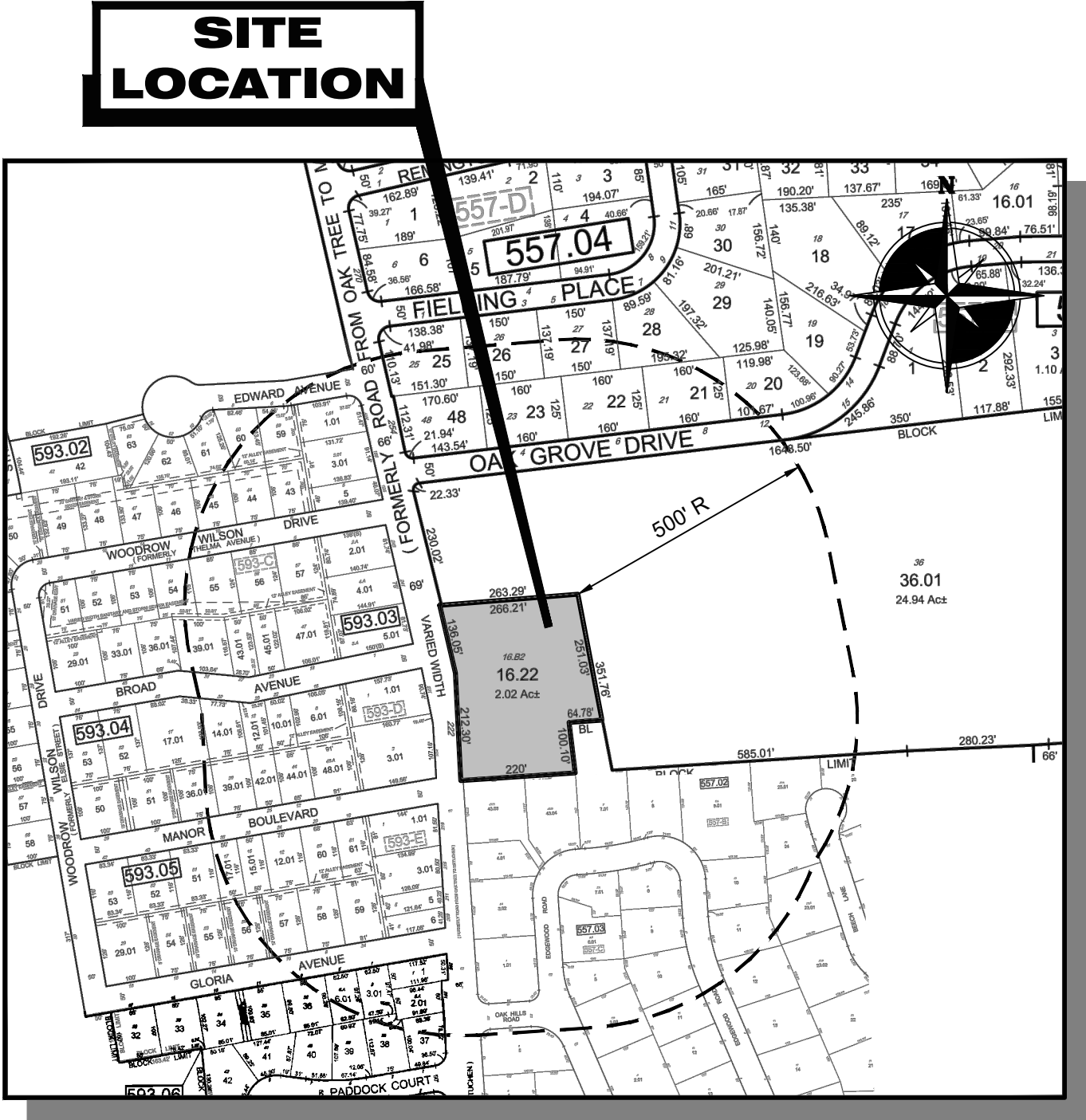


PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS
BLOCK 557 LOT 16.22
EDISON TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY



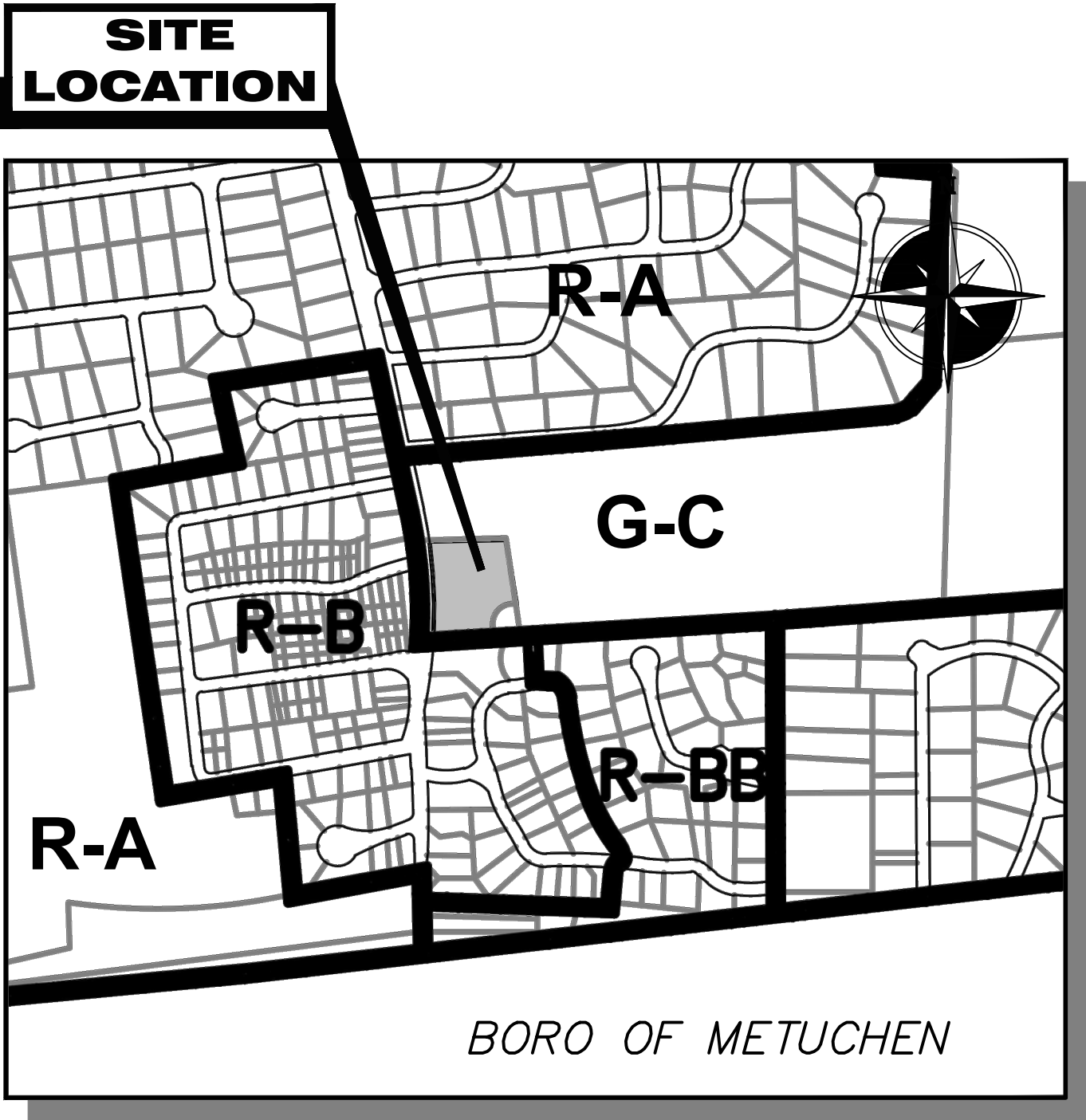
AERIAL MAP

SOURCE: GOOGLE EARTH PRO
SCALE: 1"=500'



TAX MAP

TAX MAP INFORMATION TAKEN FROM "TAX MAP" TOWNSHIP OF
EDISON, MIDDLESEX COUNTY, NEW JERSEY SHEET NUMBER #157
SCALE: 1"=300'



ZONING MAP

"ZONING MAP" TOWNSHIP OF EDISON, MIDDLESEX COUNTY, NEW
JERSEY" REPT. REV. 1/9/2008
SCALE: 1"=500'

- GENERAL NOTES:
1. PROPERTY KNOWN AND DESIGNATED AS LOT 16.22 IN BLOCK 557 AS SHOWN ON THE TOWNSHIP OF EDISON TAX MAP, SHEET 157.
 2. BOUNDARY INFORMATION SHOWN ON A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, LOT 16.22 BLOCK 557, EDISON TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY MORGAN ENGINEERING LLC, DATED 11/24/2020 REV 11/28/2023
 3. ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
 4. VERTICAL DATUM IS IN NAVD 1988 DATUM.
 5. THE TRACT CONTAINS 2.016 AC. / 87,813.54 S.F.
 6. APPLICANT PROPOSES TO SUBDIVIDE THE EXISTING 2.016 ACRE TRACT INTO 8 SINGLE FAMILY RESIDENTIAL LOTS
 7. PROPERTY IS LOCATED IN THE RC ZONE.
 8. DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
 9. THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
 10. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS.
 11. ALL DISTURBED AREAS WILL BE VEGETATIVELY STABILIZED IN ACCORDANCE WITH THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN UPON COMPLETION OF THE GRADING ACTIVITIES.
 12. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIALS AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
 13. THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON), MORGAN ENGINEERING, L.L.C., ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
 14. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
 15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS TO BE REMOVED.
 16. AS PER R.S.I.S 5:21 PARKING FOR SINGLE FAMILY DWELLINGS WITH 5 BEDROOMS REQUIRE 3.5 PARKING SPACES PER DWELLING. EACH DWELLING CONTAINS A 2 CAR GARAGE AND DRIVEWAY. THIS WILL PROVIDE SUFFICIENT PARKING FOR EACH DWELLING.
 17. TRASH AND RECYCLING TO BE PICKED UP BY EDISON TOWNSHIP
 18. POTABLE WATER TO BE SERVICED BY MIDDLESEX WATER COMPANY.

PROPERTY OWNERS WITHIN 200 FEET
AS PROVIDED BY EDISON TOWNSHIP
ON 1/29/2024

Block		Property Location		Owner		Zip Code	
Lot		Additional Lot		Address		City, State	
557		244 PLAINFIELD RD		METUCHEN GOLF & COUNTRY CLUB		EDISON, NJ	
36.01						088202984	
557.02		34 EDGEWOOD RD		KELLY, JAMES & SUSAN		EDISON, NJ	
3.02				34 EDGEWOOD ROAD		08820	
557.02		36 EDGEWOOD RD		RAMAKRISHNA, S & SANGEET, S B		EDISON, NJ	
4.05				36 EDGEWOOD RD		08820	
557.02		42 EDGEWOOD RD		PAGAN, NICHOLAS STEVEN & KATHRYN ANN		EDISON, NJ	
7.94				40 EDGEWOOD RD		08820	
557.02		24 EDGEWOOD RD		MARTIN, ANTHONY M & DEBRA A		EDISON, NJ	
8				24 EDGEWOOD RD		08820	
557.02		22 EDGEWOOD RD		GONZALEZ, JOHN R & MARY		EDISON, NJ	
9.04				22 EDGEWOOD ROAD		08820	
557.02		38 EDGEWOOD RD		PATEL, AMIT R & SINA, H		EDISON, NJ	
43.03				38 EDGEWOOD RD		08820	
557.02		40 EDGEWOOD RD		SHAH, HERBAY V & DESAI, MOHATI		EDISON, NJ	
43.04				40 EDGEWOOD RD		08820	
559.03		245 PLAINFIELD RD		YU, MICHAEL & CHRIS		EDISON, NJ	
2.01				245 PLAINFIELD RD		08820	
559.03		241 PLAINFIELD RD		O'BRIEN, TROTHY J & LINDA		EDISON, NJ	
4.01				241 PLAINFIELD RD		08820	
559.03		1 BROAD AVE		MCLP ASSET COMPANY INC		EDISON, NJ	
5.04				3501 OLIVIER BLVD STE EL		DALLAS, TX	
559.04		231 PLAINFIELD RD		PASODA, HOMER LLC		EDISON, NJ	
1.01				33 WOOD AVE S, STE-600		EDISON, NJ	
559.04		229 PLAINFIELD RD		PASODA, HOMER LLC		EDISON, NJ	
3.01				33 WOOD AVE S, STE-600		EDISON, NJ	
559.04		15 MANOR BLVD		KOTHAPALLI, SWAPNA & KOYA, SURESH		EDISON, NJ	
48.01				15 MANOR BLVD		08820	
559.05		219 PLAINFIELD RD		MATHUR, KANISH C & SAPNA		EDISON, NJ	
1.01				219 PLAINFIELD RD		08820	
559.05		215 PLAINFIELD RD		KASU, KANISHK & DEWANI, MANU		EDISON, NJ	
3.01				215 PLAINFIELD RD		08820	

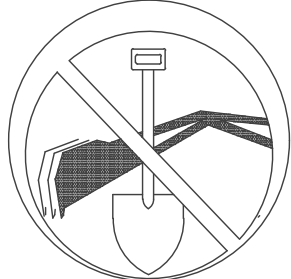
THE FOLLOWING IS A LIST OF PUBLIC UTILITIES, LOCAL UTILITIES & CABLE COMPANIES
WHICH ARE TO BE INCLUDED WHEN NOTIFYING PROPERTY OWNERS WITHIN 200 FEET
OF THE SUBJECT PROPERTY:

UTILITY DISCLAIMER:

UNDERGROUND UTILITY INFORMATION DEPICTED ON THESE PLANS IS BASED ON UTILITY FEATURES OBSERVED AT THE GROUND SURFACE. MORGAN ENGINEERING LLC DID NOT PERFORM A DETAILED SUBSURFACE UTILITY INVESTIGATION FOR ONSITE UTILITIES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESENCE/ABSENCE OF SUBSURFACE UTILITIES PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES VIA CONTRACTING WITH A PRIVATE UTILITY COMPANY AND/OR CONTACTING NJ ONE-CALL. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF UNDERGROUND UTILITIES.

BEFORE YOU DIG
CALL TOLL FREE
IN NJ 811 or
1-800-272-1000

THREE WORKING DAYS BEFORE YOU DIG



APPROVED BY:
EDISON TOWNSHIP PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

OWNER / APPLICANT :
THE LINKS AT EDISON, LLC
910 AMBOY AVENUE
EDISON, NJ

CERTIFICATE OF AUTHORIZATION: 24GA28229800

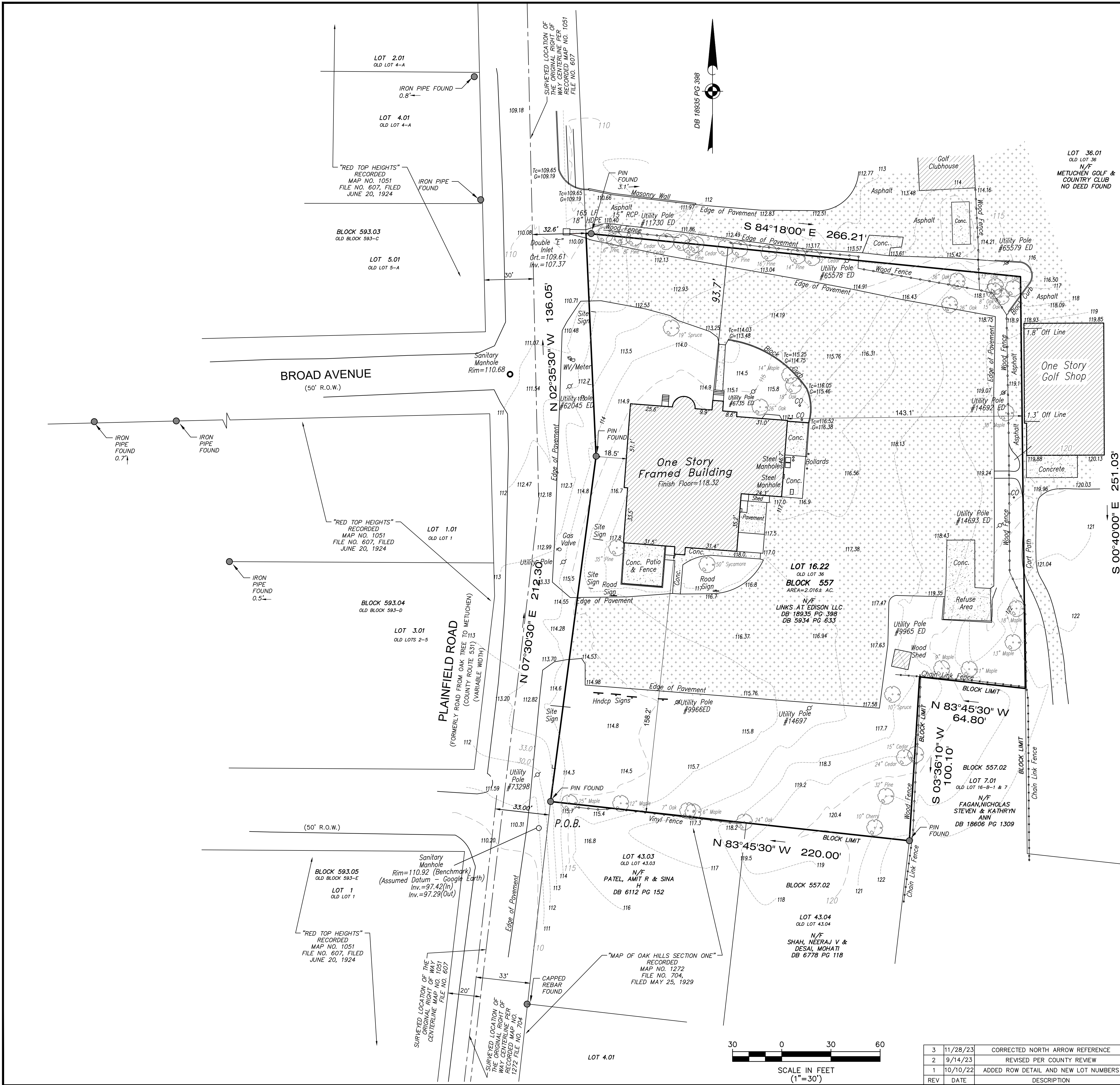
MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

SHEET INDEX			
SHEET No.	SHEET DESCRIPTION		
1	TITLE SHEET		
2	BOUNDARY & TOPOGRAPHIC SURVEY		
3	EXISTING CONDITION AND DEMOLITION PLAN		
4	SITE LAYOUT PLAN		
5	GRADING PLAN		
6	UTILITY PLAN AND DETAILS		
7	ROAD PROFILE & CROSS SECTIONS		
8	LANDSCAPE PLAN		
9	LIGHTING PLAN		
10	SOIL EROSION & SEDIMENT CONTROL PLAN		
11	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS		
12	CONSTRUCTION DETAILS		
13	FINAL PLAT		

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- SURVEY NOTES:**
- THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND ANY UTILITY MAPS PROVIDED BY UTILITY COMPANIES REFERENCED HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
 - PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY NOTED HEREON. OTHER DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PARCEL.
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO AN ASSUMED DATUM
 - BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES WITHIN FLOOD ZONE C SHOWN ON FLOOD INSURANCE RATE MAP 3402610003C BEARING AN EFFECTIVE DATE OF *6/19/1985.
 - THE EXISTENCE OR NONEXISTENCE OF WETLANDS, TIDELANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

PREPARED FOR: THE LINKS AT EDISON, LLC

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 11-24-2023 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-2.1(c)).

CERTIFICATE OF AUTHORIZATION: 260230229800

MORGAN
engineering & surveying
www.morganengineeringllc.com

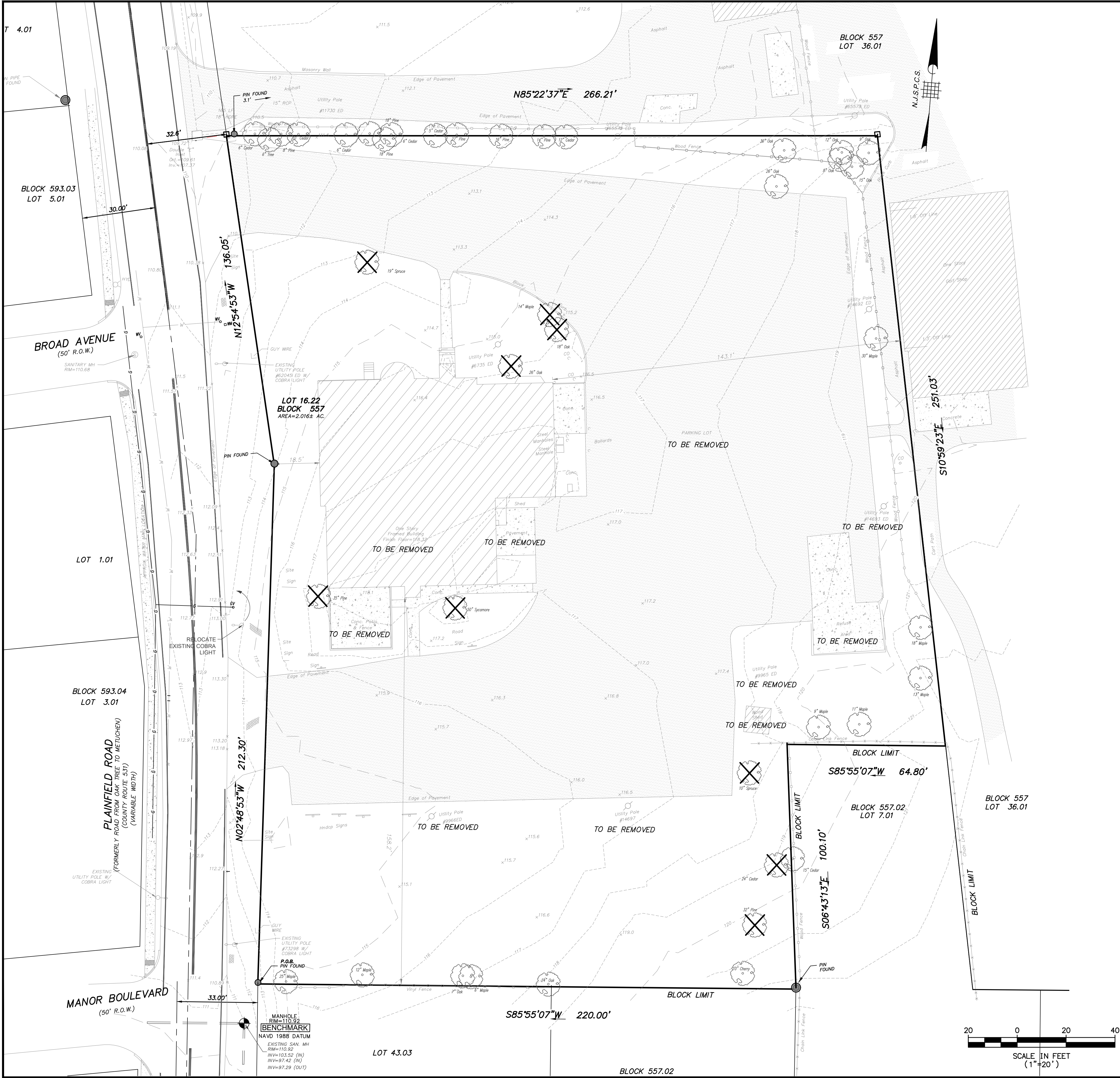
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 16.22 **BLOCK 557**
TOWNSHIP OF EDISON
COUNTY OF MIDDLESEX **NEW JERSEY**

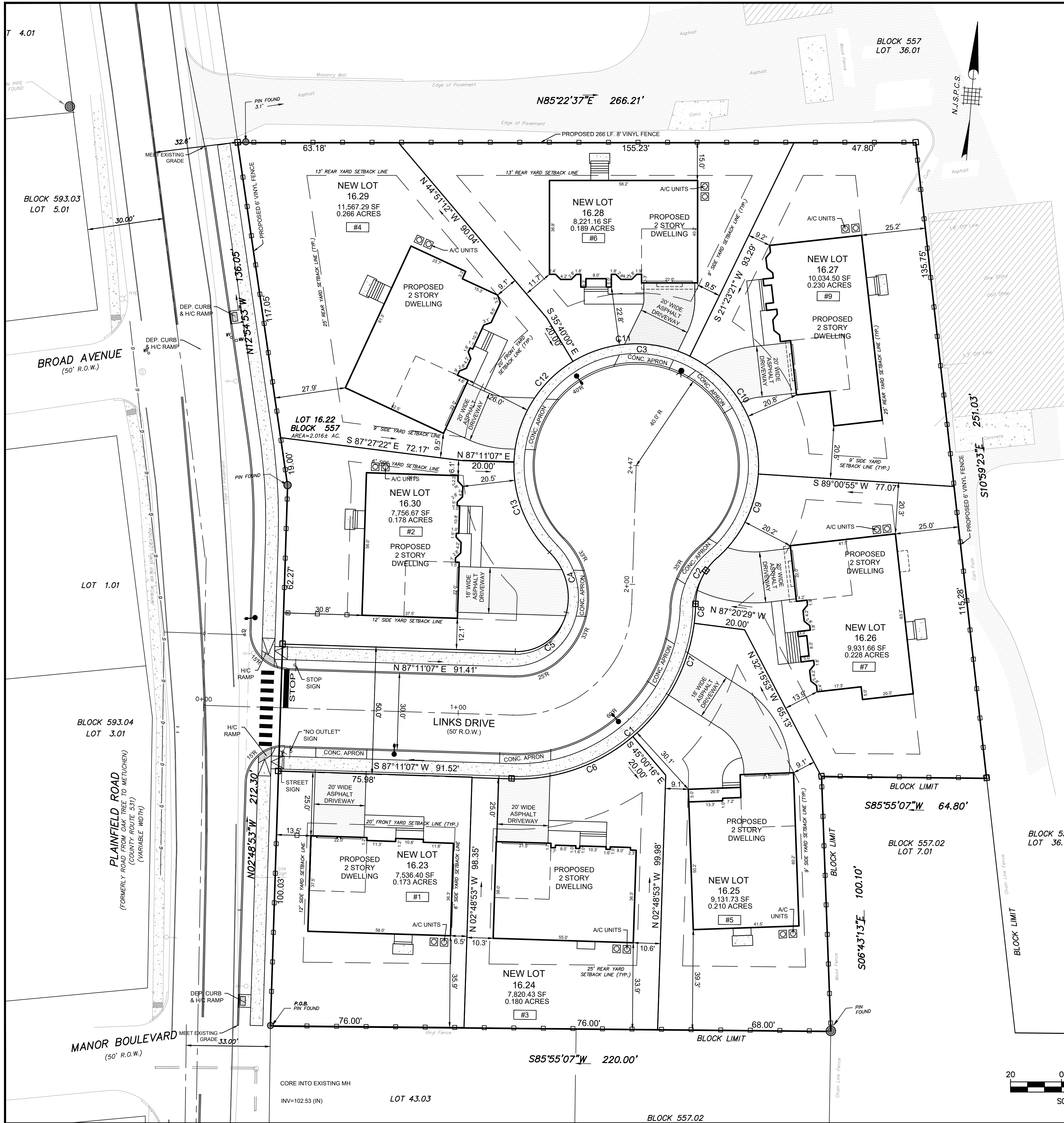
DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

Scale: 1"=30' Drawn By: MS/RAS Date: 11-24-2023 JOB #: E21-00369 CAD File #: Bndy_Topo Sheet #: 2 OF 13



- DEMOLITION NOTES:
1. APPLICANT TO REMOVE ALL STRUCTURES, FENCES, CONCRETE, PAVEMENT AND OTHER PHYSICAL FEATURES AND DISPOSE OF ALL DEMOLITION AND CONSTRUCTION MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 2. THE CONTRACTOR SHALL CONSIDER SAFETY AND THE PREVENTION OF ACCIDENTS AN INTEGRAL PART OF ITS OPERATION. UNDER FEDERAL, STATE AND LOCAL LAWS, CONTRACTOR IS RESPONSIBLE TO PROVIDE A SAFE WORKING ENVIRONMENT, AND TO PROTECT LIFE, HEALTH AND SAFETY OF ITS EMPLOYEES AND SUBCONTRACTOR'S PERSONNEL. ALTHOUGH PROVIDING SAFE WORKING CONDITIONS IS PRIMARILY A MANAGEMENT RESPONSIBILITY, SAFETY AND ACCIDENT PREVENTION CAN BE ACCOMPLISHED ONLY THROUGH COORDINATED EFFORTS OF ALL EMPLOYEES PRIOR TO WORK COMMENCEMENT. ADDITIONALLY, CONTRACTOR WILL REQUIRE THAT SUBCONTRACTORS BE REQUIRED TO HOLD SIMILAR DAILY TAILGATE MEETINGS COVERING THEIR RESPECTIVE PORTION OF THE WORK. THESE MEETINGS ARE DESIGNED TO DISCUSS THE PROJECTED WORK SCHEDULE AND PREPARE EACH WORKER FOR ANY POTENTIAL HAZARDS ASSOCIATED WITH THE WORK ACTIVITIES. A COPY OF THE DAILY OR WEEKLY SAFETY MEETING LOGS WILL BE MAINTAINED ONSITE AT ALL TIMES. ALL PERSONNEL ATTENDING THE SAFETY MEETING WILL BE REQUIRED TO SIGN THE SAFETY-MEETING LOG UPON COMPLETION OF THE TAILGATE SAFETY MEETING. DURING THE TAILGATE MEETINGS, PERSONNEL WILL BE REMINDED OF SITE CONDITIONS AND ARE ENCOURAGED TO PARTICIPATE WITH HEALTH AND SAFETY CONCERNS. AT THE CONCLUSION OF THE PROJECT, COPIES OF ALL DAILY ACTIVITIES WILL BE PRESENTED IN A FINAL REPORT TO THE PROPERTY OWNER FOR DISTRIBUTION TO RELEVANT PARTIES.

REV		DATE	DESCRIPTION	BY
CERTIFICATE OF AUTHORIZATION: 24GA28228800				
		P.O. BOX 5232 TOMS RIVER, N.J. 08754 TEL: 732-270-9690 FAX: 732-270-9691 www.morganengineeringllc.com		
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS EXISTING CONDITION AND DEMOLITION PLAN				
LOT 16.22 BLOCK 557				
TOWNSHIP OF EDISON				
COUNTY OF MIDDLESEX NEW JERSEY				
Scale: 1"=20'	Drawn By: DS	Date: 3/13/24	JOB #: E21-00369	CAD File # MAJOR SUB
MATTHEW R. WILDER NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 50652		Sheet # 3 OF 13		

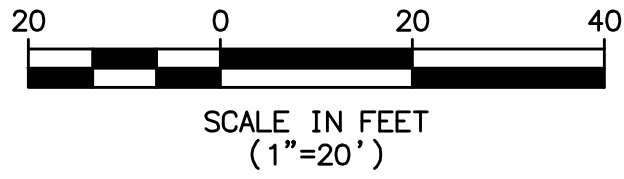


R-C ZONE REQUIREMENTS									
LAND USE ORDINANCE	REQUIRED	PROPOSED LOT 16.23	PROPOSED LOT 16.24	PROPOSED LOT 16.25	PROPOSED LOT 16.26	PROPOSED LOT 16.27	PROPOSED LOT 16.28	PROPOSED LOT 16.29	PROPOSED LOT 16.30
MIN. LOT AREA	7,500 S.F.	7,536.40 S.F.	7,820.43 S.F.	9,131.73 S.F.	9,931.66 S.F.	10,034.50 S.F.	8,221.16 S.F.	11,567.29 S.F.	7,756.67 S.F.
MIN. LOT WIDTH ⁽¹⁾	75 FT.	75.98 FT.	79.5 FT.	85.0 FT. ⁽¹⁾	85.0 FT. ⁽¹⁾	75.7 FT. ⁽¹⁾	65.0 FT. ⁽¹⁾	65.0 FT. ⁽¹⁾	77.7 FT.
MIN. LOT DEPTH	79 FT.	99.1 FT.	101.1 FT.	147.7 FT.	103.4 FT.	90.2 FT.	79.2 FT.	155.4 FT.	102.2 FT.
MIN. FRONT YARD SETBACK ⁽²⁾	20 FT.	25.0 FT.	25.0 FT.	30.1	20.2 FT.	20.8 FT.	22.8 FT.	26.0 FT.	20.5 FT.
MIN. REAR YARD SETBACK ⁽³⁾	25 FT.	35.9 FT.	33.9 FT.	39.3 FT.	25.0 FT.	25.2 FT.	15.0 FT. ⁽³⁾	27.9 FT.	30.8 FT.
MIN. SIDE YARD SETBACK	6 FT.	6.5 FT.	10.3 FT.	9.1 FT.	13.9 FT.	9.2 FT.	9.5 FT.	9.1 FT.	6.1 FT.
MIN. SIDE YARD SETBACK COMBINED	18 FT.	20.0 FT.	20.9 FT.	18.2 FT.	34.2 FT.	29.7 FT.	21.2 FT.	18.6 FT.	18.2 FT.
MIN. GROSS FLOOR AREA	1,200 S.F.	>1,200 S.F.	>1,200 S.F.	>1,200 S.F.	>1,200 S.F.	>1,200 S.F.	>1,200 S.F.	>1,200 S.F.	>1,200 S.F.
MAX. FLOOR AREA RATIO	0.55	0.49	0.47	0.46	0.44	0.43	0.46	0.38	0.48
MAX. BUILDING COVERAGE	28%	27.5%	26.3%	26.2%	24.4%	23.8%	25.8%	21.1%	26.9%
MAX. IMPERVIOUS COVERAGE	40%	36.9%	35.3%	38.7%	33.6%	31.5%	34.2%	27.3%	39.4%
MAX. BUILDING HEIGHT (FT.)	32 FT.	<32 FT.	<32 FT.	<32 FT.	<32 FT.	<32 FT.	<32 FT.	<32 FT.	<32 FT.
MAX. BUILDING HEIGHT (STY.)	2.5 STY.	2 STY.	2 STY.	2 STY.	2 STY.	2 STY.	2 STY.	2 STY.	2 STY.

- (1) MIN. LOT WIDTH - WHERE A LOT FRONTS ON THE TURNAROUND OF A CUL-DE-SAC, OR ON A CURVED STREET OR A CURVED PORTION OF A STREET, THE MINIMUM REQUIRED LOT WIDTH SHALL BE REDUCED TO 65 FEET.
- (2) MIN. FRONT YARD SETBACK - WHERE A LOT HAS MORE THAN ONE STREET FRONTAGE, THE FRONT YARD SHALL BE MEASURED FROM THE LOT LINE THAT THE FRONT OF THE RESIDENCE FACES; THE OTHER YARDS SHALL BE DEEMED TO BE REAR AND SIDE YARDS, BASED ON THE LOCATION OF THE REAR AND SIDES OF THE RESIDENCE.
- (3) MIN. REAR YARD - THE MINIMUM REAR YARD REQUIREMENT SHALL BE REDUCED TO A MINIMUM OF 13 FEET FOR LOTS WHERE THE REAR YARD ABUTS THE METUCHEN COUNTRY CLUB SERVICE ROAD.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	110.73	70.00	90.63	S41° 52' 13"W	99.54
C2	20.68	25.00	47.41	S20° 15' 29"W	20.10
C3	229.16	48.00	273.54	N87° 11' 20"E	65.75
C4	25.70	25.00	58.89	N20° 08' 25"W	24.58
C5	27.18	20.00	77.88	N48° 14' 46"E	25.14
C6	51.54	70.00	42.19	S66° 05' 25"W	50.39
C7	51.72	70.00	42.34	S23° 49' 37"W	50.56
C8	7.46	70.00	6.10	S0° 23' 35"E	7.45
C9	37.65	48.00	44.95	S21° 29' 17"W	36.70
C10	56.65	48.00	67.63	S34° 47' 52"E	53.42
C11	47.85	48.00	57.12	N82° 49' 43"E	45.90
C12	47.82	48.00	57.08	N25° 43' 36"E	45.87
C13	39.18	48.00	46.77	N26° 11' 59"W	38.10

- LEGEND
- MONUMENT TO BE SET
 - MONUMENT FOUND
 - PIN FOUND
 - CAPPED PIN



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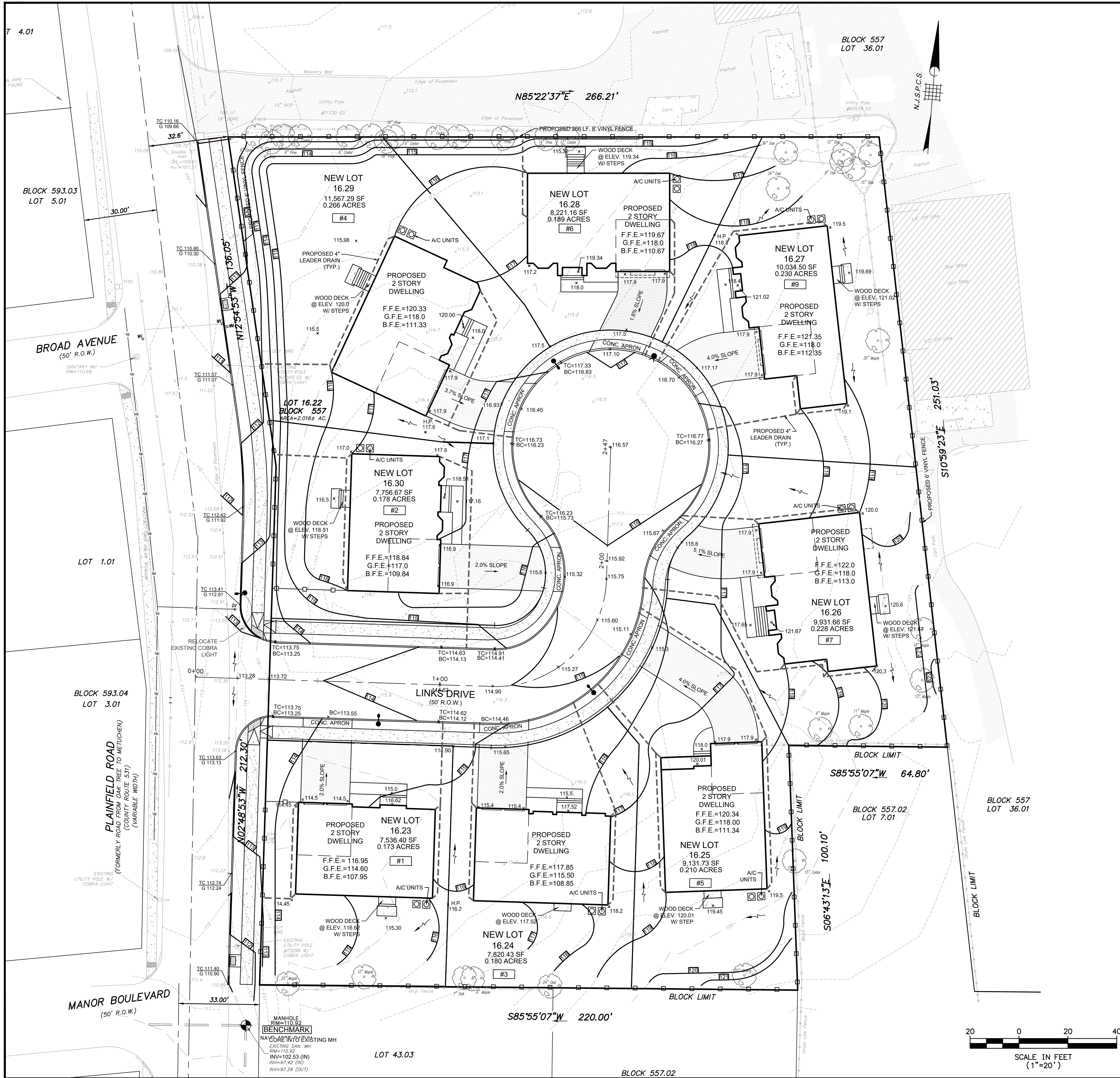
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MATTHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

REV	DATE	DESCRIPTION	BY
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS LAYOUT SITE PLAN			
PLAINFIELD ROAD			
LOT 16.22		BLOCK 557	
TOWNSHIP OF EDISON		NEW JERSEY	
COUNTY OF MIDDLESEX		NEW JERSEY	
Scale: 1"=20'	Drawn By: DS	Date: 3/13/24	JOB #: E21-00369 CAD File #: MAJOR SUB Sheet #: 4 OF 13



LEGEND	
EXISTING	PROPOSED
CURB LINE	SEWER MANHOLE
DEPRESSED CURB	HEADWALL
EDGE OF PAVEMENT	FLARED END SECTION
CONCRETE	CLEANOUT
RETAINING WALL/BULKHEAD	DOWNSPOUT
TREE LINE	WATER MAIN
CONTOURS	WATER VALVE
	FIRE HYDRANT
	GAS MAIN
	GAS VALVE
	UTILITY POLE
	GUY ANCHOR
	DRAINAGE FLOW DIRECTION
	STORM DRAIN MANHOLE
	INLET
	FENCE

- GRADING NOTES:
1. THE MINIMUM SLOPE OF THE YARD SHALL BE 2% AWAY FROM THE PROPOSED BUILDING TOWARDS THE LOT'S PROPERTY LINE.
 2. THE MINIMUM GRADE FOR LAWNS AND DISTURBED AREAS WITHIN 5' OF A BUILDING SHALL BE 10% AND FOR LAWNS MORE THAN 5' FROM A BUILDING, 25%, EXCEPT FOR THE DRIVEWAY WHICH SHALL HAVE A MAXIMUM SLOPE OF 10%.
 3. THE MINIMUM SLOPE FOR DRAINAGE SWALES SHALL BE 1.5%.
 4. ROOF RUNOFF TO BE COLLECTED VIA GUTTERS AND DOWNSPOUTS AND RELEASED ON SPLASH BLOCKS, OVERLAND TO ULTIMATELY BE COLLECTED WITHIN PROPOSED PIPE NETWORK OR TO THE STORMWATER BASINS.

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REV	DATE	DESCRIPTION	BY

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS GRADING PLAN

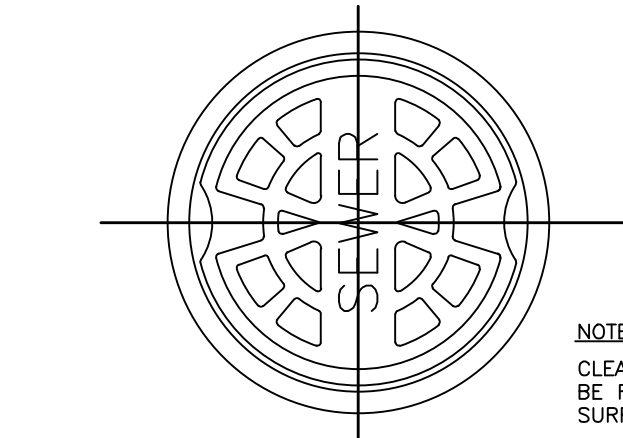
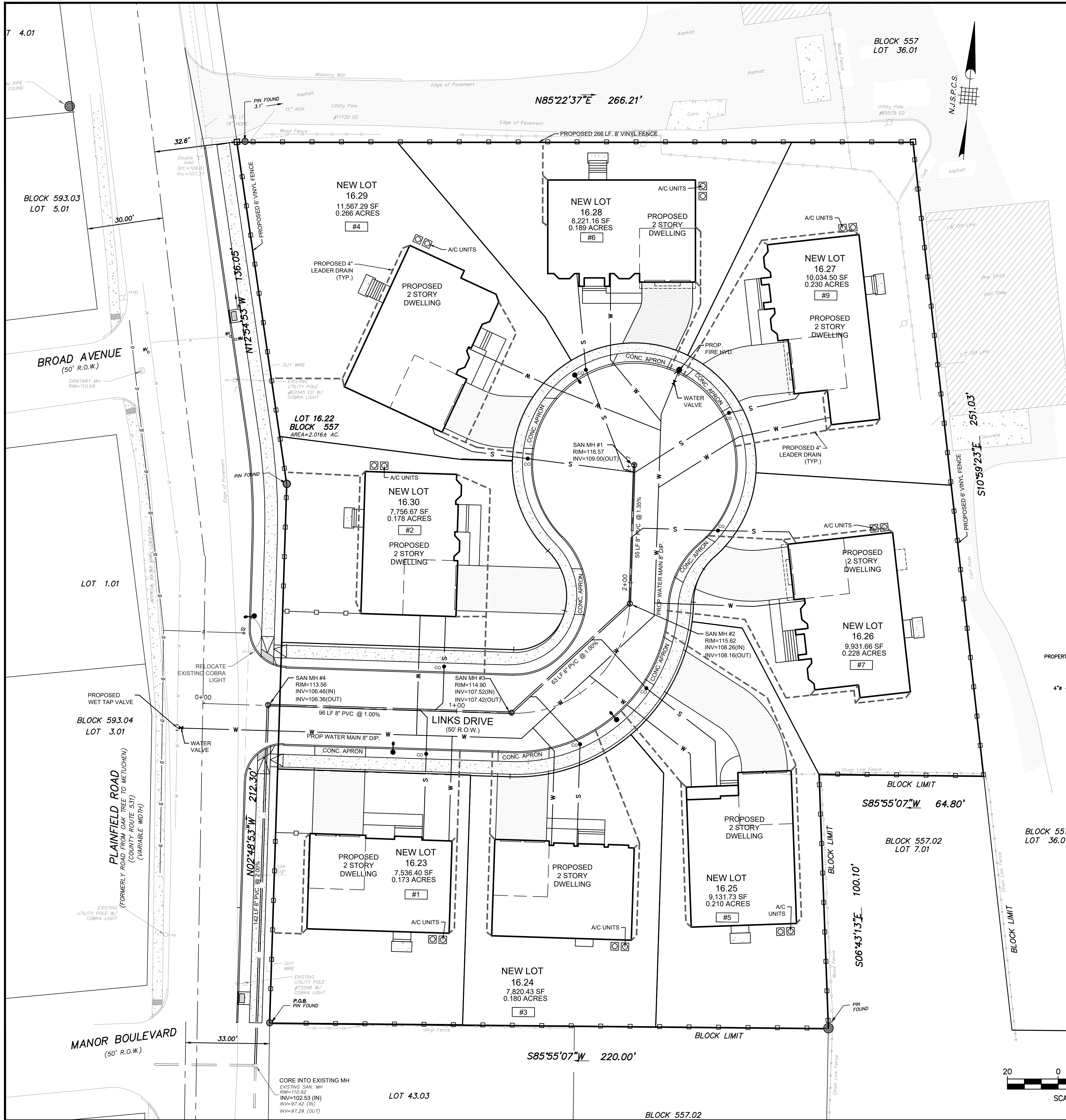
PLAINFIELD ROAD

LOT 16.22 BLOCK 557

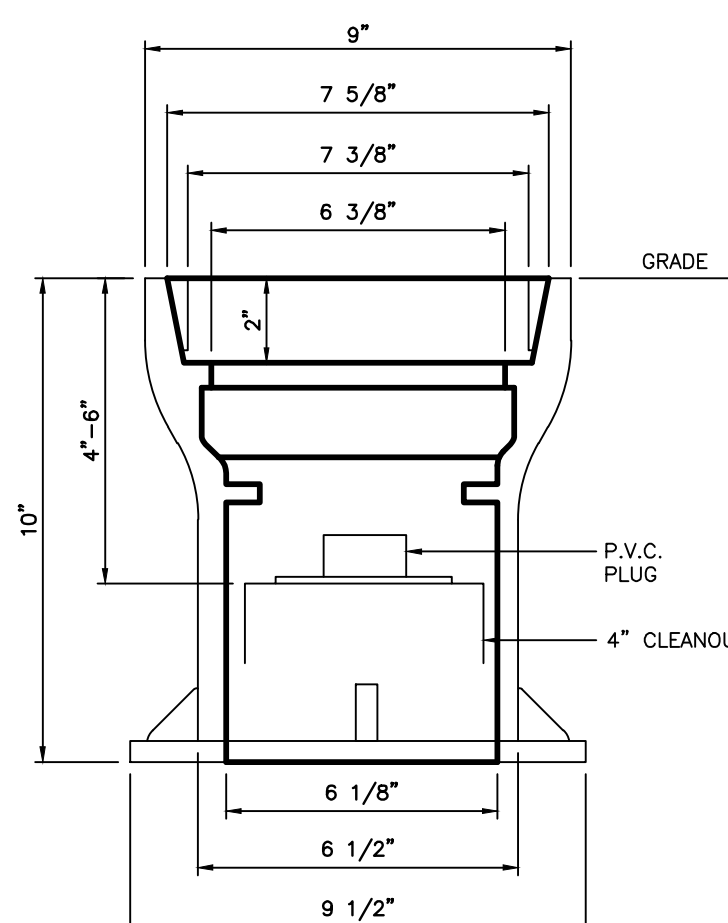
TOWNSHIP OF EDISON

COUNTY OF MIDDLESEX NEW JERSEY

Scale: 1"=20' Drawn By: DS Date: 3/13/24 JOB #: E21-00369 CAD File #: MAJOR SUB Sheet #: 5 OF 13

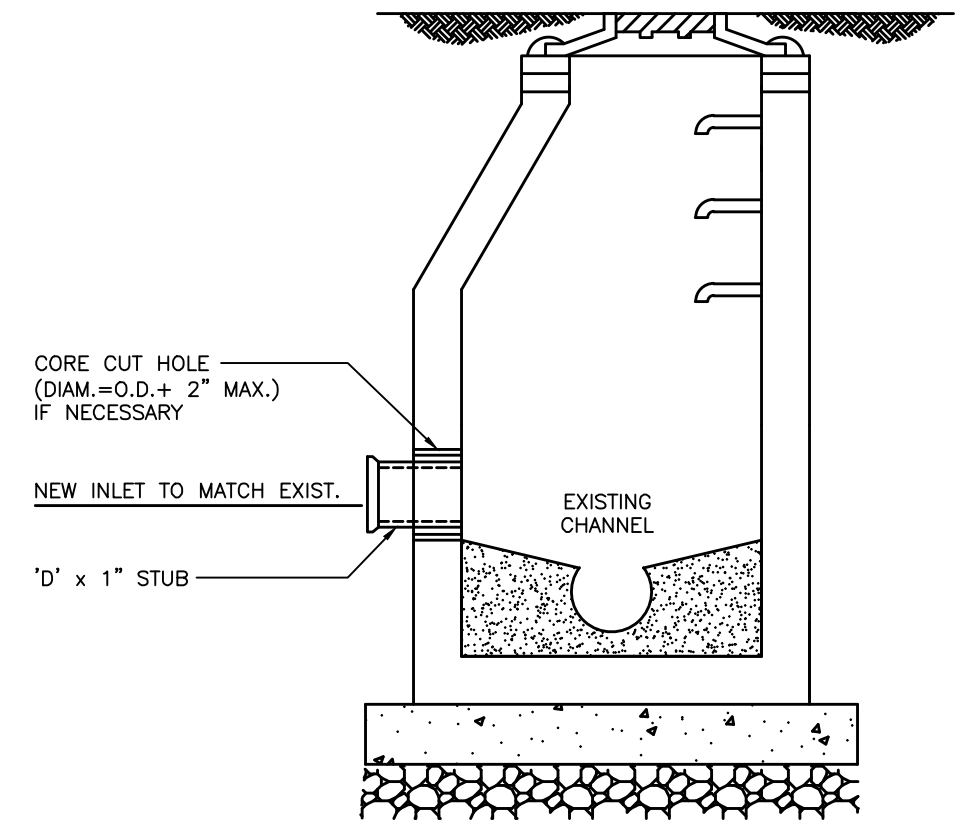


NOTE:
CLEANOUT COVER TO
BE FLUSH WITH
SURROUNDING GRADE.

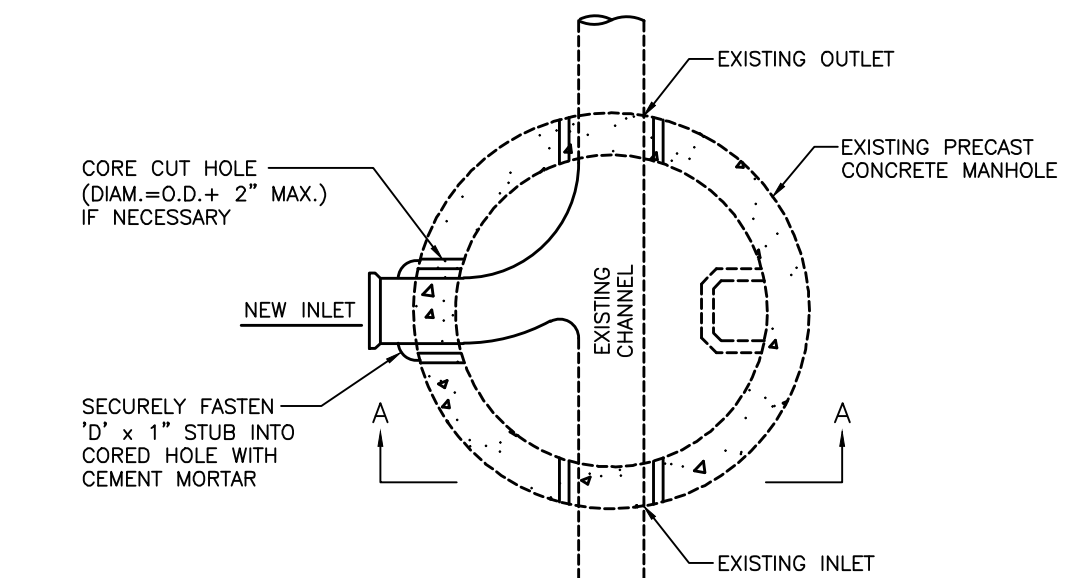


CLEANOUT BOX
N.T.S.

- NOTES:
1. TOP SECTION OF A TYLER 6865 SERIES VALVE BOX OR APPROVED EQUAL
 2. CC-4 BOXES SHALL BE REQUIRED ON SANITARY SEWER
 3. CLEANOUT RISERS ON ALL COMMERCIAL SERVICE LATERALS
 4. CC-4 BOXES SHALL BE REQUIRED ON SANITARY SEWER
 5. CLEANOUT RISERS ON RESIDENTIAL SERVICE LATERALS IN AREAS WHERE CURBS DO NOT EXIST OR WHERE CLEANOUT RISER MAY BE SUBJECTED TO VEHICLE TRAFFIC.

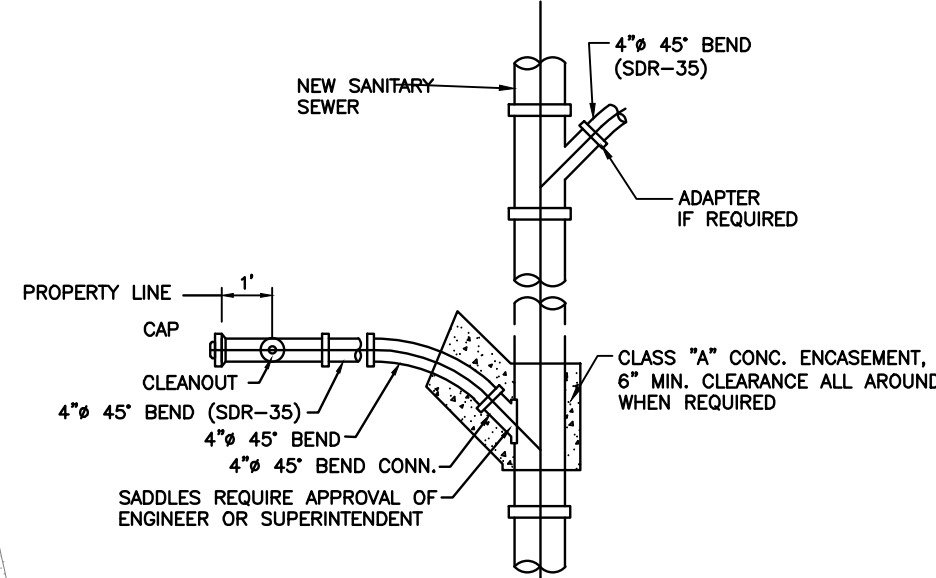


SECTION A-A
(ELEVATION)



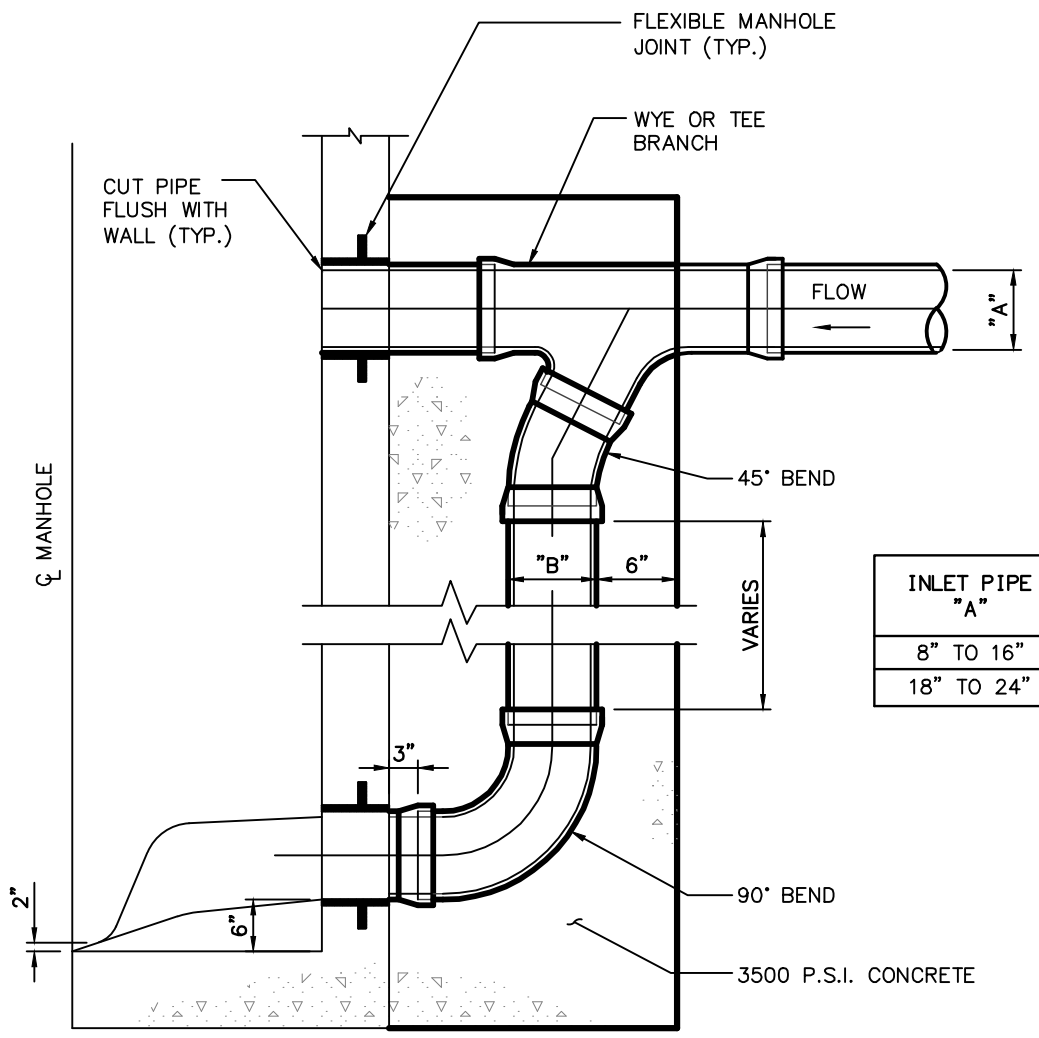
PLAN

CONNECTION TO EXISTING MANHOLE DETAIL
N.T.S.



TYPICAL 4 INCH HOUSE
CONNECTION INSTALLATION
N.T.S.

- NOTES:
1. WHERE SANITARY SEWER UTILITY EASEMENTS ARE SHOWN ON THE CONSTRUCTION PLANS, THE CLEANOUTS SHALL BE LOCATED WITHIN THE EASEMENT, 1'-0" OF EASEMENT LINE
 2. PVC LATERALS SHALL NOT BE USED FOR LESS THAN 3' COVER. D.I.P. SHALL BE USED.

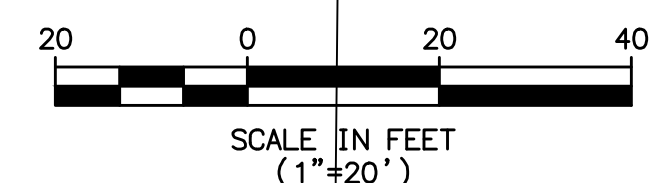


NOTES:

1. DROP PIPE TO BE USED IN ALL CASES WHERE DIFFERENCE BETWEEN INLET AND LOWEST OUTLET INVERT IS 2 FEET OR GREATER.
2. ALL DROP MANHOLES SHALL BE INTERNALLY LINED WITH CON-LUX EPOXIDE 34 CERAMIC WHITE. THE COATING SHALL BE APPLIED IN A MINIMUM OF TWO (2) COATS AND HAVE A TOTAL THICKNESS OF 12 MILS.

TYPICAL OUTSIDE DROP MANHOLE SECTION
N.T.S.

INLET PIPE "A"	DROP CONNECTION "B"
8" TO 16"	8"
18" TO 24"	12"



SCALE IN FEET
(1"=20')

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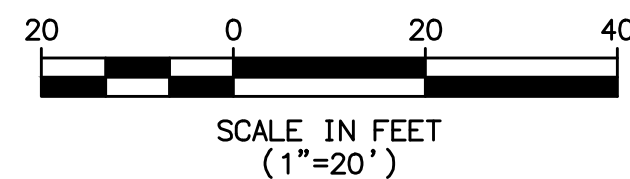
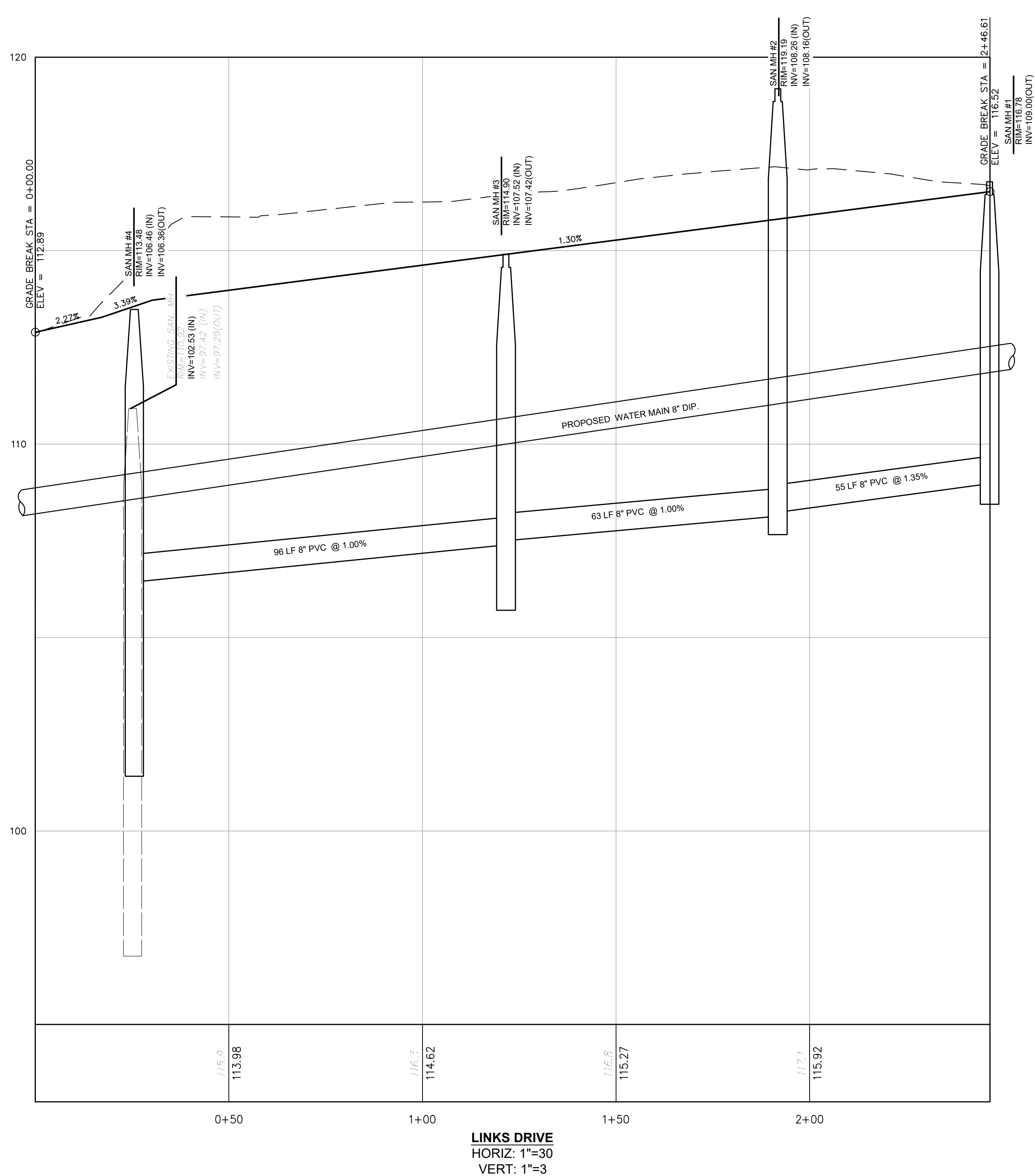
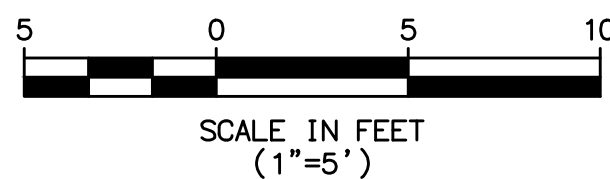
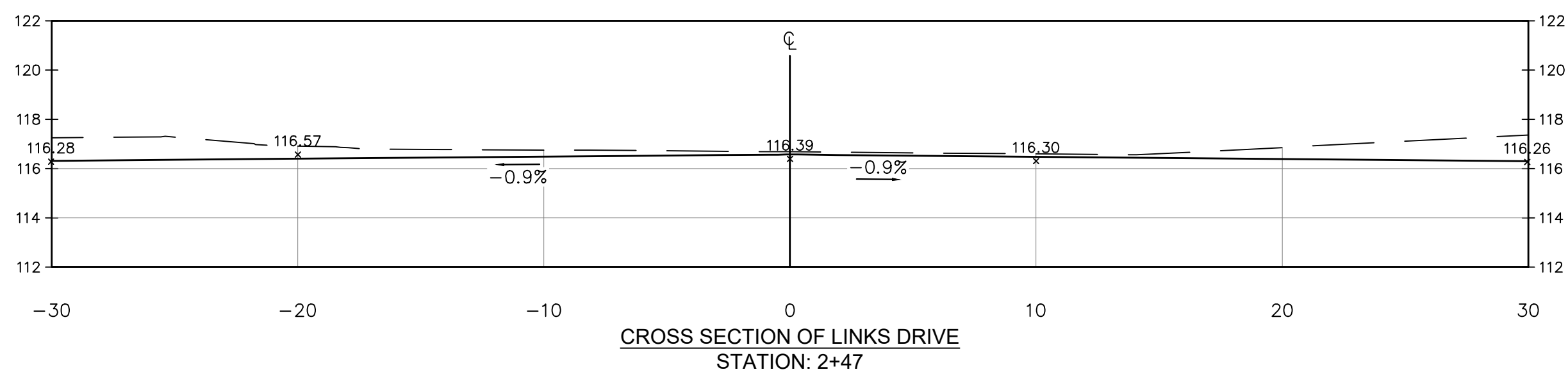
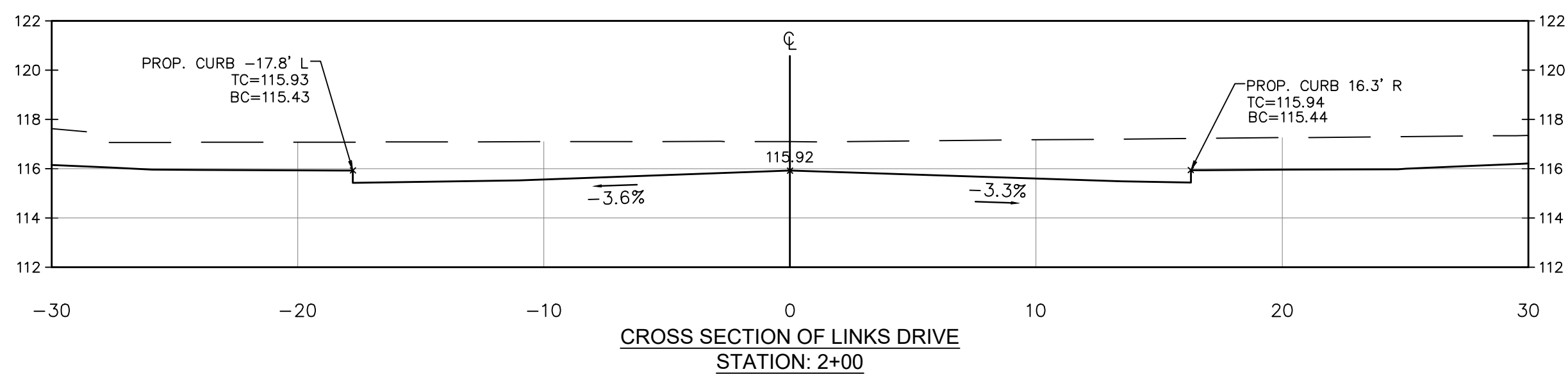
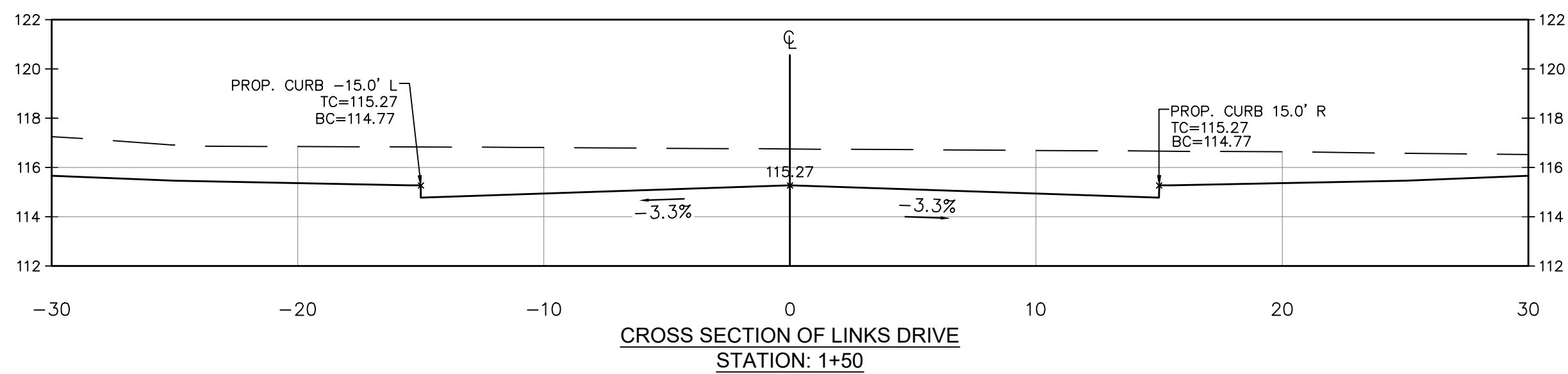
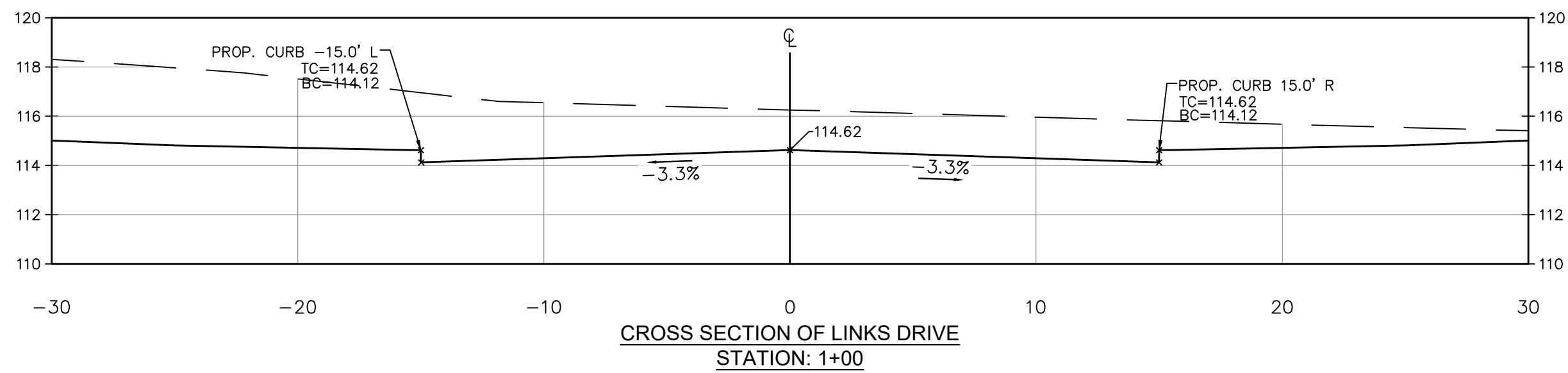
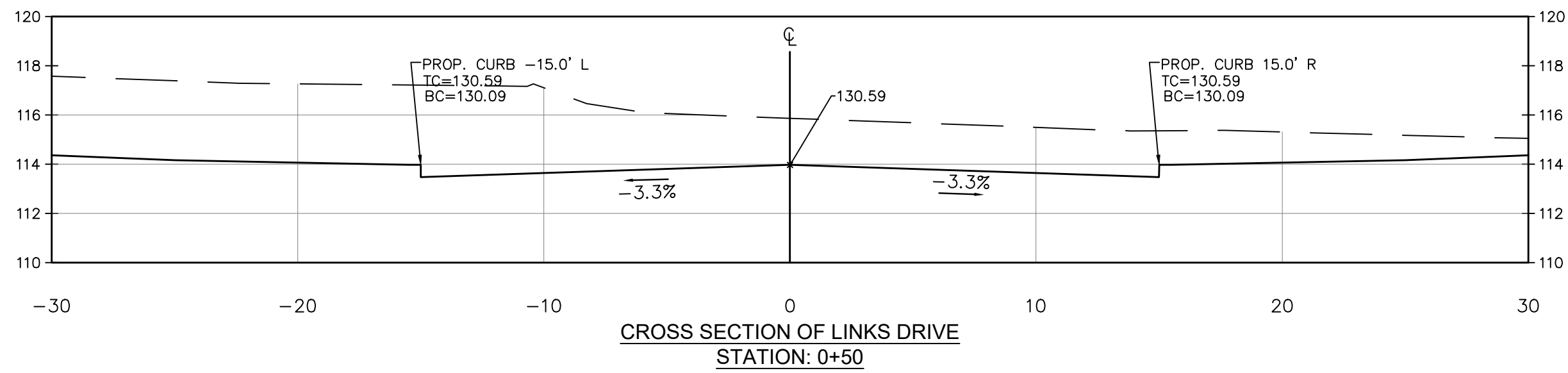
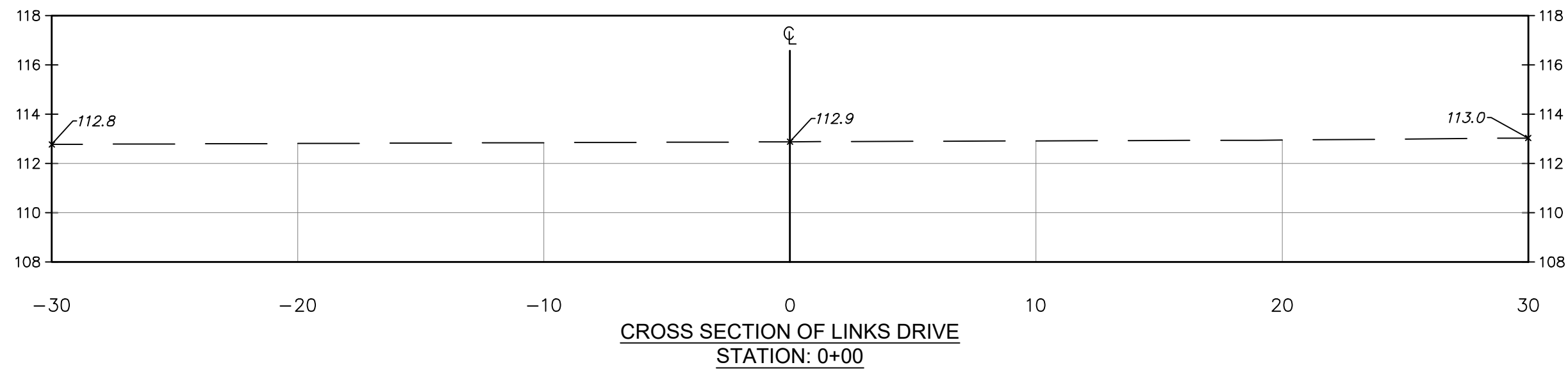
REV	DATE	DESCRIPTION	BY

**PRELIMINARY AND FINAL MAJOR
SUBDIVISION PLANS
UTILITY PLAN & DETAILS**

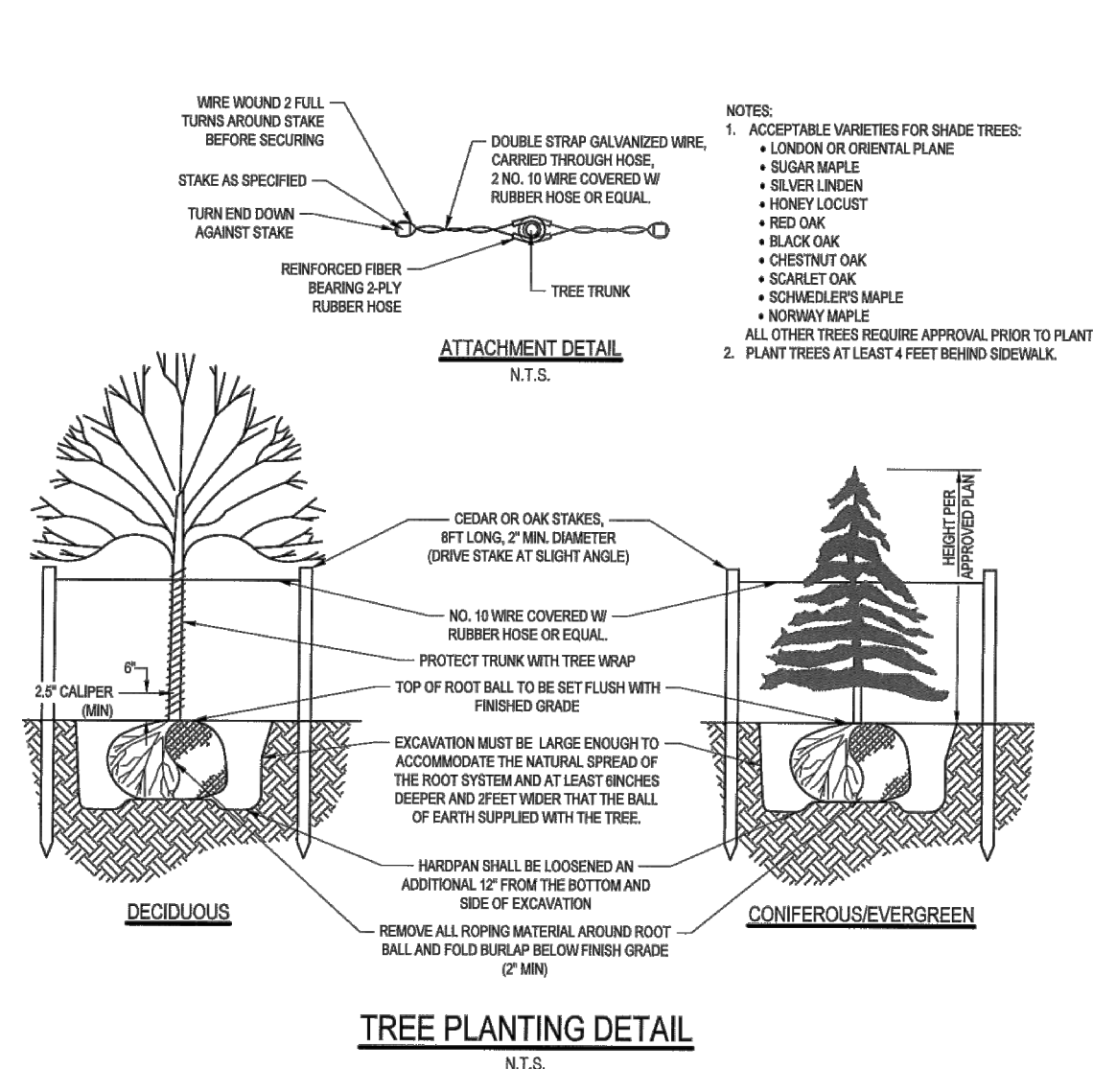
PLAINFIELD ROAD
BLOCK 557
TOWNSHIP OF EDISON
COUNTY OF MIDDLESEX
NEW JERSEY

LOT 16.22
NEW LOT 16.23
NEW LOT 16.24
NEW LOT 16.25
NEW LOT 16.26
NEW LOT 16.27
NEW LOT 16.28
NEW LOT 16.29

Scale: 1"=20'	Drawn By: DS	Date: 3/13/24	JOB #: E21-00369	CAD File #: MAJOR SUB	Sheet #: 6 OF 13
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 MATTHEW R. WILDER NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 50852					
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS ROAD PROFILE & CROSS SECTION PLAINFIELD ROAD LOT 16.22 BLOCK 557 TOWNSHIP OF EDISON COUNTY OF MIDDLESEX NEW JERSEY					
Scale: 1"=20'	Drawn By: DS	Date: 3/13/24	JOB #: E21-00369	CAD File #: MAJOR SUB	Sheet #: 7 OF 13



PLANT SCHEDULE				
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT
20	AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2\"-3\" CAL. B&B, FULL

- TREE INVENTORY**
- 18\" Maple
 - 13\" Maple
 - 11\" Maple
 - 9\" Maple
 - 10\" Spruce - TO BE REMOVED
 - 24\" Cedar
 - 22\" Pine
 - 10\" Cherry
 - 24\" Oak
 - 6\" Maple
 - 11\" Oak
 - 12\" Maple
 - 13\" Maple
 - 35\" Pine - TO BE REMOVED
 - 50\" Sycamore - TO BE REMOVED
 - 16\" Oak - TO BE REMOVED
 - 14\" Maple - TO BE REMOVED
 - 19\" Spruce - TO BE REMOVED
 - 20\" 8\" Pine
 - 21\" 10\" Pine
 - 22\" 6\" Cedar
 - 23\" 6\" Cedar
 - 24\" 18\" Pine
 - 25\" 18\" Pine
 - 26\" 6\" Cedar
 - 27\" 5\" Cedar
 - 28\" 27\" Pine
 - 29\" 16\" Pine
 - 30\" 14\" Pine
 - 31\" 12\" Cedar
 - 32\" 26\" Oak - TO BE REMOVED
 - 33\" 36\" Oak
 - 34\" 8\" Oak
 - 35\" 12\" Oak
 - 36\" 15\" Oak
 - 37\" 9\" Oak
 - 38\" 29\" Oak
- TREE REMOVE & TREE PLANTING PLAN**
- SITE DATA**
- SITE ACREAGE = 2.06 ACRES
 - PROPOSED WOODED AREA = 0 ACRES (0%)
 - PROPOSED NEW IMPERVIOUS AREA: 38,173 SF (PROPOSED) - 50,445 SF (EXISTING)
- EXISTING TREES**
- EXISTING TREES 4\" TO 16\" DBH = 21
 - EXISTING TREES 4\" TO 16\" DBH: TO BE REMOVED = 3
 - PERCENTAGE OF TREES REMOVED = 14.3%
- PROPOSED TREES**
- PROP. STREET TREES REQUIRED @ 1/50' FRONTAGE = 7 (FRONTAGE = 348 LF/50'-6.9)
 - PROP. TREES TO OFFSET IMPERVIOUS COVER = N/A
 - PROP. REPLACEMENT TREES (20% OF 3) = 0.6 say 1 [for loss of 4\" to 16\" DBH]

LANDSCAPING AND PLANTING NOTES:

- THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST. THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
- STANDARDS: ALL PLANTS SHALL BE IN CONFORMANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC. WITH REGARD TO SIZING AND DESCRIPTION.
- QUALITY: ALL PLANTS SHALL BE NURSERY GROWN AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
- SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE TOWNSHIP ENGINEER.
- SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE TOWNSHIP ENGINEER.
- PRUNING: EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERMEN, INC. STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS OR BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED.
- ROOT SYSTEMS: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER OR BALL.
- PROTECTOR: ROOTBALLS, TRUNKS, BRANCHES AND FOLIAGE OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REJECTED, INSTEAD OF INSTALLATION.
- MULCH: IMMEDIATELY FOLLOWING PLANT INSTALLATION ALL TREE AND SHRUB PLANTING PITS SHALL BE COVERED WITH SHREDED HARDWOOD MULCH OR OTHER MATERIAL APPROVED BY THE TOWNSHIP ENGINEER. THE LIMITS OF THIS MULCH FOR DECIDUOUS TREES AND SINGLE EVERGREEN TREES SHALL BE THE AREA OF THE PIT; FOR EVERGREEN TREES CLUSTER OR SHRUB MASSES, A MULCHED BED SHALL BE CREATED.
- ANTI-DESICCANT SPRAY: TREES AND WHEN PLANTED IN LEAF SHALL BE TREATED WITH ANTI-DESICCANT SUCH AS 'WILT PROOF'.
- PLANTING MIX BEFORE BACKFILLING: THE TOPSOIL BACKFILL MIXTURE SHALL BE PREPARED AND MIXED TO THE FOLLOWING PROPORTIONS: DECIDUOUS PLANTS - TWO PARTS BY VOLUME OF TOPSOIL, ONE PART ORGANIC COMPOST AND FIVE POUNDS BONE MEAL PER CUBIC YARD. EVERGREEN PLANTS - THREE PARTS BY VOLUME OF TOPSOIL AND ONE PART ORGANIC COMPOST. FERTILIZER - TO THE ABOVE MIXTURES, ADD THREE POUNDS OF SPECIFIED COMMERCIAL FERTILIZER FOR TREES UP TO THREE INCHES (3\") IN CALIPER AND ONE POUND PER INCH OF CALIPER FOR LARGER TREES. SHRUBS SHALL BE FERTILIZED WITH SIX (6) DUNCES OF FERTILIZER FOR SHRUBS FOUR FEET (4') AND OVER.
- STAKING AND GUYING: ALL TREES SHALL BE STAKED AND GUYED ACCORDING TO ACCEPTED INDUSTRY PRACTICE. THEY SHALL ALSO BE WRAPPED IMMEDIATELY AFTER THEY ARE PLANTED WITH APPROVED TREE WRAP IN CONFORMANCE WITH ACCEPTED INDUSTRY PRACTICE.
- LAYOUT: THE CONTRACTOR SHALL LAY OUT WITH IDENTIFIABLE STAKES, THE LOCATION OF ALL PLANTS AND THE ARRANGEMENT AND OUTLINES OF PLANTING BEDS AS INDICATED ON THE DRAWINGS. THE LAYOUT OF PLANTING SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO ANY EXCAVATION OF PLANTING PITS OR PREPARATION OF PLANTING BEDS. ALL PLANTING SHALL BE THE LOCATIONS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES, ALIGNMENT AND LAYOUT OF PLANTING BEDS. MINOR ADJUSTMENTS TO TREE LOCATIONS MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER IF MAJOR ADJUSTMENTS ARE ANTICIPATED.
- ADVERSE CONDITIONS: THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER IN WRITING OF ANY SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO PLANT GROWTH. THE DOCUMENTED CONDITIONS SHALL INCLUDE A PROPOSAL FOR CORRECTING THE SITUATION, INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE TOWNSHIP ENGINEER.
- QUANTITY: THE QUANTITY OF PLANTS INDICATED IN THE PLANT SCHEDULE IS FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL OBTAIN QUANTITIES FOR PRICING BY COMPILING NUMBERS FROM THE PLANTS ILLUSTRATED ON THE DRAWINGS. SHOULD THERE BE A DISCREPANCY BETWEEN THE DRAWINGS AND THE PLANT SCHEDULE, THE QUANTITIES ILLUSTRATED ON THE DRAWINGS SHALL TAKE PRECEDENCE.
- GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR A FULL YEAR FROM THE DATE OF INSTALLATION. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE UNLESS OTHERWISE AGREED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE PERIOD AND NOTIFY THE OWNER IN WRITING IF PROBLEMS ARE OCCURRING OR SITUATIONS DEVELOP THAT APPEAR DETRIMENTAL TO THE PLANT MATERIAL. ANY PLANT MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE TO THE OWNER. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK OR THERE IS 25% OF THE CROWN DEAD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL LANDSCAPING AND VEGETATION DURING THE DURATION OF CONSTRUCTION AND UNTIL FINAL PAYMENT.
- ROOT BALLS SHALL BE PLACED ATOP UNDISTURBED SUBGRADE.

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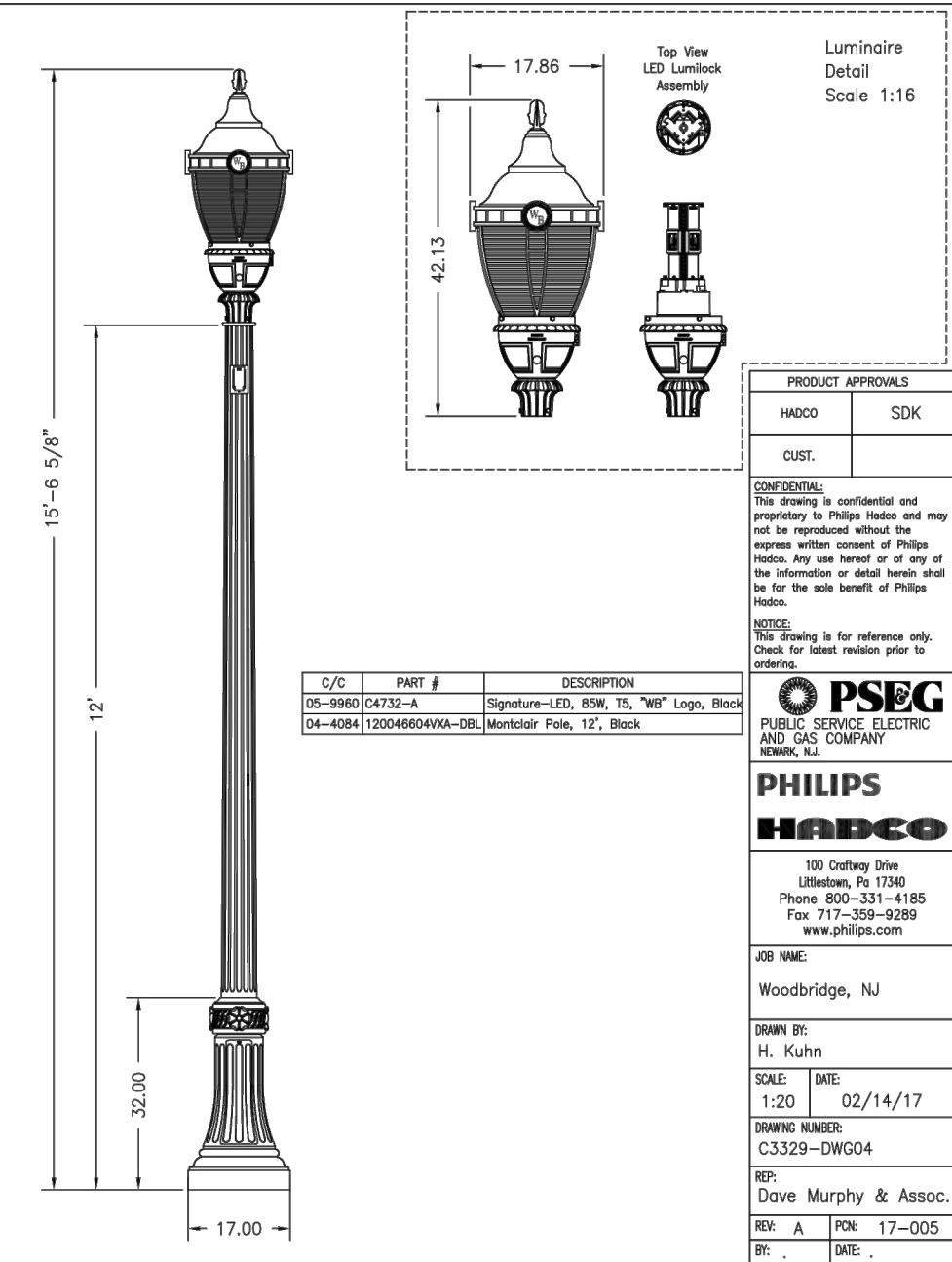
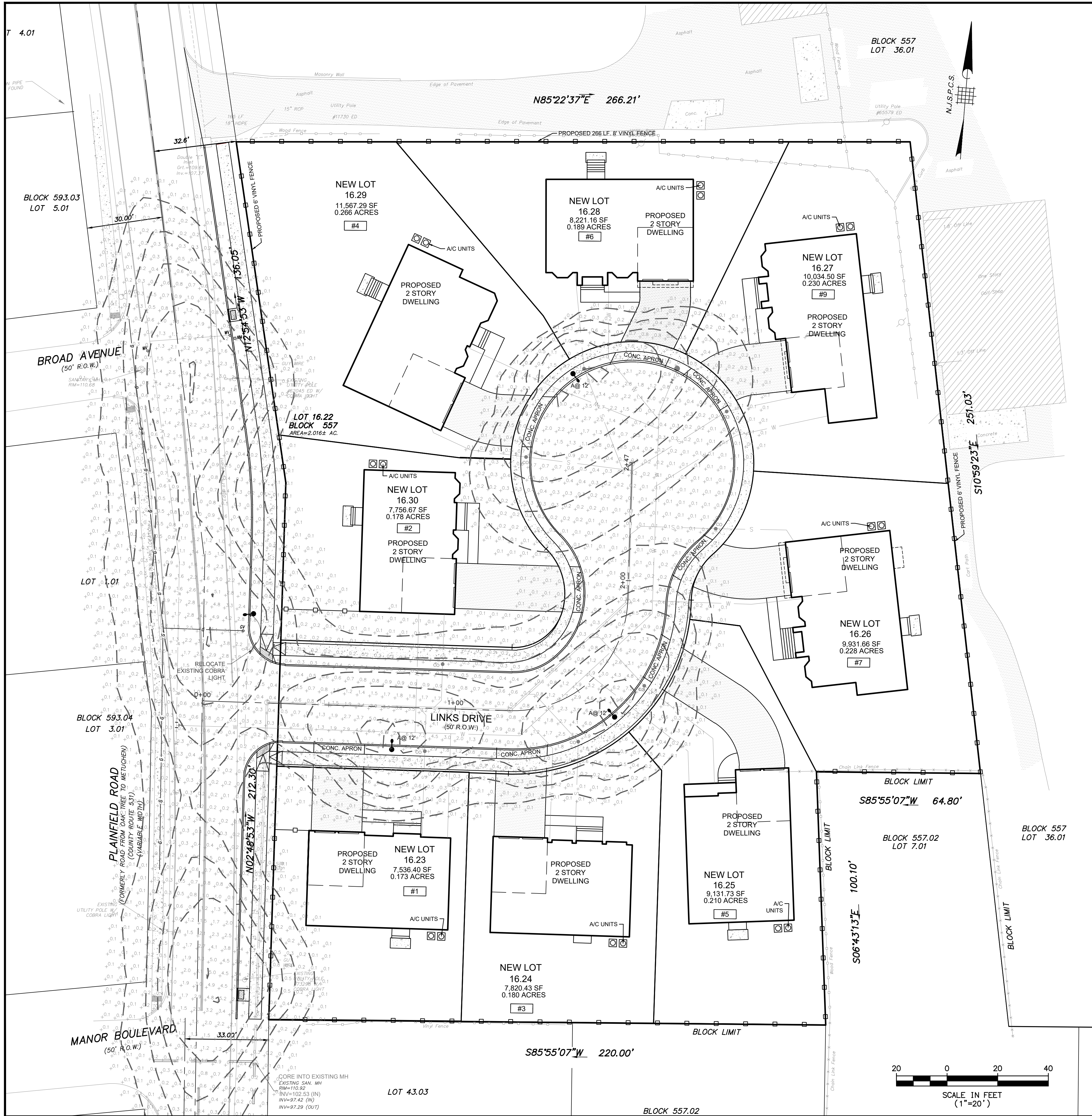
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LICENSE NO. 50652

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS LANDSCAPE PLAN

PLAINFIELD ROAD
LOT 16.22 BLOCK 557
TOWNSHIP OF EDISON
COUNTY OF MIDDLESEX NEW JERSEY

Scale: 1\"=20'
Drawn By: DS
Date: 3/13/24
JOB #: E21-00369
CAD File #: MAJOR SUB
Sheet #: 8 OF 13



Statistics PAVEMENT AREA						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Area Light	+	1.2 ft	7.7 ft	0.1 ft	77.0:1	12.0:1

CERTIFICATE OF AUTHORIZATION: 24GA28228800

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MATTHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS LIGHTING PLAN

PLAINFIELD ROAD

LOT 16.22 BLOCK 557

TOWNSHIP OF EDISON

COUNTY OF MIDDLESEX NEW JERSEY

REV	DATE	DESCRIPTION	BY
1	02/14/17	Initial Design	DS

Scale: 1"=20' Drawn By: DS Date: 3/13/24 JOB #: E21-00369 CAD File #: MAJOR SUB Sheet #: 9 OF 13



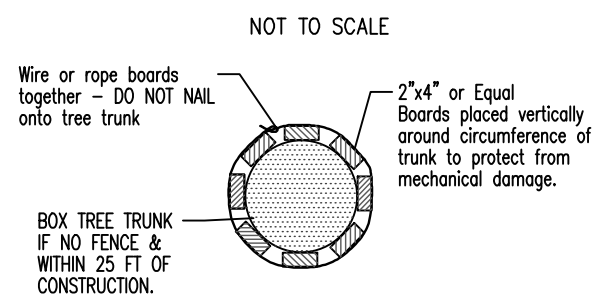
LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
CURB LINE	CURB LINE	SEWER MANHOLE	SEWER MANHOLE
DEPRESSED CURB	DEPRESSED CURB	FLARED END SECTION	FLARED END SECTION
EDGE OF PAVEMENT	EDGE OF PAVEMENT	CLEANOUT	CLEANOUT
CONCRETE	CONCRETE	DOWNSPOUT	DOWNSPOUT
RETAINING WALL/BULKHEAD	RETAINING WALL/BULKHEAD	WATER MAIN	WATER MAIN
TREE LINE	TREE LINE	WATER VALVE	WATER VALVE
CONTOURS	CONTOURS	FIRE HYDRANT	FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION	GAS MAIN	GAS MAIN
HIGH POINT ELEVATION	HIGH POINT ELEVATION	GAS VALVE	GAS VALVE
LOW POINT ELEVATION	LOW POINT ELEVATION	UTILITY POLE	UTILITY POLE
GUTTER ELEVATION	GUTTER ELEVATION	GUY ANCHOR	GUY ANCHOR
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION	DRAINAGE FLOW DIRECTION	DRAINAGE FLOW DIRECTION
GRATE ELEVATION	GRATE ELEVATION	STORM DRAIN	STORM DRAIN
RIM ELEVATION	RIM ELEVATION	STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
TOP OF WALL	TOP OF WALL	INLET	INLET
BOTTOM OF WALL	BOTTOM OF WALL	FENCE	FENCE
FINISHED FLOOR ELEV.	FINISHED FLOOR ELEV.		
GARAGE FLOOR ELEV.	GARAGE FLOOR ELEV.		

*THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS.		BY
CERTIFICATE OF AUTHORIZATION: 24GA28229800		
 MORGAN engineering & surveying	P.O. BOX 5232 TOMS RIVER, N.J. 08754 TEL: 732-270-9690 FAX: 732-270-9691 www.morgangeengineeringllc.com	
 MATTHEW R. WILDER NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 50652 PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS SOIL EROSION & SEDIMENT CONTROL PLAN PLAINFIELD ROAD LOT 16.22 BLOCK 557 TOWNSHIP OF EDISON COUNTY OF MIDDLESEX NEW JERSEY		
Scale: 1"=20' Drawn By DS Date: 3/13/24 Job #: E21-00369 CAD File #: MAJOR SUB Sheet #: 10 OF 13		

1. TREES TO BE PROTECTED DURING CONSTRUCTION WILL BE TAGGED PRIOR TO THE START OF CONSTRUCTION. THE FINAL DETERMINATION OF THOSE TO BE PROTECTED WILL BE MADE BY THE LANDSCAPE ARCHITECT (OR OTHER RECOGNIZED TREE EXPERT) AT THE SITE.
2. PROTECTIVE FENCING IS TO BE ERRECTED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT, ETC.
3. PROTECTED ROOT ZONE (PRZ) IS DETERMINED BY SPECIES, AGE AND OTHER FACTORS BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).
- a) Measure the dia. at breast height (dbh) @ 4 1/2 Ft above ground on the uphill side in inches = _____
- b) Express the result in feet: _____
- c) Factor of 1.5 for unhealthy, sensitive/older trees is the CRR.
- d) Factor of 1.0 for younger, healthy or tolerant species is the CRR.
4. HIGH SNOW FENCE OR EQUAL WITH POST DRIVEN INTO GROUND EVERY 6'-0" O.C. AT ALL CHANGES OF DIRECTION.
5. BOX TRUNK OF TREES WITH 25 FEET OF CONSTRUCTION AREA WHICH HAVE NO LIMBS OR BRANCHING FROM GRADE TO 6 FT., USE 2"x4" BOARDS AFFIXED WITH WIRE OR ROPE AROUND CIRCUMFERENCE - SEE DETAIL.
6. GENERALLY, NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE PROTECTIVE ROOT ZONE (PRZ) EXCEPT IN CASES OF REPLACEMENT TREES WITHIN THE SAME GENERAL FOOTPRINT. ALLOWANCES SHALL BE MADE TO MAXIMIZE PRZ TO THE EXTENT PRACTICABLE. DAMAGED TRUNKS SHALL HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NOT PAINTED OR COATED WITH SEALANT, ETC. IF ANY EXPOSED ROOTS OCCUR WITHIN THE PRZ (OR OUTSIDE OF IT), THE ROOTS SHALL BE PRUNED BY AN EXPERT TO PROVIDE A CLEAN SHARP CUT & COVERED WITH TOPSOIL IMMEDIATELY. IRRIGATE PRUNE ROOTS DURING HOT WEATHER.
7. CARE FOR SERIOUS TREE INJURY SHOULD BE PRESCRIBED BY AN ARBORIST OR CERTIFIED TREE EXPERT, ETC.
8. AT TIME OF CONSTRUCTION COMPLETION, THE FENCING WILL BE REMOVED AS DIRECTED BY THE TREE EXPERT OR LANDSCAPE ARCHITECT, ETC.
9. AT THE COMPLETION OF CONSTRUCTION ALL TREES WILL BE PRUNED BY A QUALIFIED PERSON AS NECESSARY TO CORRECT ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY PURSUANT TO ANY STANDARDS, OR NIRC CHAPTER 9.0, TREE PROTECTION.

TEMPORARY TREE PROTECTION DETAIL



STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (SECTION 4-1)

DEFINITION: ESTABLISHMENT OF PERMANENT VEGETATIVE COVER ON EXPOSED SOILS WHERE PERENNIAL VEGETATION IS NEEDED FOR LONG-TERM PROTECTION.

PURPOSE: TO PERMANENTLY STABILIZE THE SOIL, ENSURING CONSERVATION OF SOIL AND WATER, AND TO ENHANCE THE ENVIRONMENT.

WATER QUALITY ENHANCEMENT: SLOWS THE OVER-LAND MOVEMENT OF STORMWATER RUNOFF, INCREASES INFILTRATION AND RETAINS SOIL AND NUTRIENTS ON SITE, PROTECTING STREAMS OR OTHER STORMWATER CONVEYANCES.

WHERE APPLICABLE: ON EXPOSED SOILS THAT HAVE A POTENTIAL FOR CAUSING OFF-SITE ENVIRONMENTAL DAMAGE.

- METHODS AND MATERIALS
1. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
- B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOIL.
- D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. SEEDBED PREPARATION
- A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES (HTTP://NAJES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
- B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH 4-1 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 2014. A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT, THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
- C. HIGH ACID PRODUCING SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

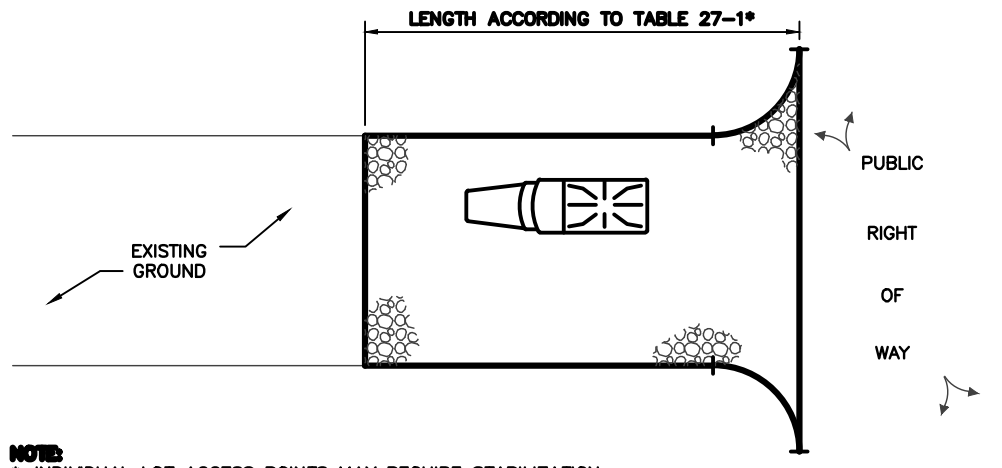
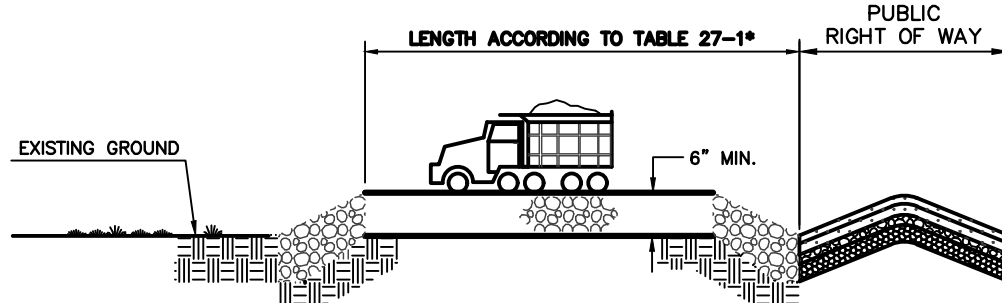
SEEDING SCHEDULE

1. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING AND MULCH APPLICATION.
2. TEMPORARY SEEDING SHALL CONSIST OF EITHER:
- | | COOL SEASON GRASSES | RATES | SEEDING DATES | DEPTHS |
|-------------------|---------------------|-----------------------|---------------|--------|
| PERENIAL RYEGRASS | 1.0 LBS./S.F. | 3/1-5/15 OR 8/15-10/1 | 0.5 IN. | |
| SPRING OATS | 2.0 LBS./S.F. | 3/1-5/15 OR 8/15-10/1 | 1.0 IN. | |
| WINTER BARLEY | 2.2 LBS./S.F. | 8/15-10/1 | 1.0 IN. | |
| WINTER CEREAL RYE | 2.8 LBS./S.F. | 8/1-11/15 | 1.0 IN. | |
- WARM SEASON GRASSES
- | | | | |
|------------------------------|---------------|-----------|---------|
| PEARL MILLET | 0.5 LBS./S.F. | 5/15-8/15 | 1.0 IN. |
| MILLET (GERMAN OR HUNGARIAN) | 0.7 LBS./S.F. | 5/15-8/15 | 1.0 IN. |
3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN THIRTY (30) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS. PER 1,000 S.F.), EXCEPT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT). THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH.
4. THE REVISED STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY REQUIRE APPLICANTS TO PERFORM A SOIL TEST TO DETERMINE THE LIME APPLICATION RATE PRIOR TO PERMANENT STABILIZATION. APPLY FERTILIZER AT A RATE OF 500 LBS PER ACRE OR 11 LBS PER 1,000 SF USING 10-10-10.
5. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, LUMPS OR ANY OTHER UNSUITABLE MATERIAL.
6. PERMANENT GROUND COVER OF SODDING OR SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:
- | | SEEDING | RATES |
|----------------------------|-------------------------------------|-------|
| TALL FESCUE | 6.0 LBS./1,000 S.F. OR 265 LBS/ACRE | |
| KENTUCKY BLUEGRASS (BLEND) | 0.5 LBS./1,000 S.F. OR 20 LBS/ACRE | |
| PERENIAL RYEGRASS (BLEND) | 0.5 LBS./1,000 S.F. OR 20 LBS/ACRE | |
- OPTIMAL SEEDING DATES: 8/15-10/1
ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 5/1-8/14*
* ONLY IF PROPERTY IS IRRIGATED
SEED TO A DEPTH OF 0.5 IN.
7. THE SEEDING SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER OR LIGHT DRAG.
8. STRAW MULCH IS REQUIRED ON ALL SEEDING AND MUST BE ANCHORED (TACKED) ACCORDING TO CURRENT STATE STANDARDS.

NOTE: MULCHING IS REQUIRED ON ALL SEEDING

SEQUENCE OF CONSTRUCTION

1. INSTALLATION OF SEDIMENT FABRIC PRIOR TO ANY LAND DISTURBANCE 1 DAY
2. CONSTRUCT VEHICLE CONSTRUCTION ENTRANCE WHERE CONSTRUCTION TRAFFIC ENTERS PAVED ROADWAYS 1 DAY
3. SITE GRADING, CLEARING SITE AS SHOWN ON THIS PLAN SHEET WITH APPROPRIATE EROSION CONTROL FACILITIES 1 WEEK
4. MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL 1 DAY
5. CONSTRUCTION OF SINGLE-FAMILY DWELLING AND VARIOUS OTHER SITE IMPROVEMENTS 1 YEAR
6. RE-GRADING AND STABILIZATION OF LAWN AREAS 2 DAYS
7. INSTALLATION OF 6" SCREENED TOP SOIL IN AREA DESIGNATED FOR TESTING 3 DAYS
8. SOIL TESTING IN DESIGNATED TESTING AREAS AS SHOWN ON THE SOIL MANAGEMENT AND PREPARATION PLAN PREPARED BY MORGAN ENGINEERING, DATED XX/XX/XX, OR SCARIFY 6" OF BED SURFACE. 1 DAY
9. REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL FACILITIES WHEN PERMANENT EROSION CONTROL MEASURES ARE ACCEPTED BY THE TOWNSHIP ENGINEER 2 DAY



NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP.)

STABILIZED CONSTRUCTION ACCESS

N.T.S.

TABLE 27-1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIN 1'-2"	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNMENT AUTHORITIES.

INDIVIDUAL LOT ENTRANCE AND EGRESS - AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOT INGRESS/EGRESS POINTS MAY REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF NO. 3 STONE (1" TO 2") TO PREVENT OR MINIMIZE TRACKING OF SEDIMENTS. WIDTH OF THE STONE INGRESS/EGRESS SHALL BE EQUAL TO LOT ENTRANCE WIDTH AND SHALL BE A MINIMUM OF TEN FEET IN LENGTH.

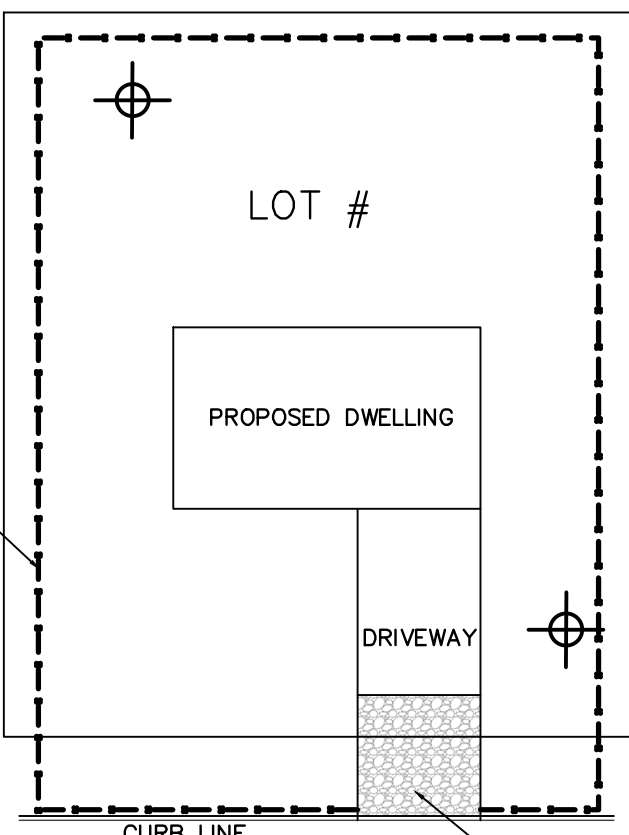
TIRE WASHING - IF SPACE IS LIMITED, VEHICLE TIRES MAY BE WASHED WITH CLEAN WATER BEFORE ENTERING A PAVED AREA. A WASH STATION MUST BE LOCATED SUCH THAT WASH WATER WILL NOT FLOW ONTO PAVED ROADWAYS OR INTO UNPROTECTED STORM DRAINAGE SYSTEMS.

WHEN THE CONSTRUCTION ACCESS EXITS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.

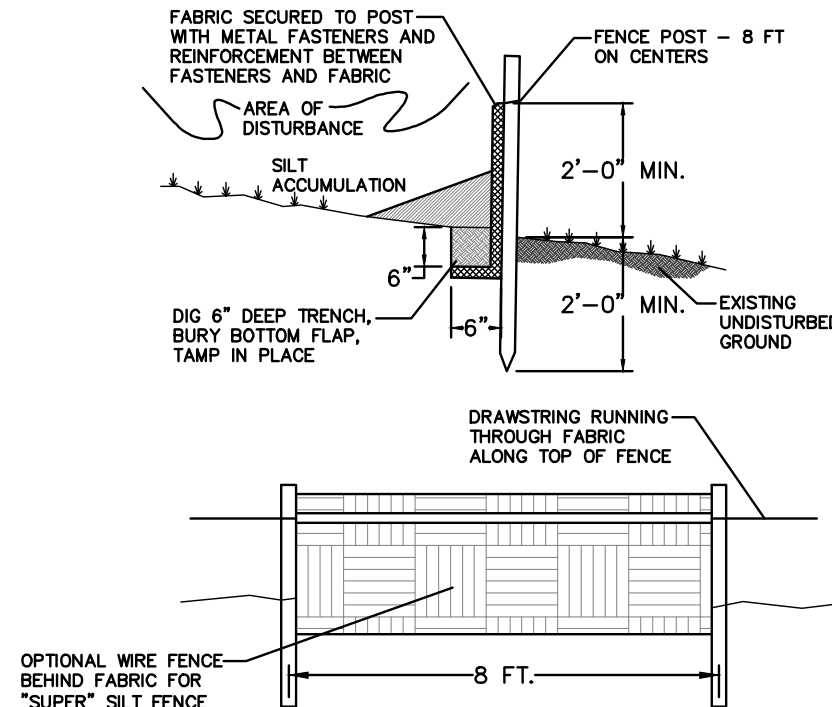
MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.

WHERE ACCUMULATION OF DUST/SEDIMENT IS IMMEDIATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.



NOTE: CONTROL MEASURES TO APPLY TO DWELLING CONSTRUCTION ON INDIVIDUAL LOTS AND NOTATION THAT SUCH CONTROL MEASURES SHALL APPLY TO SUBSEQUENT OWNERS IF TITLE IS CONVEYED. ADDITIONAL MEASURES WILL BE REQUIRED IF EROSION DEVELOPS. ARYA PROPERTIES WILL BE RESPONSIBLE FOR PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURE



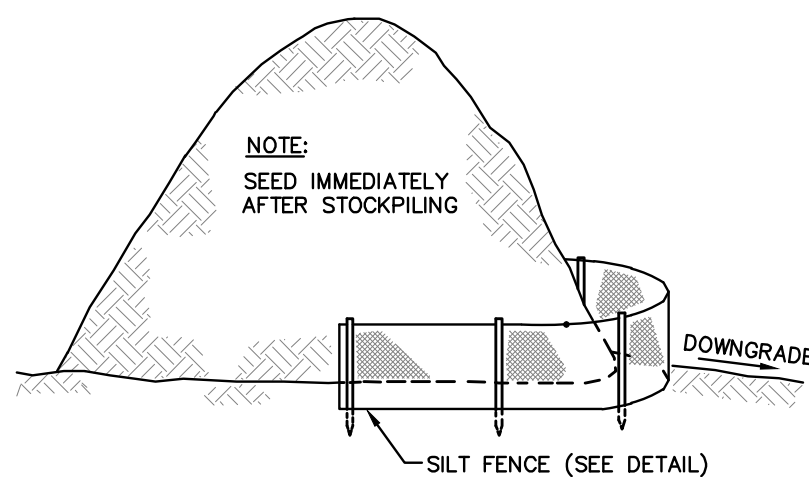
REQUIREMENTS FOR SILT FENCE

1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND (FIG. 23-2). POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
2. 'SUPER' SILT FENCE - A METAL FENCE WITH 6 INCH OR SMALLER MESH OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. POSTS MAY BE SPACED LESS THAN 8 FEET ON CENTER AND MAY BE CONSTRUCTED OF HEAVY WOOD OR METAL AS NEEDED TO WITHSTAND HEAVIER SEDIMENT LOADING. THIS PRACTICE IS APPROPRIATE WHERE SPACES FOR TO BE USED IN PLACE OF PROPERLY DESIGNED DIVERSIONS (FIG. 15-1) WHICH MAY BE NEEDED TO CONTROL SURFACE RUNOFF RATES AND VELOCITIES.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GRAMMERS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

- MAINTENANCE
1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

SILT FENCE DETAIL

N.T.S.



TYPICAL TOPSOIL STOCKPILE

N.T.S.

TOPSOIL STOCKPILE NOTES

1. 4"-6" STRIPPING DEPTH IS COMMON BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL. STOCKPILES SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFFSITE ENVIRONMENTAL DAMAGE. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN. SEE STANDARDS FOR PERMANENT (FIG. 4-1) OR TEMPORARY (FIG. 4-1) VEGETATIVE COVER FOR SOIL STABILIZATION. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
2. STOCKPILES NOT TO BE PLACED IN AREA WITH CONCENTRATED FLOW, WETLANDS, EXTREME SLOPE OR WITHIN 100' OF A NATURAL STREAM.
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INLET FILTERS, TYPE 2

INLET FILTER PROTECTION

N.T.S.

REV	DATE	DESCRIPTION	BY

CERTIFICATE OF AUTHORIZATION: 24GA28228800

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engineering & surveying

MATTHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. 50652

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS SOIL EROSION & SEDIMENT CONTROL NOTES & DETAIL

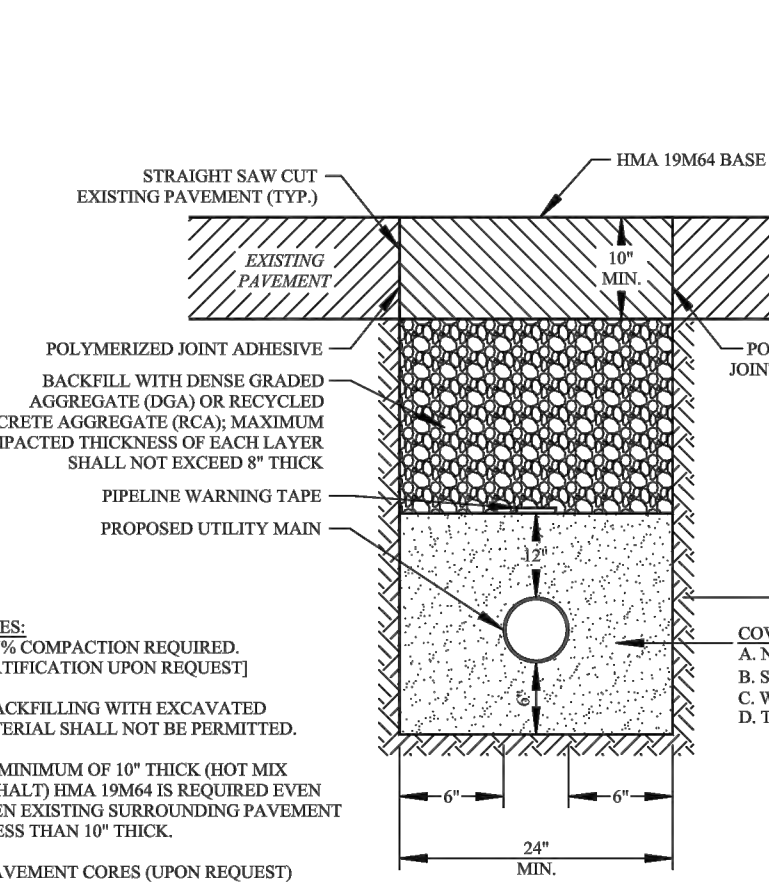
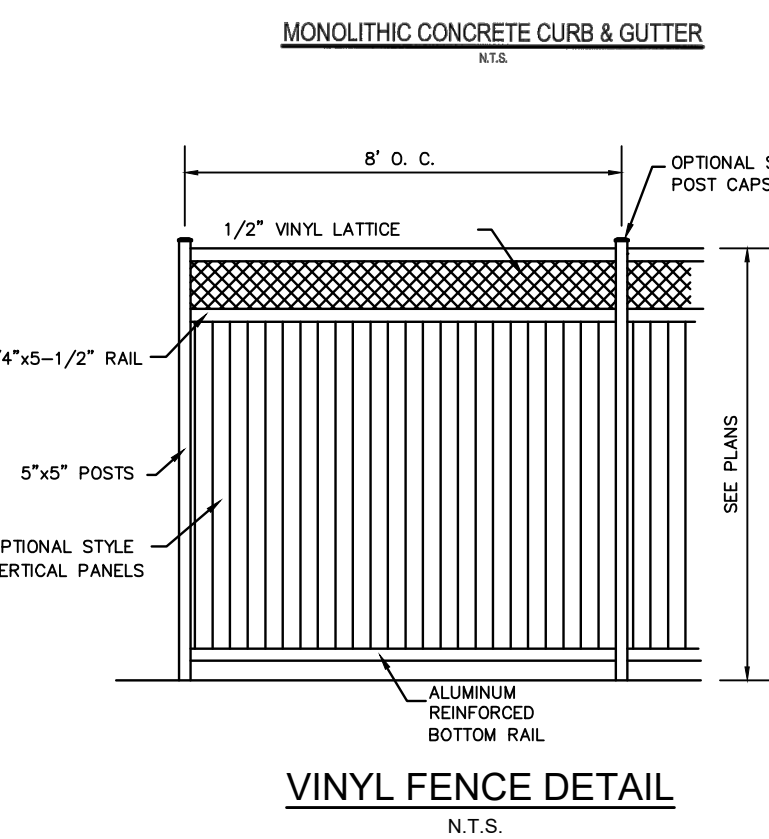
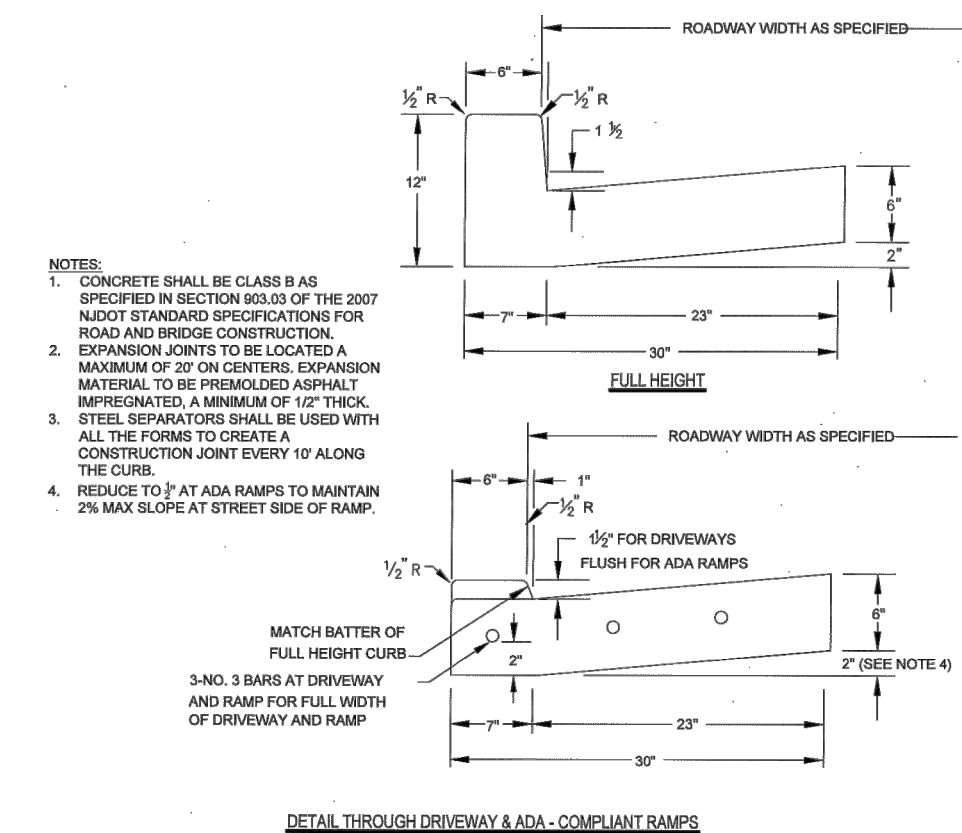
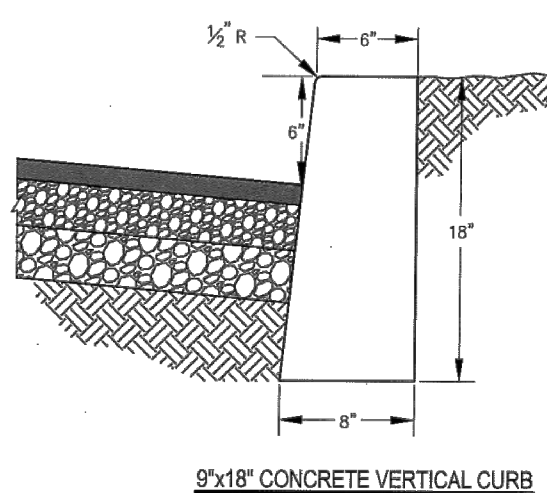
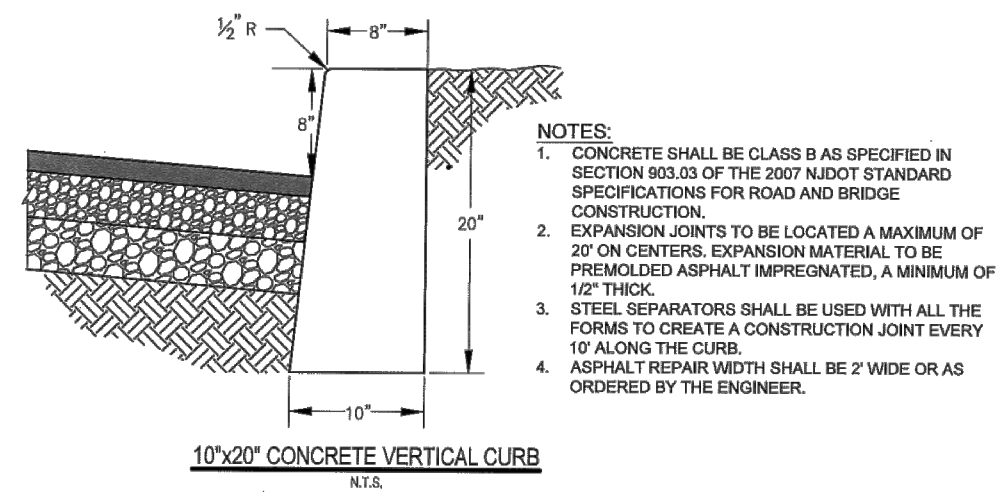
PLAINFIELD ROAD

LOT 16.22 BLOCK 557

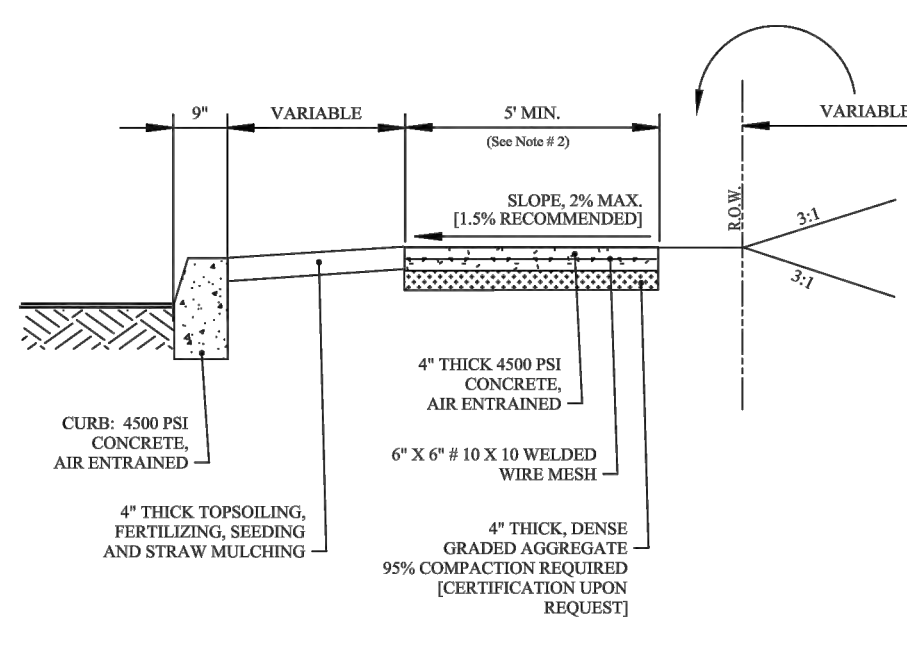
TOWNSHIP OF EDISON

COUNTY OF MIDDLESEX NEW JERSEY

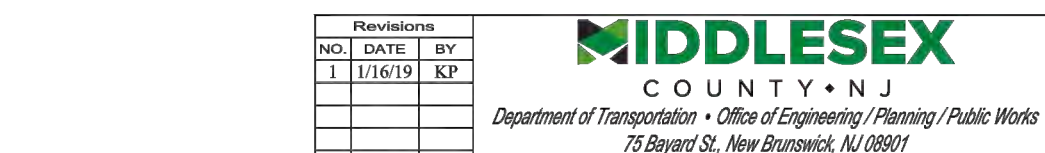
Scale: N.T.S. Drawn By: DS Date: 3/13/24 Job #: E21-00369 CAD File #: MAJOR SUB Sheet #: 11 OF 13



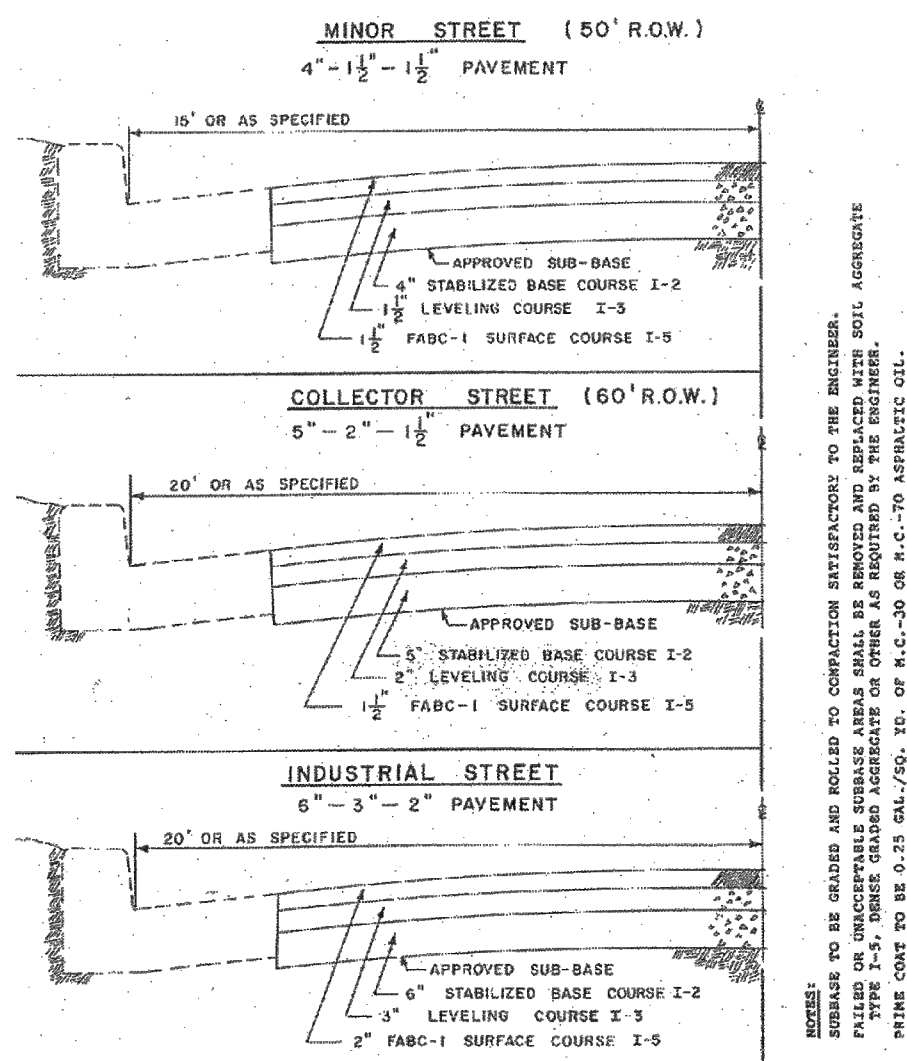
- NOTE:
1. THE STORM SEWER TRENCH AND BEDDING DETAIL MAY BE UTILIZED AS AN ALTERNATE.
 2. THE TEMPORARY TRENCH DETAIL MUST BE CONVERTED TO THE FINAL TRENCH DETAIL (NO SOONER THEN 30 DAYS AND NO LATER THAN 90 DAYS FROM COMPLETION OF TRENCH CONSTRUCTION.



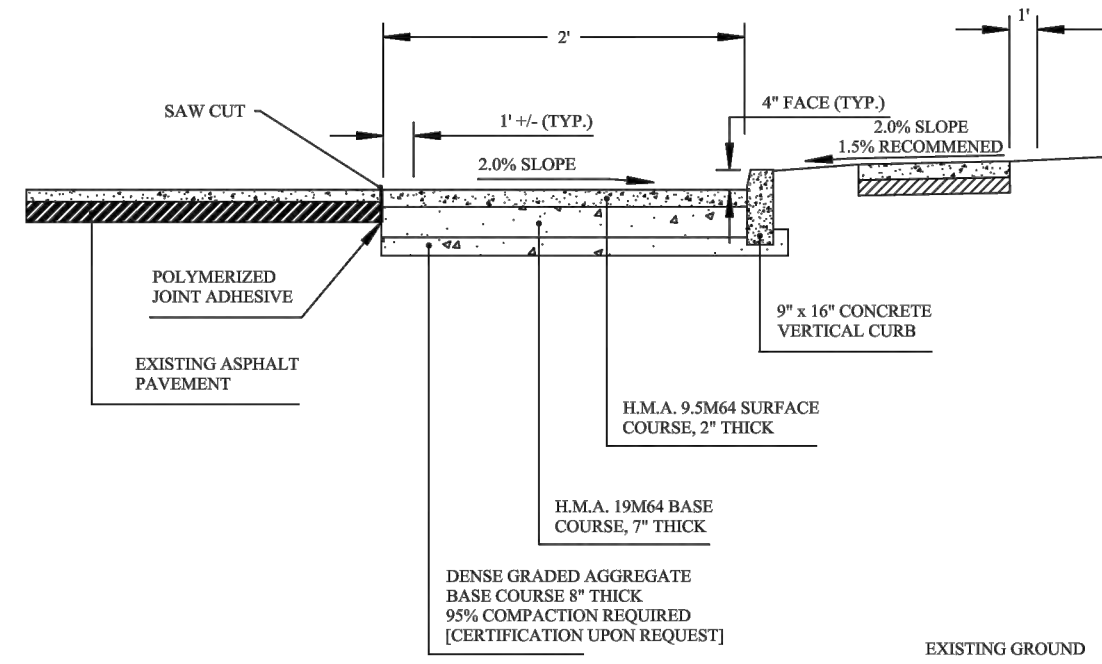
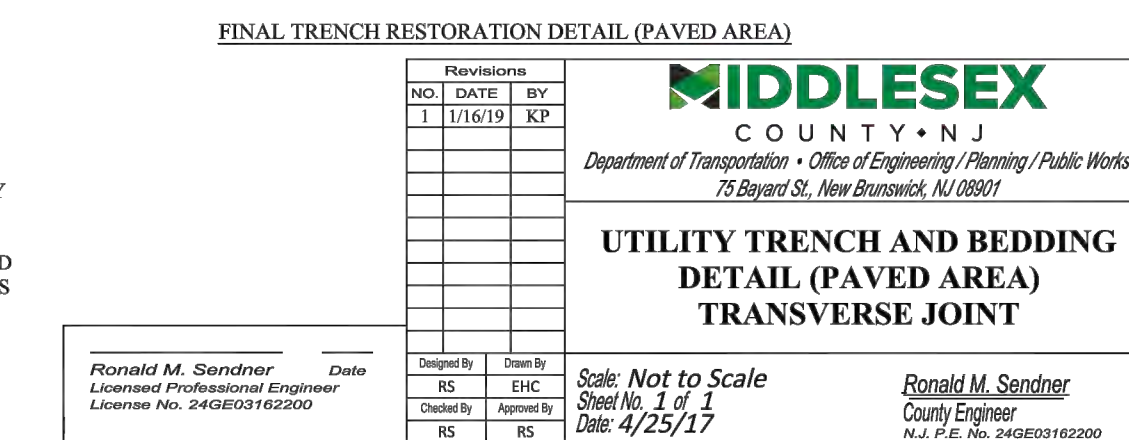
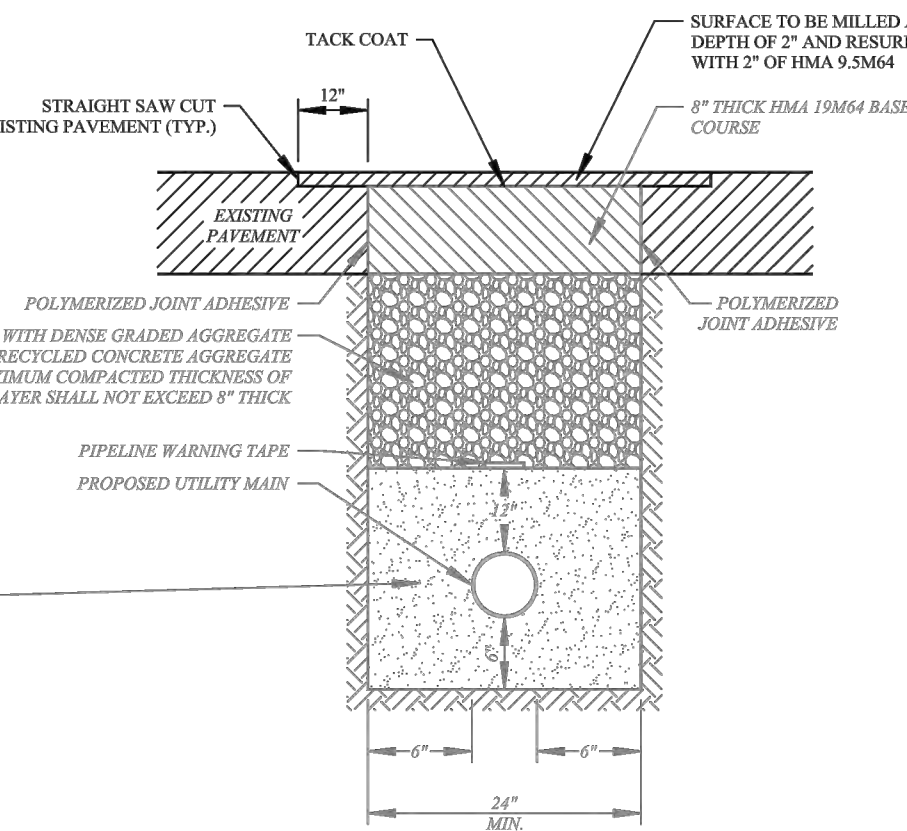
- NOTE:
1. TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE PROVIDED AT INTERVALS OF NOT MORE THAN 15' AND FILLED WITH PREFORMED BITUMINOUS CELLULAR TYPE JOINT FILLER (AASHTO M33). LONGITUDINAL JOINTS, 1/2" WIDE, SHALL BE PROVIDED BETWEEN CURBS AND ADJUTING SIDEWALKS, AND SHALL BE FILLED WITH PREFORMED BITUMINOUS TYPE JOINT FILLER (AASHTO M33). THE TOP OF ALL JOINT FILLER SHALL BE 1/2" BELOW THE TOP OF THE SIDEWALK AND FILLED WITH JOINT SEALER (SHAFLEX-1A), OR AN APPROVED EQUAL.
 2. SIDEWALK WIDTH SHALL BE 5'-0" MINIMUM UNLESS OTHERWISE NOTED ON THE APPROVED PLANS.
 3. TYPE OF SEEDING SHALL MEET FREEHOLD SOIL CONSERVATION DISTRICT REQUIREMENTS.
 4. THE COST OF THE EXPANSION JOINT, JOINT FILLER, WELDED WIRE MESH AND DENSE GRADED AGGREGATE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE CONCRETE SIDEWALK.
 5. IN LIEU OF WELDED WIRE MESH FIBER REINFORCED CONCRETE IS ACCEPTABLE.
 6. IN LIEU OF DENSE GRADED (DGA), RECYCLED CONCRETE AGGREGATE (RCA) IS ACCEPTABLE. ALL RCA MUST MEET NJDOT SPECIFICATIONS AND BE CERTIFIED BY AN NJDOT APPROVED PLANT OF ORIGIN. ALL RCA SHIPMENTS MUST BE FREE OF FOREIGN MATERIALS AND CONTAMINANTS.



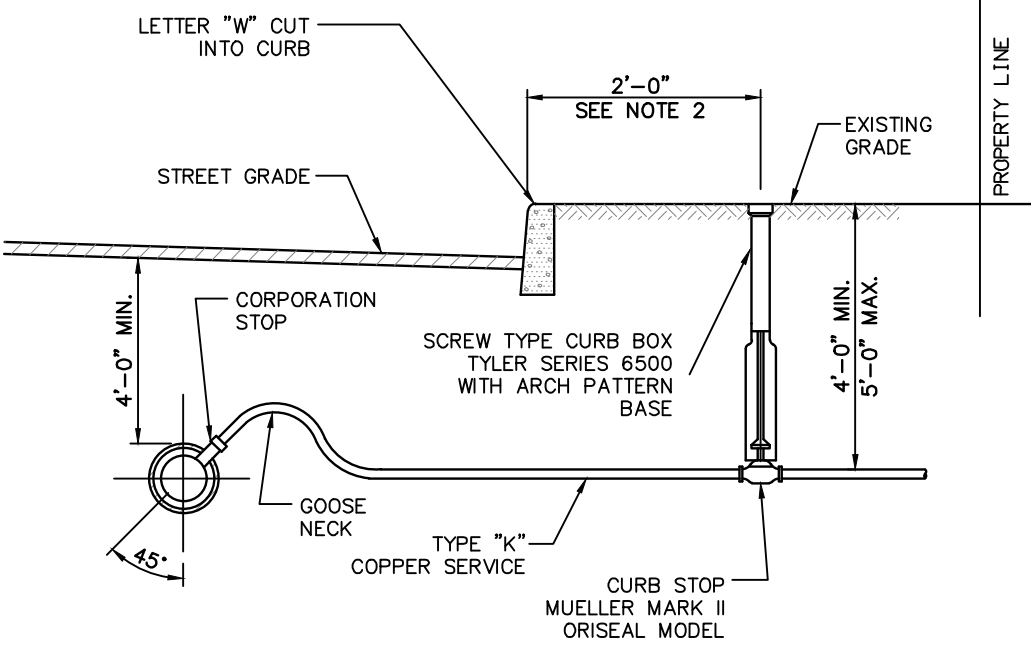
REINFORCED CONCRETE SIDEWALK DETAIL



TYPICAL PAVEMENT (HALF SECTION)

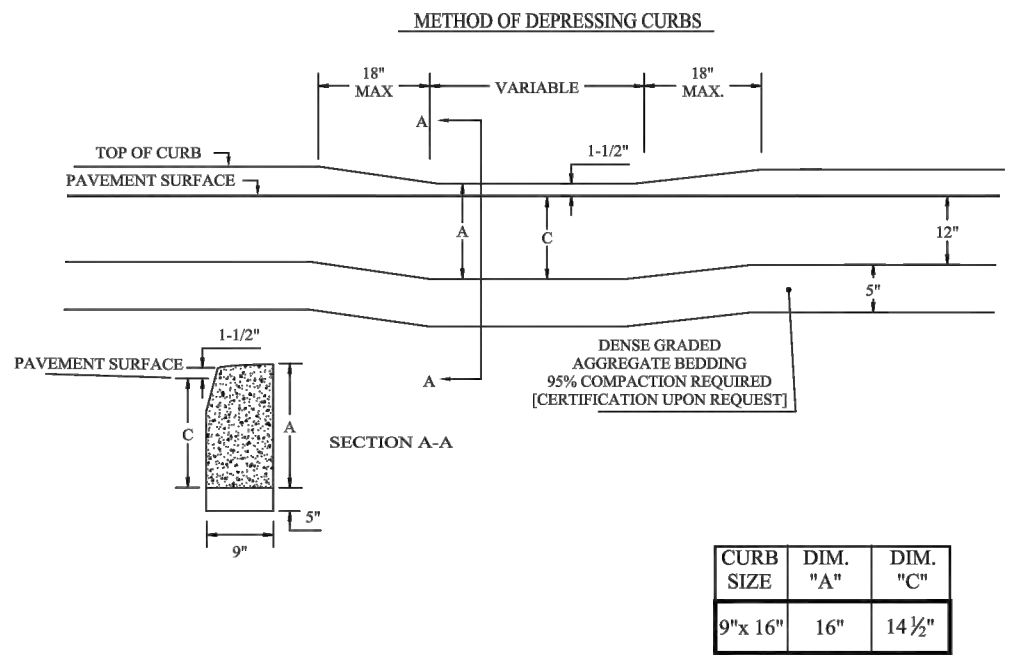


TYPICAL CURB INSTALLATION DETAIL



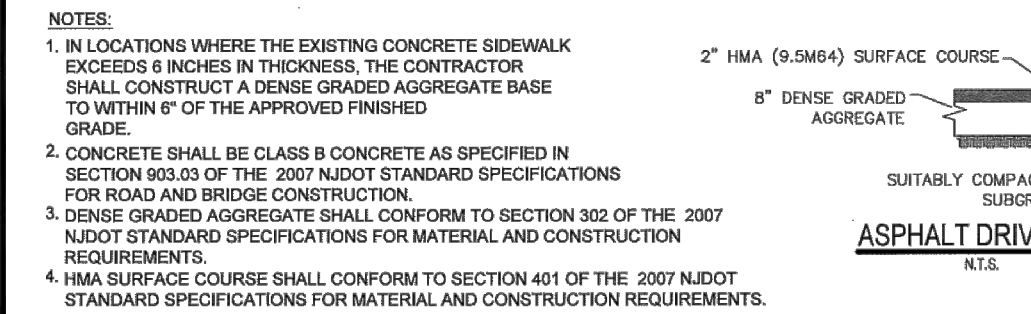
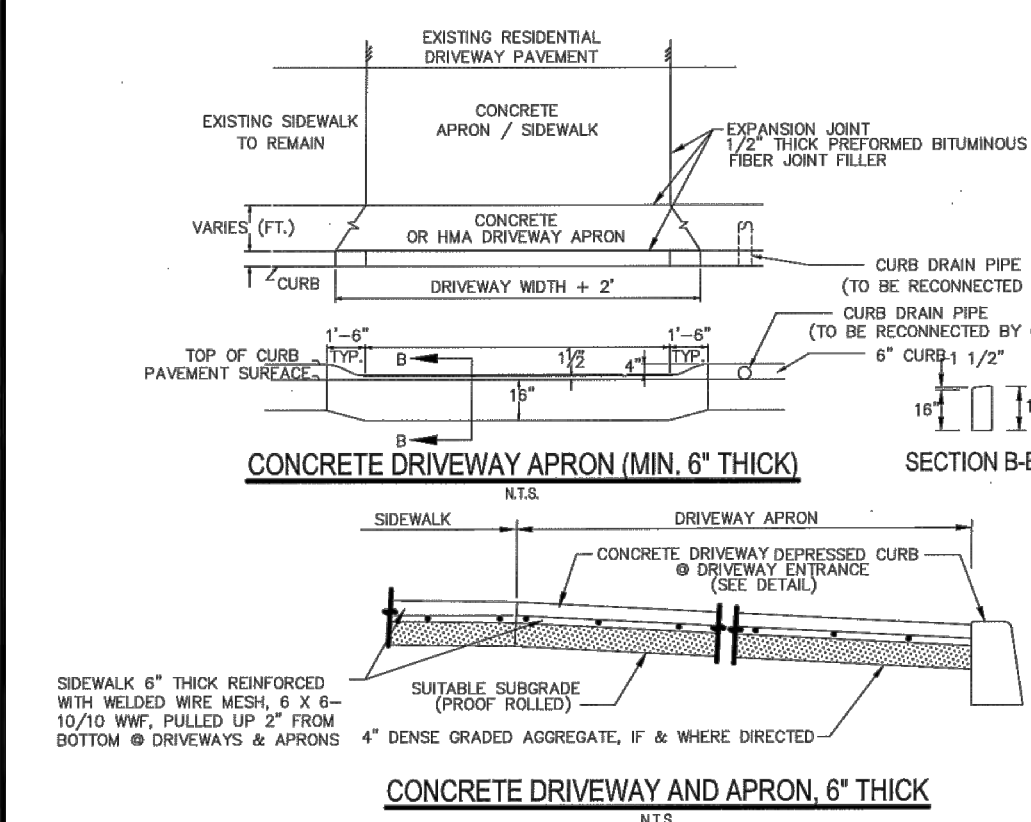
- NOTES:
1. THE LOCATION OF THE CURB STOP AND BOX SHALL BE TWO (2) FEET FROM THE CURB FACE IN PLANTER AREA.
 2. THE CURB STOP AND BOX SHALL NEVER BE PLACED OUTSIDE OF THE STREET R.O.W.. IN A CONCRETE SIDEWALK OR IN A DRIVEWAY.
 3. THE CONTRACTOR SHALL EXTEND THE SERVICE PIPING TO THE PROPERTY LINE.

TYPICAL WATER SERVICE HOUSE CONNECTION INSTALLATION

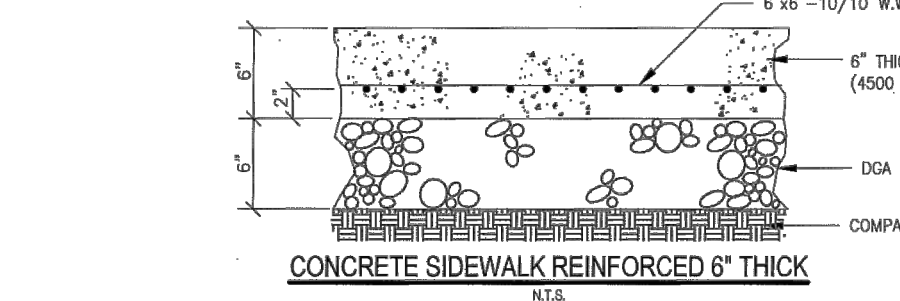
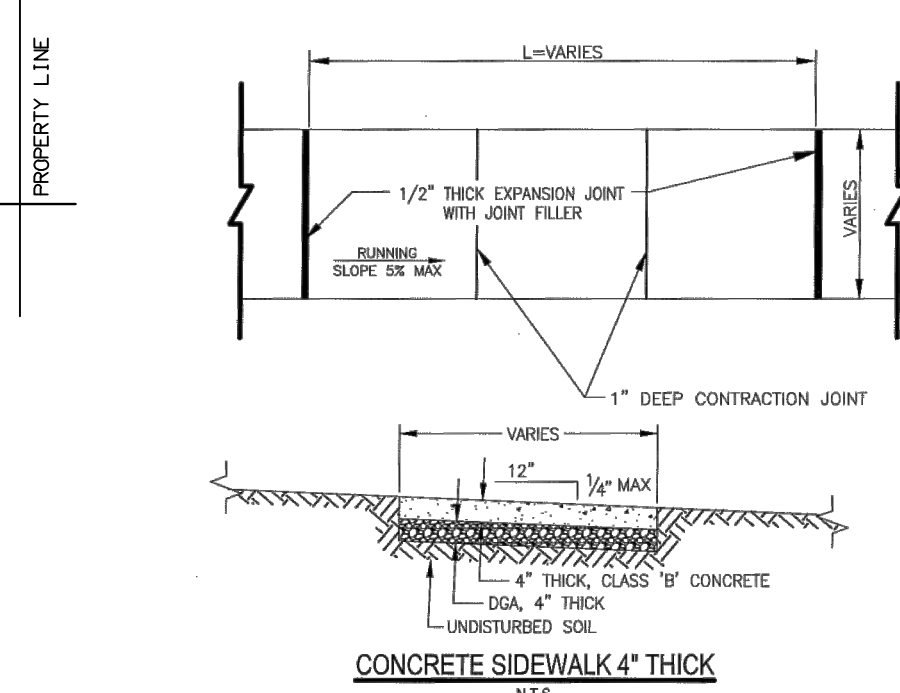
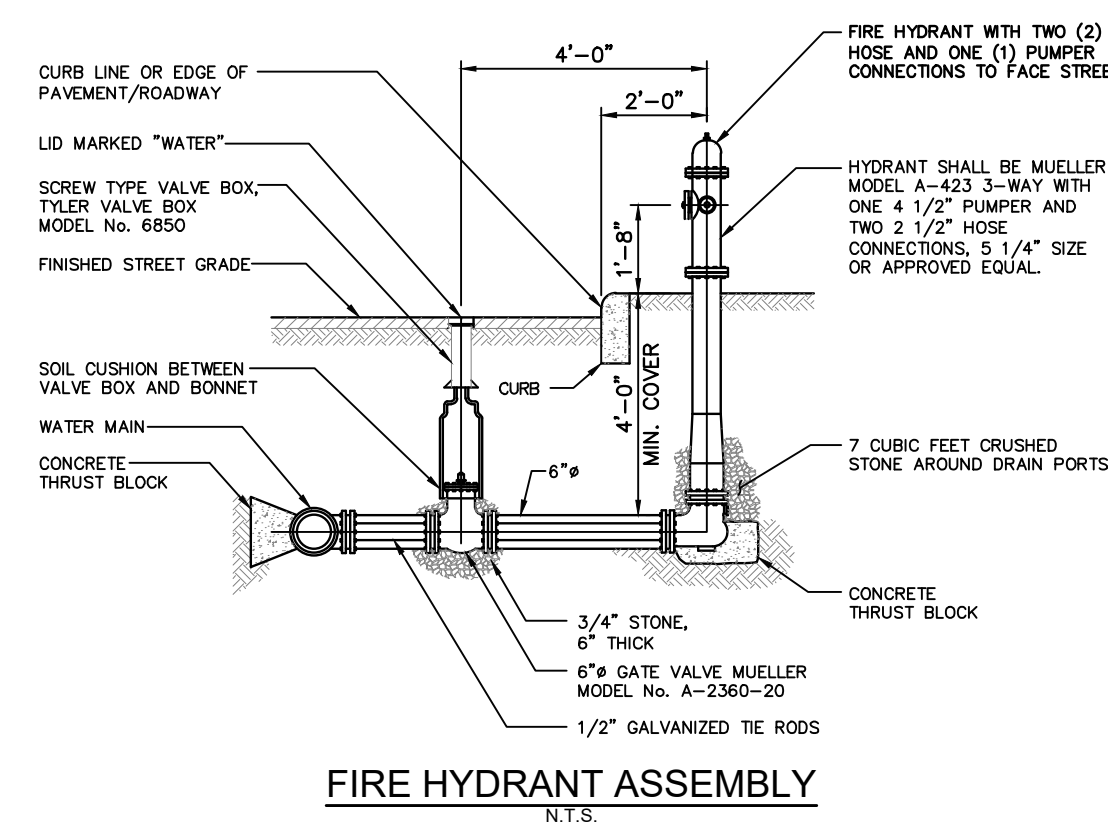


- NOTE:
1. PREFORMED BITUMINOUS CELLULAR TYPE EXPANSION JOINT FILLER (AASHTO M33) 1/2" WIDE IN THE CURB SHALL BE PROVIDED AT APPROXIMATELY EQUAL DISTANCES OF NOT MORE THAN 9' BETWEEN JOINTS, AND SHALL BE FLUSH WITH THE TOP AND FACE OF CURB.
 2. IN LIEU OF DENSE GRADED (DGA), RECYCLED CONCRETE AGGREGATE (RCA) IS ACCEPTABLE. ALL RCA MUST MEET NJDOT SPECIFICATIONS AND BE CERTIFIED BY AN NJDOT APPROVED PLANT OF ORIGIN. ALL RCA SHIPMENTS MUST BE FREE OF FOREIGN MATERIALS AND CONTAMINANTS.
 3. 9" x 16" CURB SIZE IS PREFERRED.

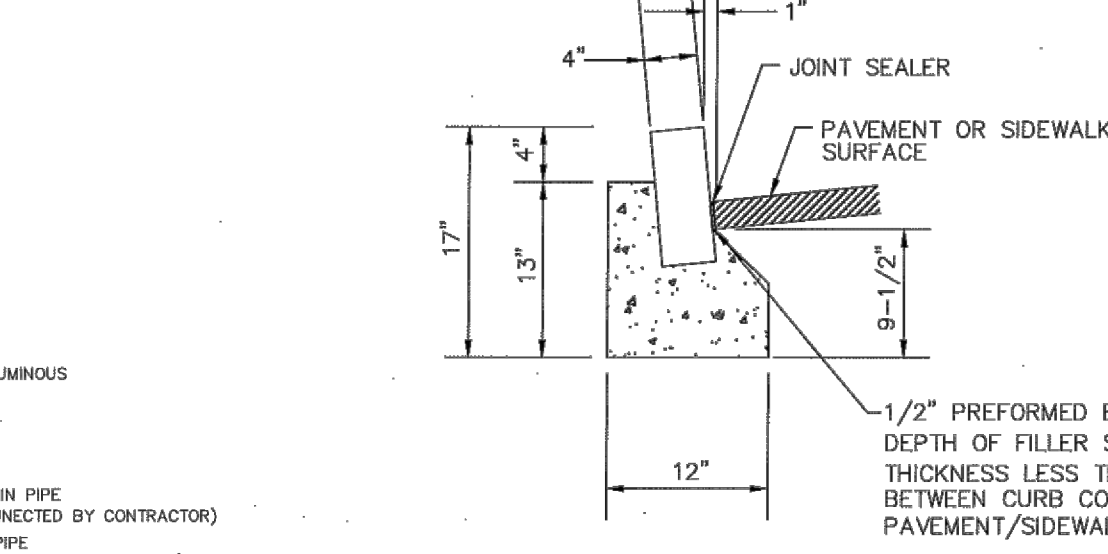
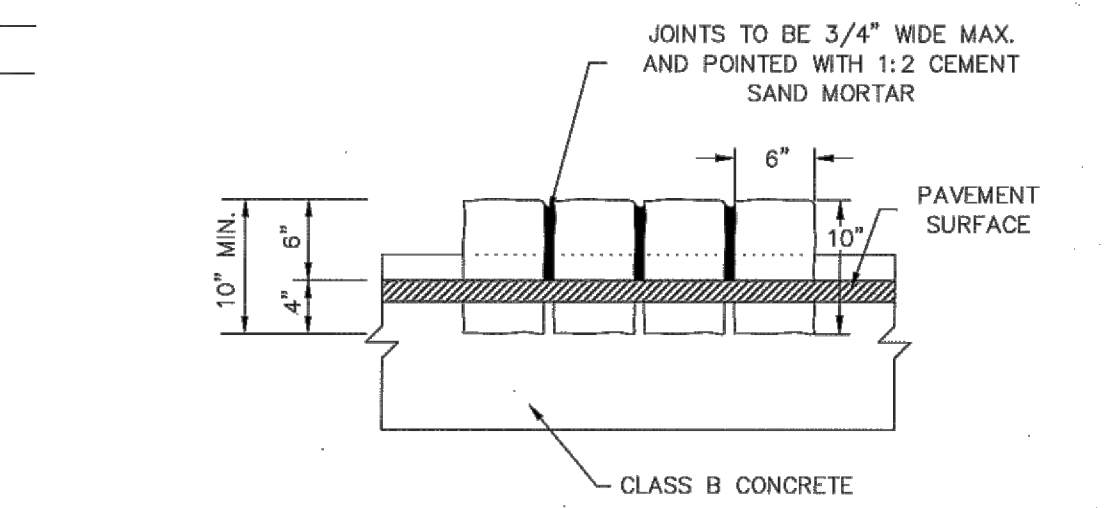
DEPRESSED CURB DETAIL



CONCRETE DRIVEWAY APRON OR DRIVEWAY REPAIR



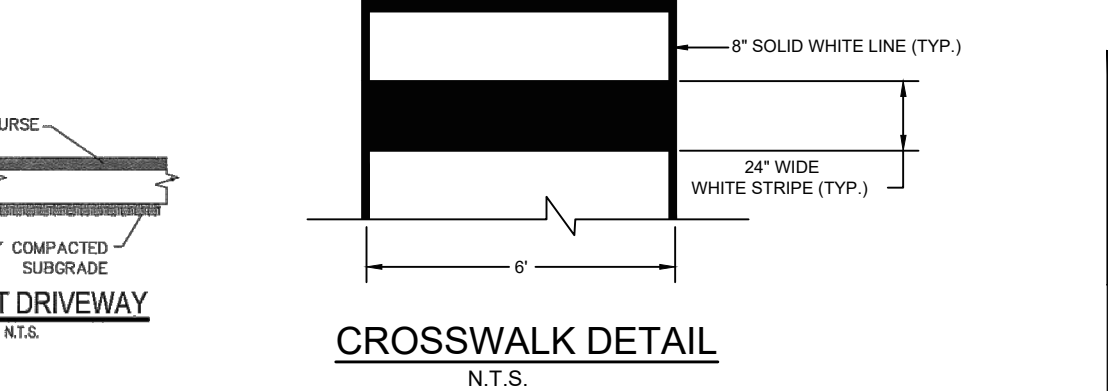
- CONCRETE SIDEWALK NOTES:
1. CONCRETE SHALL BE CLASS B AS SPECIFIED IN SECTION 603.03 OF THE 2007 NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 2. DGA SHALL CONFORM TO SECTION 302 OF THE 2007 NJDOT STANDARD SPECIFICATIONS FOR MATERIAL AND CONSTRUCTION REQUIREMENTS.
 3. W.W.M. SHALL ONLY BE INSTALLED IN DRIVEWAY AREAS OR AS SPECIFIED BY THE ENGINEER.



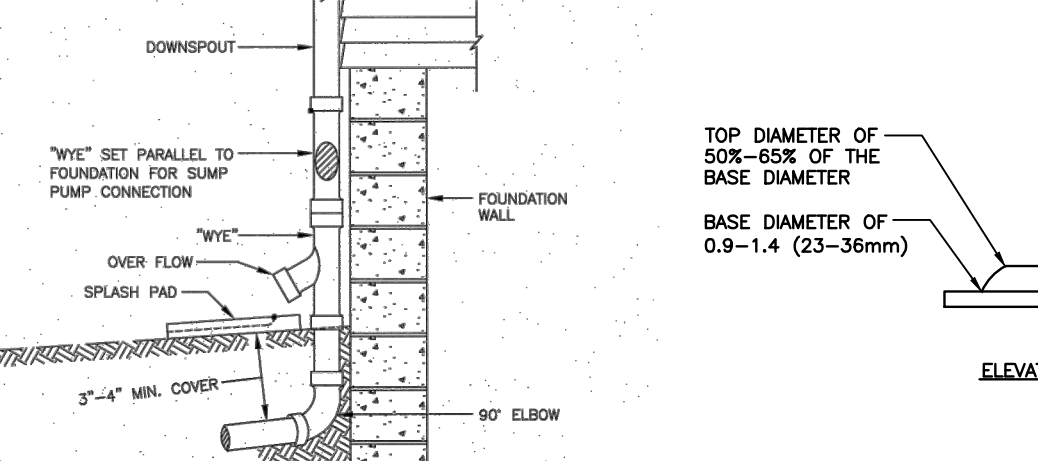
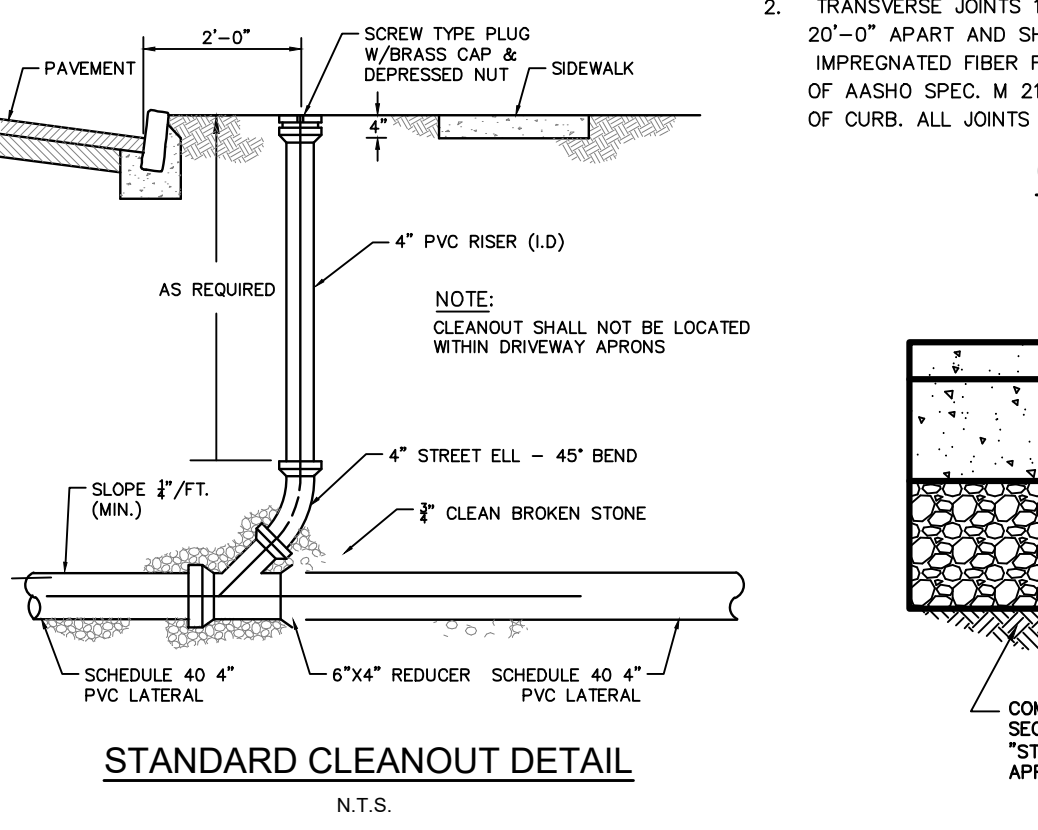
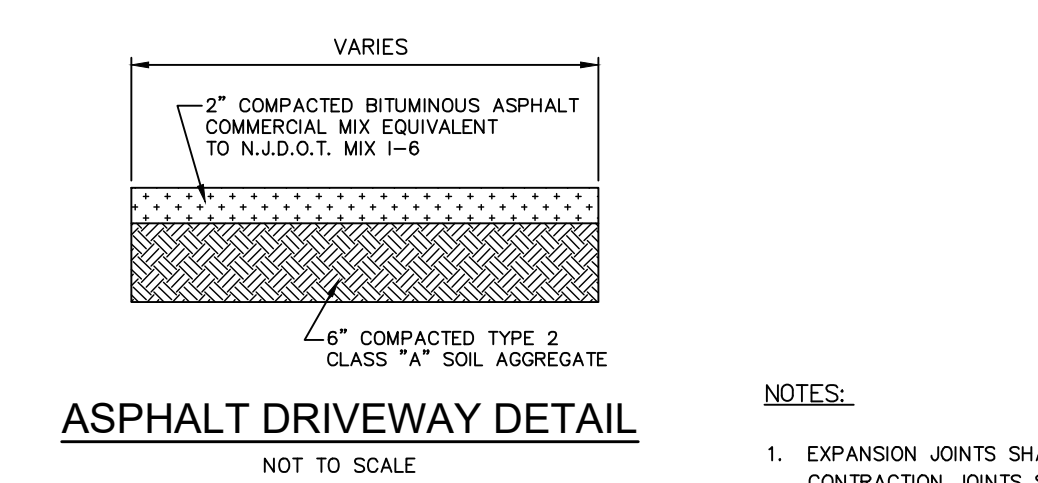
STOP SIGN

- NOTE:
1. ALL SIGNS TO BE MOUNTED ON 4" x 4" TREATED WOOD POSTS.

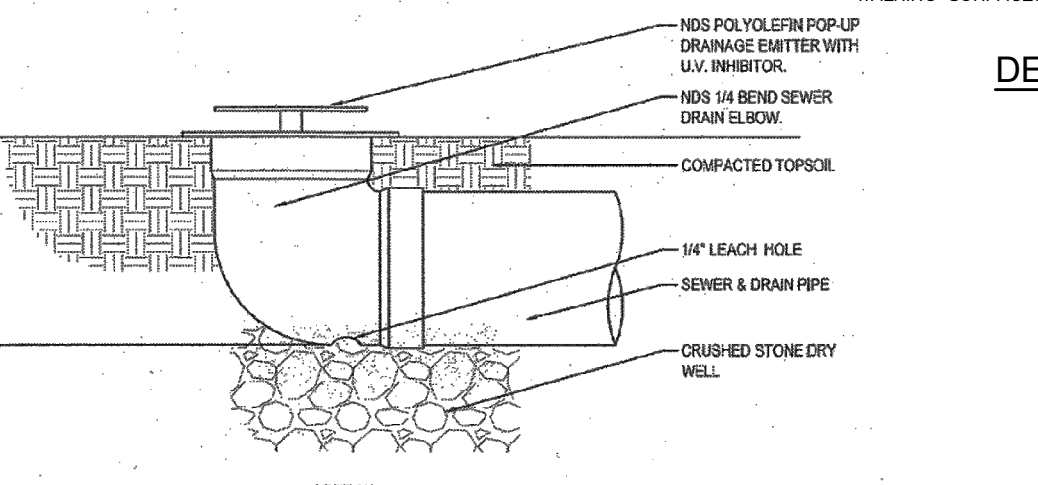
SIGN DETAILS



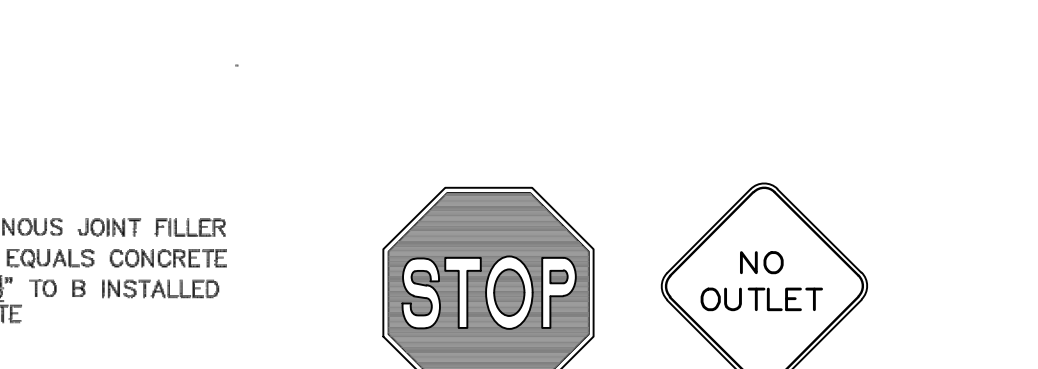
CONCRETE DRIVEWAY APRON OR DRIVEWAY REPAIR



TYPICAL ROOF LEADER/SUMP PUMP CONNECTION DETAIL



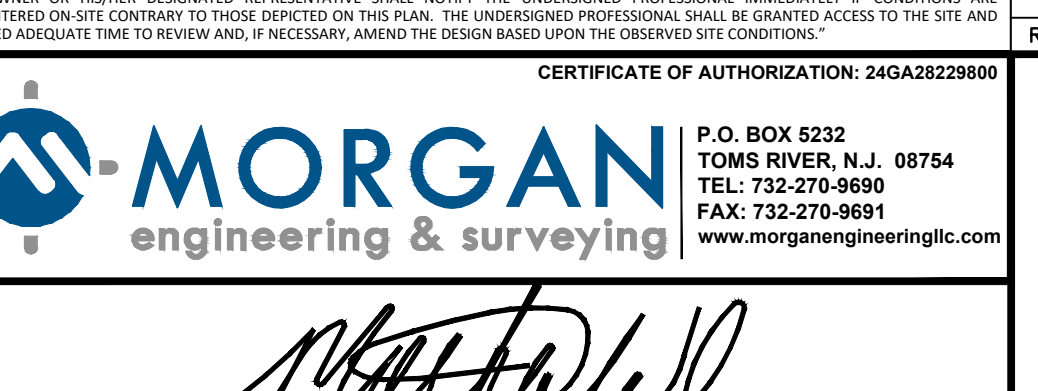
NDS DRAINAGE EMITTER TYPICAL POP-UP DRAINAGE EMITTER



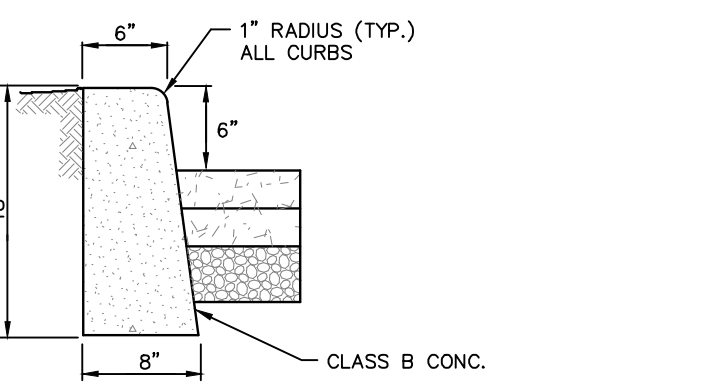
STOP SIGN

- NOTE:
1. ALL SIGNS TO BE MOUNTED ON 4" x 4" TREATED WOOD POSTS.

SIGN DETAILS

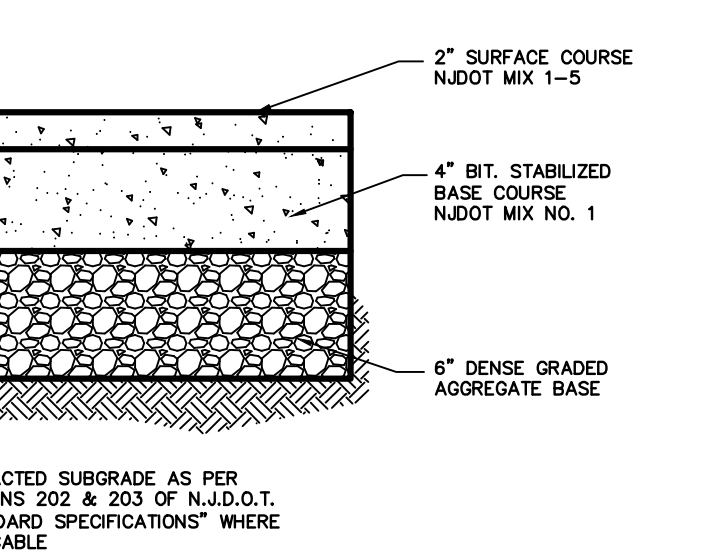


CONCRETE DRIVEWAY APRON OR DRIVEWAY REPAIR

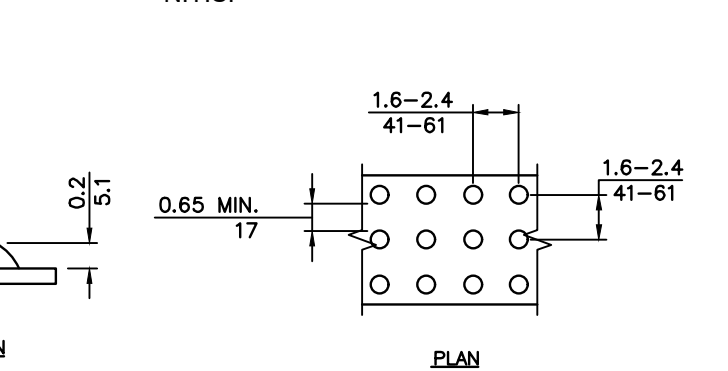


- NOTES:
1. EXPANSION JOINTS SHALL BE CONSTRUCTED 20' ON CENTER, AND CONTRACTION JOINTS SHALL BE CONSTRUCTED 10' ON CENTER.
 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER FILLER, COMPLYING WITH ALL OF THE REQUIREMENTS OF AASHTO SPEC. M 213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB. ALL JOINTS TO BE FULL DEPTH OF 18".

CONCRETE CURB DETAIL

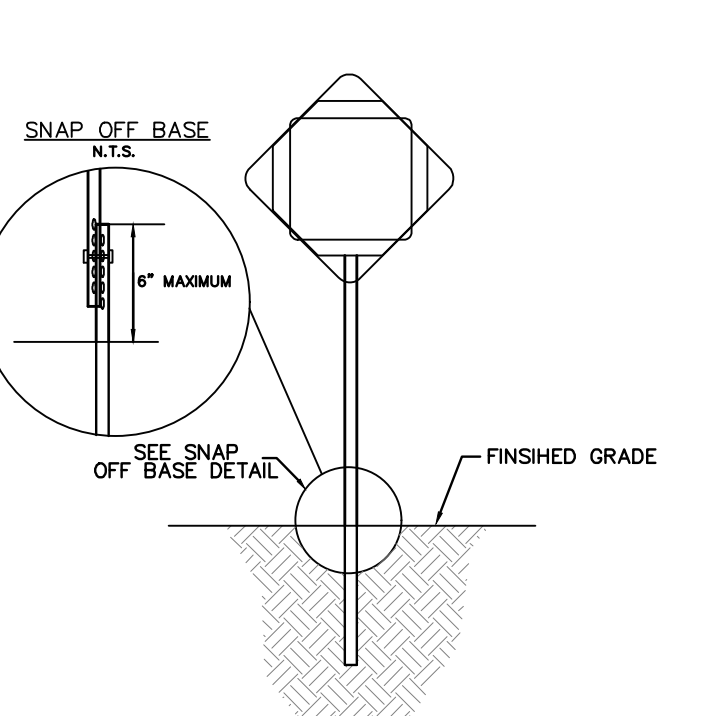


ASPHALT PAVEMENT SECTION

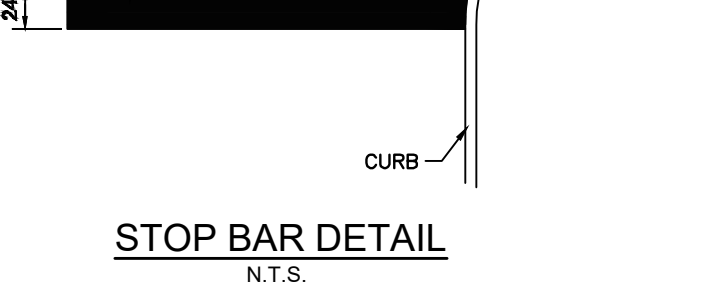


- GENERAL NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY DETECTABLE WARNING.
 2. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH (23 mm) MINIMUM AND 1.4 INCHES (36 mm) MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 mm).
 3. TRUNCATED DOMES IN DETECTABLE WARNING SURFACE SHALL HAVE A ENTER-TO-CENTER SPACING OF 1.6 INCHES (41 mm) MINIMUM AND 2.4 INCHES (61 mm) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (17 mm) MINIMUM, MEASURED BETWEEN THEIR MOST ADJACENT DOMES ON A SQUARE GRID.
 4. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

DETECTABLE WARNING DETAIL



STOP BAR DETAIL



THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE PERCEPT ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE ONSITE CONDITIONS.

CERTIFICATE OF AUTHORIZATION: 24GA28228800

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www.morganengineeringllc.com

MORGAN
engineering & surveying

MATTHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

REV	DATE	DESCRIPTION	BY
1	3/13/24	MAJOR SUB	DS

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS CONSTRUCTION DETAILS

PLAINFIELD ROAD BLOCK 557

TOWNSHIP OF EDISON

COUNTY OF MIDDLESEX NEW JERSEY

LOT 16.22

Scale: N.T.S. Drawn By: DS Date: 3/13/24 Job #: E21-00369 CAD File #: MAJOR SUB Sheet #: 12 OF 13

