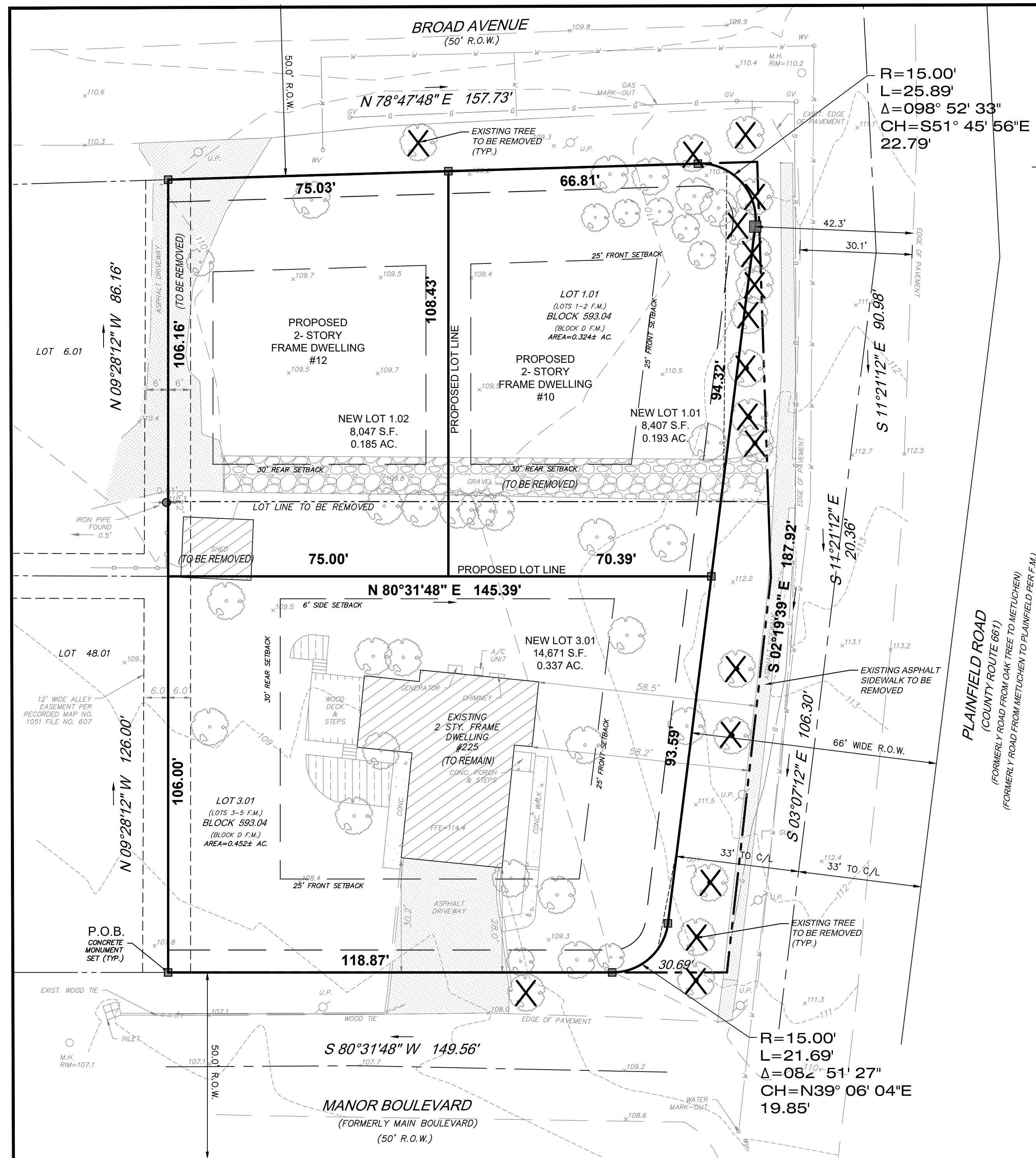




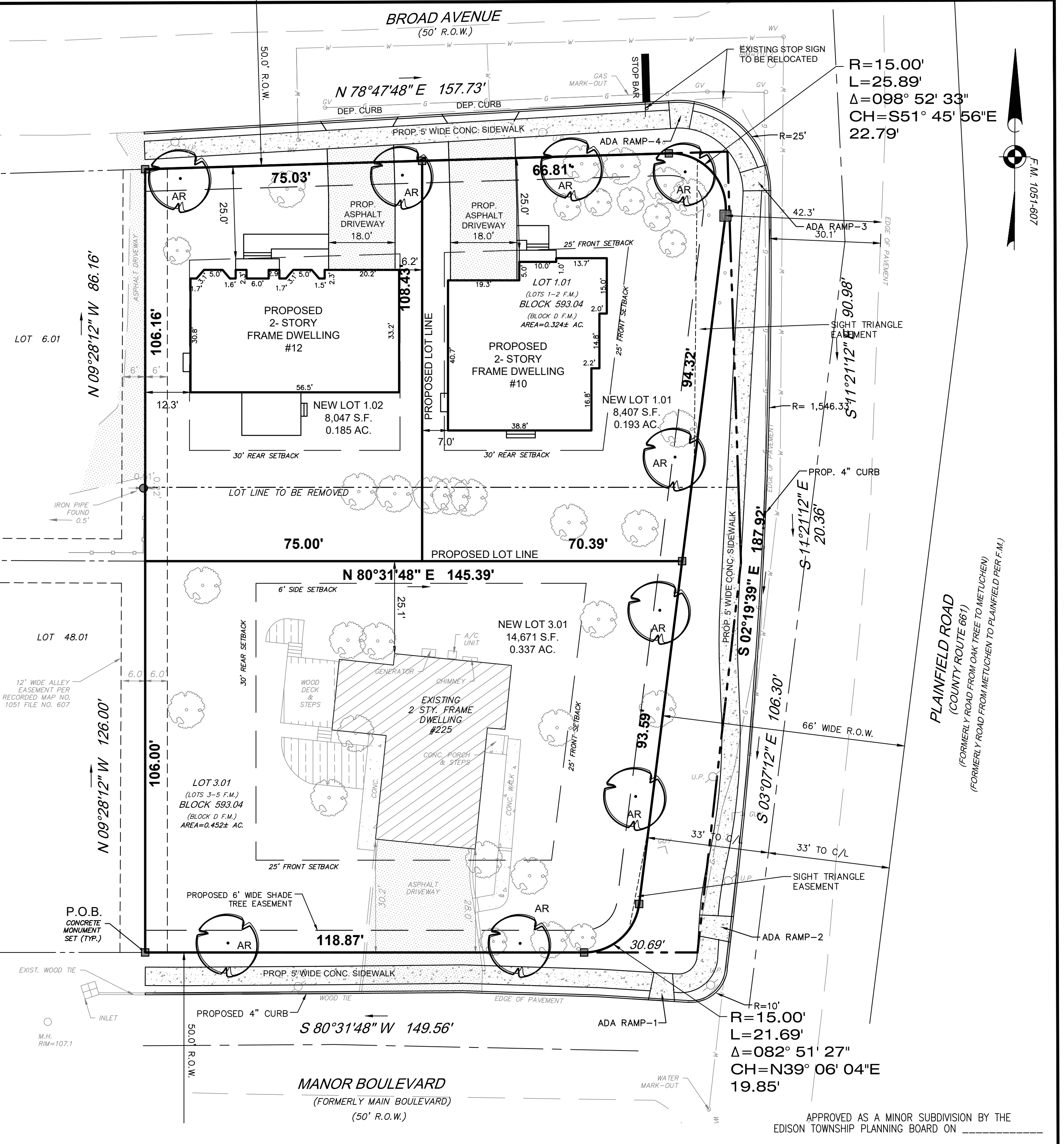
GENERAL NOTES

1. THE PROPERTY IS KNOWN AND DESIGNATED AS LOTS 1-5 BLOCK 593-5 AS SHOWN ON A CERTAIN MAP ENTITLED "RED TOP HEIGHTS, RARITAN TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY" FILED MAP #1051 IN FILE #607, RECORDED 06/20/1924 IN THE MIDDLESEX COUNTY CLERK'S OFFICE.
2. ALL DIMENSIONS BOTH LINEAR AND ANGULAR OF THE EXTERIOR BOUNDARY & ALL INTERIOR LOTS CLOSE WITHIN ONE IN TEN THOUSAND FEET, (1:10,000).
3. BLOCK, LOT AND STREET ASSIGNMENTS AS PER TOWNSHIP ENGINEERING DEPARTMENT DATED 12/25/2021.
4. ZONING REQUIREMENTS ARE FOR THE R-8 RESIDENTIAL ZONE. SEE SCHEDULE FOR AREA, YARD AND BUILDING REQUIREMENTS.
5. AS SHOWN ON A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, LOTS 1.01 & 3.01, BLOCK 593.04, TOWNSHIP OF EDISON, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY MORGAN ENGINEERING, L.L.C. DATED 5-18-22 AND LAST REVISED 8-25-22.
6. PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
7. SITE LOCATED WITHIN FLOOD ZONE X AS SHOWN ON THE CURRENT FIRM 34023C0061F, DATED JULY 8, 2010.
8. OFF-STREET PARKING TO BE PROVIDED IN CONFORMANCE WITH CURRENT R.S.S. STANDARDS.
9. RIGHT TRIANGLE EASEMENTS SHALL BE DEDICATED TO THE COUNTY OF MIDDLESEX AND ALL RESTRICTIONS AND COVENANTS OUTLINED IN VARIOUS ORDINANCES SHALL APPLY.
10. UTILITY CONNECTIONS: (SEWER AND WATER) TO USE EXISTING WHERE PRACTICAL AND NEW CONNECTIONS WERE REQUIRED.
11. APPLICANT TO INSPECT, CLEAN & REPAIR IF REQUIRED THE EXISTING STORMWATER MANAGEMENT SYSTEM UNDERNEATH SUPERVISION OF THE TOWNSHIP ENGINEER AT TIME OF CONSTRUCTION.
12. EXISTING WATER & SEWER CONNECTIONS TO BE USED WHERE FEASIBLE.
13. EACH PROPOSED DWELLING AND ASSOCIATED SITE IMPROVEMENTS SHALL CONFORM TO THE TOWNSHIP ENGINEERING DEPARTMENT'S TREE REMOVAL & REPLACEMENTS.
14. EACH PROPOSED DWELLING SHALL MEET EDISON TOWNSHIP REQUIREMENTS FOR STORMWATER MANAGEMENT & USE OF ON SITE ROOF RECHARGE SYSTEMS.
15. FUTURE PLOT PLANS SHOULD BE AFFIXED WITH THE DESIGN ENGINEER'S CERTIFICATION THAT THE DESIGN MEETS THE REQUIREMENTS SET FORTH IN THE US ACCESS BOARD'S AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (PROWAG).
16. APPLICANT WILL INSPECT THE TRACT'S EXISTING STORMWATER MANAGEMENT SYSTEM UNDER THE SUPERVISION OF THE TOWNSHIP ENGINEER AT THE TIME OF CONSTRUCTION. THE APPLICANT SHOULD THEN CLEAN, REPAIR OR REPLACE ELEMENTS OF THE COLLECTION SYSTEM AS DIRECTED BY THE TOWNSHIP ENGINEER.
17. EXISTING AND PROPOSED GRADING SHALL ALSO BE SHOWN ON ALL FUTURE PLOT PLANS.
18. 17 TREES TOTAL SHALL BE REMOVED (ALL TREES IN COUNTY R.O.W.).
19. IN ACCORDANCE WITH NJ BPU GUIDELINES, ALL FUTURE PLOT PLANS SHOULD BE AFFIXED WITH THE "911-CALL BEFORE YOU DIG" LOGO.
20. FUTURE PLOT PLANS SHOULD NOTE THAT, IF EXISTING SANITARY SEWER SERVICE AND/OR POTABLE WATER SUPPLY LINES ARE TO BE ABANDONED, THEY SHALL BE REMOVED TO THEIR RESPECTIVE MAINS.
21. FUTURE PLOT PLANS SHOULD BE ACCOMPANIED BY CONSTRUCTION DETAILS THAT DEPICT THE SPECIFICATIONS OF SIDEWALK APPRONS, PAVEMENT, SANITARY SEWER, POTABLE WATER SUPPLY, AND ANY OTHER IMPROVEMENTS WITHIN THE PROPERTY'S TRACT.
22. DEMOLITION PLAN WILL BE PROVIDED AT TIME OF PLOT PLAN.
23. CONSTRUCTION LOGISTICS PLAN WILL BE PROVIDED AT TIME OF PLOT PLAN.
24. A PRECONSTRUCTION MEETING SHOULD BE HELD WITH THE TOWNSHIP ENGINEER PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE FOLLOWING ISSUES MAY BE ELEMENTS OF THIS MEETING:
 - A. SAFETY OF VEHICULAR TRAFFIC ACROSS THE SITE. ALL SIGNS, TEMPORARY STRIPPING, SAFETY RELATED DEVICES, ETC. SHOULD BE CONTINUOUSLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. APPLICANT IS TO HAVE RESPONSIBILITY FOR APPLICABLE UTILITY COMPANY PRESENT AT THE MEETING. IF THE REP. IS UNABLE TO ATTEND, IT IS THE APPLICANT'S RESPONSIBILITY TO NOTIFY THE AGENT UTILITY COMPANY AND TO COORDINATE ALL NECESSARY ASPECTS OF THE PROJECT OUT SHEETS ARE TO BE PREPARED IN A FORMAT AGREEABLE TO THE ENGINEERING DEPARTMENT. OUT SHEETS ARE TO BE PROVIDED BY THE CONTRACTOR TO THE TOWNSHIP ENGINEER.
 - B. A PROGRESS SCHEDULE SHOULD BE PRESENTED BY THE APPLICANT. THE SCHEDULE IS TO CLEARLY SHOW THE ANTICIPATED TIME FRAME FOR EACH PHASE OF CONSTRUCTION. APPLICANT SHOULD PROVIDE ALL NECESSARY INFORMATION FOR EACH SUBCONTRACTOR ON THE JOB SITE, INCLUDING EMERGENCY PHONE NUMBERS.
 - C. THE APPLICANT SHOULD PROVIDE A LIST OF MAJOR MATERIAL SUPPLIERS AND SHALL PROVIDE NADSP PP-40 SCANS FOR ANY SOILS MATERIALS TO BE IMPORTED TO THE SITE.
 - D. ALL EARTHWORK SHOULD BE CONDUCTED IN ACCORDANCE WITH EDISON SOIL REMOVAL OR LETTERS-OF-NO INTEREST, FROM THE FOLLOWING AGENCIES:
 - A. NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - B. NJDEP CONSTRUCTION ACTIVITY STORMWATER GENERAL PERMIT (503)
 - C. FRESHWATER SOIL CONSERVATION DISTRICT CERTIFICATION
 - D. MIDDLESEX COUNTY PLANNING BOARD
 - E. APPROVAL OF FIRE & EMERGENCY ACCESS LANE
 - F. EDISON TOWNSHIP DEPARTMENT OF PUBLIC WORKS STREET OPENING PERMIT
 - G. EDISON TOWNSHIP ENGINEERING DEPARTMENT - SOIL REFORMATION PERMIT
 - H. EDISON TOWNSHIP ENGINEERING DEPARTMENT - PERFORMANCE & MAINTENANCE GUARANTEE
 - I. EDISON TOWNSHIP PLANNING BOARD ENGINEER'S LETTER OF RESOLUTION COMPLIANCE A COPY OF ANY PROPOSED OR EXISTING CONDITIONS APPLYING TO THE PROPERTY OR CERTIFICATION THAT NONE EXIST OR ARE PLANNED XXXX SHOULD BE SUBMITTED.
 - J. ALL OTHER PERMITS AS REQUIRED BY ANY OTHER AGENCIES HAVING JURISDICTION.
 - K. ANY EXISTING CURBING ALONG THE FRONTAGE OF THE COUNTY ROAD THAT IS IN DISREPAIR MUST BE RECONSTRUCTED.
 - L. ALL WETTS ALONG THE COUNTY ROAD FRONTAGE MUST MEET ROOT STANDARDS AND PROVIDE BICYCLE SAFE GRATES.
 - M. ON-SITE DRAINAGE SYSTEM WILL NOT OVERTURN THE COUNTY'S DRAINAGE SYSTEM ON PLANNED ROAD.
 - N. NO DRAINAGE AND UTILITY IMPROVEMENTS ARE EXISTING AND PROPOSED WITHIN THE COUNTY'S RIGHT OF WAY.
25. ADA CERTIFICATION TO BE PROVIDED PRIOR TO BOND RELEASE.
27. ANY EXISTING CURBING ALONG THE FRONTAGE OF A COUNTY ROAD, THAT IS DEEMED IN DISREPAIR MUST BE RECONSTRUCTED.

PARKING CALCULATION

REQUIRED: BASED UPON NJAC 5:21-4.14(B) TABLE 4.4, NOTE C, (UNSPECIFIED NUMBER OF BEDROOMS PER UNIT) = 4 BEDROOM @ 2.5 SPACES / UNIT X 3 UNITS = 7.5 SPACES
PROVIDED: BASED ON NJAC 5:21-4.14(D)3, (TWO CAR GARAGE & DRIVEWAY COMBO) = 3.5 SPACES / UNIT X 3 UNITS = 10.5 SPACES

RB Residential Zone	Required	New Lot 1.01	New Lot 1.02	New Lot 3.01
Parameters:	1.01	1.02	3.01	
Min. Lot Area (SF)	7500	8,407	8,047	14,671
Min. Lot Width (Ft)	75	75	75	106.0
Min. Front Setback (Ft)	25	25	25	27.8
Min. Side Setback (Ft)	5	6.2	6.2	25.1
Min. Side Combined (Ft)	18	N/A	18.5	N/A
Min. Rear Setback (Ft)	30	35.4	45.7	50.7
Max. Lot Coverage (%)	23	26.2	23.4	31.9
Max. Bldg Height (Sty/Ft)	2.5/32	2/32	2/32	2/32
Max. Impervious Cov. (%)	40	28.6	29.9	23.7
Max. Gross Floor Area (SqF)	400	460	460	885
Max. Floor Area Ratio	0.44	0.22	0.23	0.25
Min. Lot Depth (Ft)	100	109.4	107.3	137.9



SITE LAYOUT AND LANDSCAPE PLAN

SCALE IN FEET (1"=20')

PLANT SCHEDULE

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT
9	AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2"-3" CAL. BAB, FULL

MORGAN
engineering & surveying

CERTIFICATE OF AUTHORIZATION: 24GA28229800
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

CHAIRPERSON: PRESENT	DATE
SECRETARY: LILLIAN TRIOLA	DATE
BOARD ENGINEER: CHARLES CARLEY P.E.	DATE

10-30-23	REVISE PER D&R ENGINEER LETTER	DS	
08-10-23	REVISED PER ENGINEER REVIEW	DS	
06-12-23	REVISED PER ENGINEER REVIEW	DS	
04-17-23	REVISED PER ENGINEER REVIEW	DS	
08-25-22	REVISED PER SURVEY REVISION	RAS	
02-23-22	Revise Per Review	BAD	
12-15-21	Revise Per Client	BAD	
05-03-21	Revise per D&R Engineer Letter	BAD	
date	revision	by	ck.

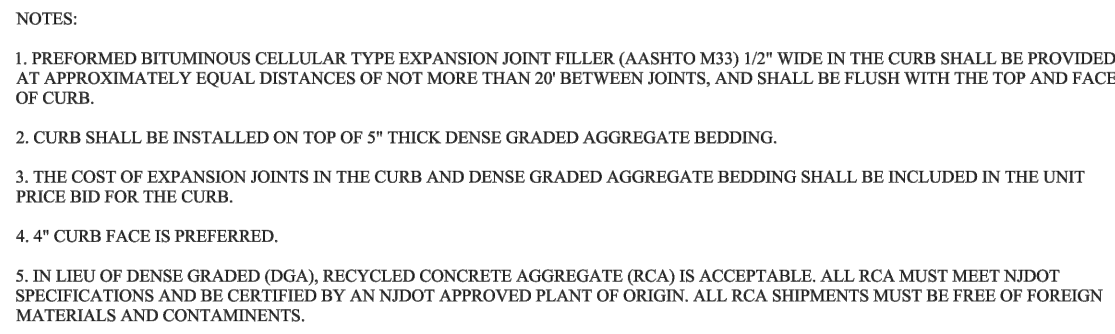
Development Plan

Tax Lots 1.01 & 3.01 Block 593.04

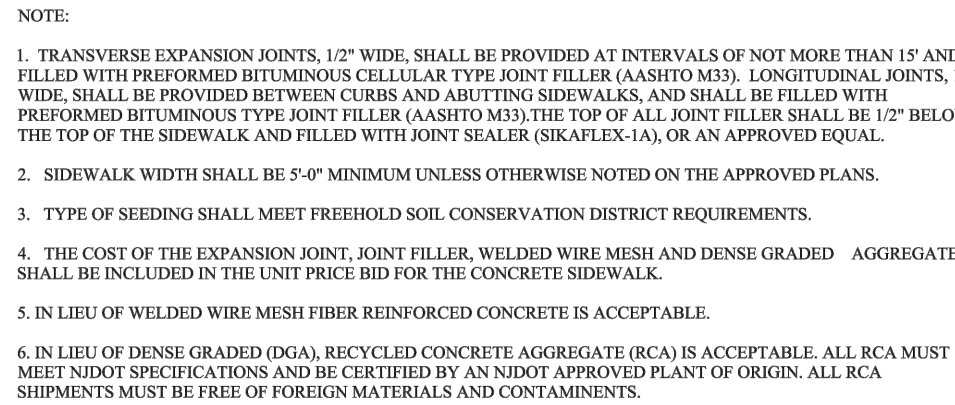
AS SHOWN ON THE EDISON TAX MAP SHEET #144
TRACT CONTAINING: 33,780 SF (0.77 Acs)
STREET ADDRESS: #BROAD AVE & #MANOR BOULEVARD

MIDDLESEX COUNTY EDISON TOWNSHIP NEW JERSEY

des.	date	09-20-19	scale	1" = 20'
dwn. MS	E21-00421	job no.	2209A239	
chk.	sheet	1 of 2	dwg. no.	63309
				D



Ronald M. Sendner Licensed Professional Engineer License No. 24GE03162200	Designed By	Drawn By	Scale: Not to Scale Sheet No. 1 of 1 Date: 4/25/17	Ronald M. Sendner County Engineer
	RS	EHC		
	Checked By	Approved By		
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Ronald M. Sender Date
 Licensed Professional Engineer
 License No. 24GE03162200

Designed By	Drawn By
RS	EHC
Checked By	Approved By

Scale: **Not to Scale**
 Sheet No. 1 of 1
 Date: 4/25/17

Ronald M. Sender
 County Engineer

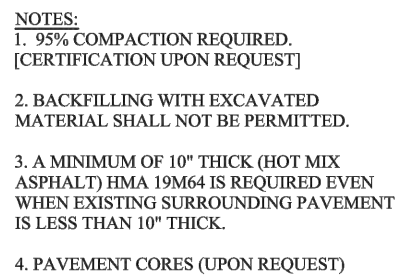


Ronald M. Sendner Date _____
 Licensed Professional Engineer
 License No. 24GE03162200

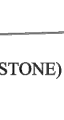
Designed By	Drawn By
RS	EHC
Checked By	Approved By

Scale: **Not to Scale**
 Sheet No. **1 of 1**
 Date: **5/22/17**

Ronald M. Sendner
 County Engineer

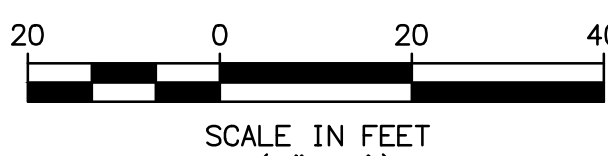
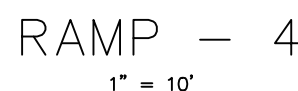
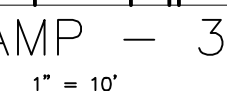
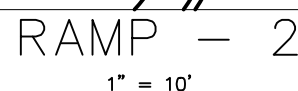
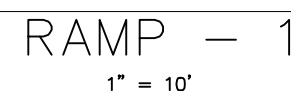


TEMPORARY TRENCH RESTORATION DETAIL (PAVED AREA)



FINAL TRENCH RESTORATION DETAIL (PAVED AREA)

Ronald M. Sendner Licensed Professional Engineer License No. 24GE03162200	Date	Designed By RS	Drawn By EHC	Scale: Not to Scale Sheet No. 1 of 1 Date: 4/25/17	<u>Ronald M. Sendner</u> County Engineer
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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.

CERTIFICATE OF AUTHORIZATION: 24GA28228800

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CONSTRUCTION DETAILS

TAX LOTS 1.01 & 3.01 BLOCK 593.04

AS SHOWN ON THE EDISON TAX MAP SHEET #144
TRACT CONTAINING: 33,780 SF (0.77 Acs)
STREET ADDRESS: #BROAD AVE & #MAJOR BOULEVARD

MIDDLESEX COUNTY		EDISON TOWNSHIP		NEW JERSEY	
des.	date 09-20-19	scale 1" = 20'			
dwn. MS	E21-00421	job no. 2209A239			
chk.	sheet 2 of 2	dwn. no. 63309	D		

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