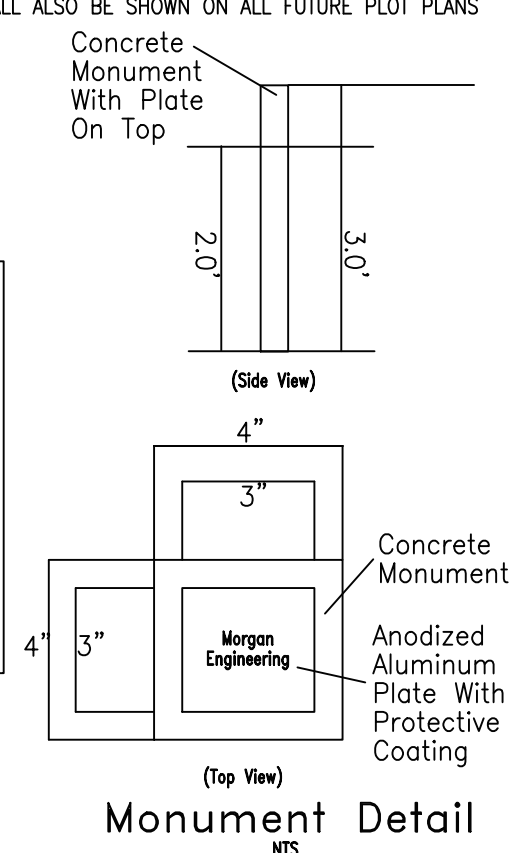
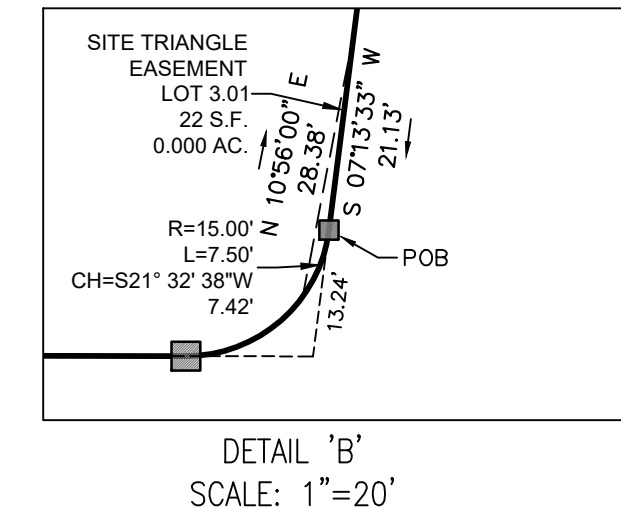
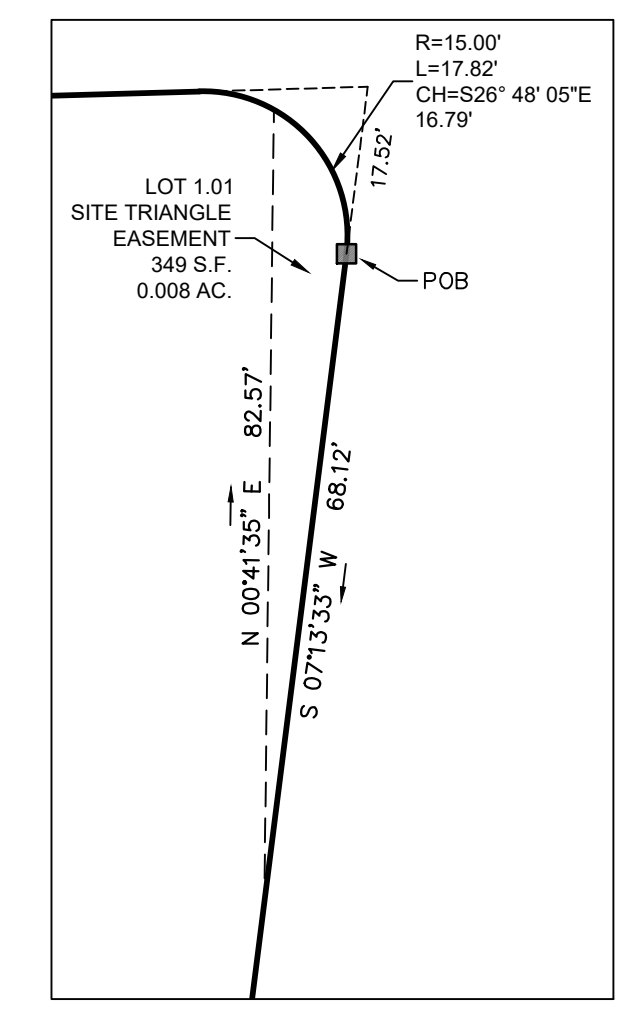




THE FOLLOWING IS A LIST OF PUBLIC UTILITIES, LOCAL UTILITIES & CABLE COMPANIES WHICH ARE TO BE INCLUDED WHEN NOTIFYING PROPERTY OWNERS WITHIN 200 FEET OF THE SUBJECT PROPERTY:

- [illegible]

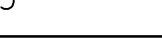


FILED MAP # _____ RECORDED _____

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.morgangenineeringllc.com



DAVID J. VON STEENBURG

PROFESSIONAL LAND SURVEYOR N.J. LIC. No. 34500



General Notes:
THE PROPERTY IS KNOWN AND DESIGNATED AS LOTS
1 - 5 BLOCK 593-D 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

APPLICANT: KIM HOANG, PAGODA HOMES, LLC
31 OAK GROVE LANE
EDISON, NEW JERSEY, 08820
(PHONE) 732-425-6984

ALL DIMENSIONS BOTH LINEAR AND ANGULAR OF THE EXTERIOR BOUNDARY & ALL INTERIOR LOTS CLOSE WITHIN ONE IN TEN THOUSAND FEET. (1:10,000).

BLOCK, LOT AND STREET ASSIGNMENTS AS PER TOWNSHIP ENGINEERING DEPARTMENT DATED SEPT. 30TH 2020

ZONING REQUIREMENTS ARE FOR THE R-B RESIDENTIAL ZONE. SEE SCHEDULE FOR AREA, YARD AND BUILDING REQUIREMENTS.

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, LLC. DATED 5-18-22 AND LAST REVISED 8-25-22.

NO STREAMS, WETLANDS AREAS OR FLOOD PRONE AREAS EXIST OR ARE WITHIN
200' FEET OF SUBJECT SITE. THE SITE FALLS WITHIN FLOOD HAZARD ZONE "X"
(AREAS OF MINIMAL FLOODING) PER (F.I.R.M.) MAP, COMMUNITY PANEL #
3402610003C. EFFECTIVE DATE: JUNE 19TH, 1985

OFFSTREET PARKING TO BE PROVIDED IN CONFORMANCE WITH CURRENT RSIS STANDARDS
SIGHT TRIANGLE EASEMENTS SHALL BE DEDICATED TO THE COUNTY OF MIDDLESEX AND ALL RESTRICTIONS
AND COVENANTS OUTLINED IN VARIOUS ORDINANCES SHALL APPLY.

UTILITY CONNECTIONS: (SEWER AND WATER) TO USE EXISTING WHERE PRACTICAL AND NEW CONNECTIONS WHERE REQUIRED.

APPLICANT TO INSPECT, CLEAN & REPAIR IF REQUIRED THE EXISTING STORMWATER MANAGEMENT SYSTEM UNDERNEATH SUPERVISION OF THE TOWNSHIP ENGINEER AT TIME OF CONSTRUCTION.

EXISTING WATER & SEWER CONNECTIONS TO BE USED WHERE FEASIBLE.

EACH PROPOSED DWELLING AND ASSOCIATED SITE IMPROVEMENTS SHALL CONFORM TO EDISON TOWNSHIP ORDINANCE REQUIREMENTS FOR TREE REMOVAL & REPLACEMENTS

EACH PROPOSED DWELLING SHALL MEET EDITION TOWNSHIP REQUIREMENTS FOR STORMWATER MANAGEMENT & USE OF ON SITE ROOF RECHARGE SYSTEMS. 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 (ADAAG) AND PUBLIC RIGHTS-OF-WAY ACCESSABILITY GUIDELINES (PROWAG).

APPLICANT WILL COMPLY WITH ALL REGULATIONS GOVERNING THE CONSTRUCTION OF NEW DWELLINGS IN THE TOWNSHIP AT THE TIME IT APPLIES FOR PERMITS. THIS SHALL INCLUDE NEW SIDEWALKS AND CURBING ALONG ALL THREE STREET FRONTS, IF NECESSARY, STORMWATER REGULATIONS, THE TOWNSHIP'S TREE ORDINANCE, AND VARIOUS DESIGNS FOR THE TWO NEW DWELLINGS. 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.

RB Residential Zone

Parameters:	Required (R-B Zone)	New Lot 1.01	New Lot 1.02	New Lot 3.01
Min. Lot Area (SF)	7500	8,407	8,047	14,671
Min. Lot Width (Ft)	75	77.2	75	106.6
Min. Front Setback (Ft)	25	25	25	29.2
Min. Side Setback (Ft)	7	6.2	6.2	23.7
Min. Side Combined (Ft)	18	N/A	18.5	N/A
Min. Rear Setback (Ft)	30	35.4	45.7	50.4
Max. Lot Coverage (%)	23	22.6	23.4	11.9
Max. Build Height (Ft)	2.5/32	2.5/32	2.5/32	2.5/32
Impervious Cov. (%)	23	29.9	24.4	24.4
Min. Grass Floor Area (SF)	960(1 Sty)	960	960	1885
Max. Floor Area Ratio	.44	<.44	<.44	0.096
Min. Lot Depth (Ft)	100	109.4	107.3	137.9

APPROVED AS A MINOR SUBDIVISION BY THE
EDISON TOWNSHIP PLANNING BOARD ON _____

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

04-17-23	REV. PER MIDDLESEX COUNTY	MRW	
01-05-23	ADDED CURVE DETAIL	RAS	
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.

Tax Lots 1.01 AND 3.01 Block 593.04

AS SHOWN ON THE EDISON TAX MAP SHEET #144

STREET ADDRESS: #BROAD AVE & #MANOR BOULEVARD			
54			
m			
MIDDLESEX COUNTY		EDISON TOWNSHIP	NEW JERSEY
des.	date	09-20-19	scale 1" = 30'
dwn.	MS		job no. 2209A239
chk.	sheet 1 of 1	dwg. no. 63309	C