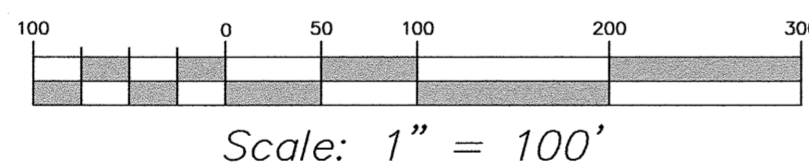


**200 FT. & 500 FT. RADIUS MAPS**



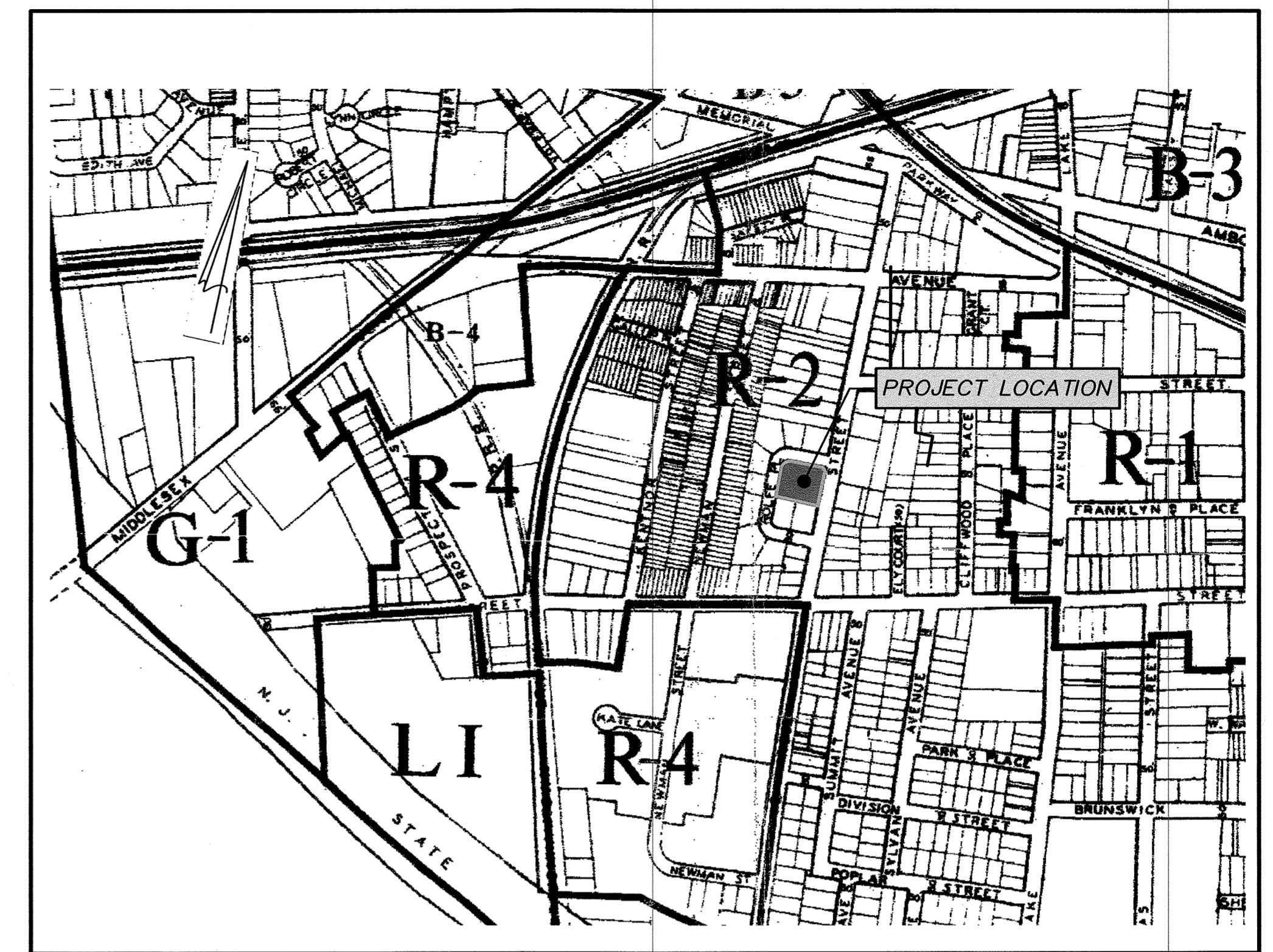
**PLAN INDEX**

1. COVER SHEET
2. EXISTING SITE SURVEY
3. ZONING ANALYSIS AND SUBDIVISION PLAN
4. SITE GRADING, DRAINAGE AND UTILITY LOCATION PLAN
5. STORM WATER MANAGEMENT PLAN
6. TREE REMOVAL PLAN
7. LANDSCAPE PLAN
8. CONSTRUCTION DETAILS

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS	
141	89 ROSE ST.	2	TAGLIER, CARL & LUCILLE 89 ROSE ST. METUCHEN, NJ	08840
141	52 NEWMAN ST.	2	COSTANZO, RUTHLESS T. 144,45 METUCHEN, NJ	08840
141	50 NEWMAN ST.	2	ELDET, JEAN & JEANNE 147,48 METUCHEN, NJ	07059
141	48 NEWMAN ST.	2	LI, LAI & SAUYON 48 NEWMAN STREET METUCHEN, NJ	08840
141	46 NEWMAN ST.	2	TIRC, CATALIN & HONGHINANG, TOMAK 46 NEWMAN ST METUCHEN, NJ	08840
141	44 NEWMAN ST.	2	LAWREN, RUSSELL & WAKY JAMES 44 NEWMAN ST. METUCHEN, NJ	08840
141	42 NEWMAN ST.	2	VOSHEKOWICZ, JOHN L. 42 NEWMAN ST. METUCHEN, NJ	08840
141	40 NEWMAN ST.	2	KOZICS, KRISTIN & MATTHEW 40 NEWMAN ST METUCHEN, NJ	08840
141	38 NEWMAN ST.	2	TOED, BRAD & ALICIA 38 NEWMAN ST. METUCHEN, NJ	08840
141	36 NEWMAN ST.	2	POWER, ROBERT C & MAURA 36 NEWMAN ST. METUCHEN, NJ	08840
141	34 NEWMAN ST.	2	GUYTA, CANDIAN & ANITA 34 NEWMAN ST. METUCHEN, NJ	08840
141	32 NEWMAN ST.	2	ASHEN, THOMAS W & WENDY B 32 NEWMAN ST. METUCHEN, N.J.	08840
141	30 NEWMAN ST.	2	CANNON, ALFRED & HARRIETA A-TRUETTERS 30 NEWMAN ST. METUCHEN, NJ	08840
141	28 NEWMAN ST.	2	JOHNSON, WALTER P. 28 NEWMAN ST. METUCHEN, NJ	08840
141	26 NEWMAN ST.	2	CHEN, THOMAS & GRETA 26 NEWMAN ST. METUCHEN, NJ	08840
141	24 NEWMAN ST.	2	TANSHAW, JASON JAGLOVELAND, KARL F 24 NEWMAN ST. METUCHEN, NJ	08840
141	22 NEWMAN ST.	2	SMYTER, MARIE S 22 NEWMAN ST. METUCHEN, NJ	08840
141	20 NEWMAN ST.	2	BROWN, PAMELA J. 20 NEWMAN ST. METUCHEN, NJ	08840
143	110 ROSE ST.	2	DE CICCO, DAVID 110 ROSE ST METUCHEN, NJ	08840
143	104 ROSE ST.	2	CANFIELD, DELORINDA WILMETH, L. O-PROST 104 ROSE ST METUCHEN, NJ	08840
143	100 ROSE ST.	1	WANG, KELLY & LYDIA 100 ROSE ST METUCHEN, NJ	08840
143	126 ROSE ST.	2	KENNY, JAMES & KEOISA 126 ROSE ST METUCHEN, NJ	08840
143	122 ROSE ST.	2	WERNER, ANDREW 122 ROSE STREET METUCHEN, NJ	08840
143	118 ROSE ST.	2	KOZICS, JR, GEORGE A 118 ROSE STREET METUCHEN, NJ	08840
143	114 ROSE ST.	2	KEERS-FLOOD, BARBARA 114 ROSE ST METUCHEN, NJ	08840
143	5 ELY CT.	2	BUEHLER, GLAINE W. 5 ELY CT METUCHEN, NJ	08840
143	3 ELY CT.	2	HENSEL, JOSEPH 3 ELY CT METUCHEN, NJ	08840
143	96 ROSE ST.	2	WATTS, ANN C 96 ROSE ST METUCHEN, NJ	08840
143	82 ROSE ST.	2	JASANY, MICHAEL 82 ROSE ST METUCHEN, NJ	07921
143	15 CLIFFWOOD PL.	2	BALANTINE, MICKY 15 CLIFFWOOD PL METUCHEN, NJ	08840

**Utility Companies To Notify**

- Cablevision Of Raritan Valley  
275 Centennial Avenue  
Piscataway, N.J. 08855-6805  
Attn: Margurite Pranderville  
Construction Department
- Middlesex Water Company  
485 Route 1 South  
Building C, 4th Floor  
Iselin, N.J. 08830
- Middlesex County Planning Board  
John F. Kennedy Square  
75 Boyard Street, 5th Floor  
New Brunswick, N.J. 08901
- New Jersey Bell Telephone Company  
540 Broad Street - Room 305  
Newark, N.J. 07101
- Texas Eastern Transmission Corp.  
501 Coolidge Street  
South Plainfield, N.J. 07080
- Public Service Electric & Gas Co.  
Manager-Corporate Properties  
80 Park Plaza, 16B  
Newark, N.J. 07102
- Parking Authority  
120-B Liberty Street  
Metuchen, N.J. 08840
- Buckeye Pipeline  
P.O. Box 368  
Etnaus, Pa. 18049
- Elizabethtown Gas Company  
7 Elizabeth Plaza  
P.O. Box 3175  
Union, N.J. 07083



**KEY MAP**  
1" = 500'

**PROJECT DESCRIPTION:**

THE APPLICANT PROPOSES TO REMOVE ALL EXISTING ON-SITE IMPROVEMENTS AND PROPOSE A THREE (3) LOT SUBDIVISION. THE NEW LOTS WILL BE IN COMPLIANCE WITH THE BULK REQUIREMENTS OF THE R-2 ZONE. THREE (3) NEW SINGLE FAMILY DWELLINGS WITH ATTACHED GARAGES ARE TO BE CONSTRUCTED THAT ARE TO CONFORM TO THE R-2 ZONE REQUIREMENTS.

**VARIANCES**

NO VARIANCE RELIEF IS REQUIRED OR REQUESTED.

Approved by the Planning Board Of The Borough Of Metuchen	
Preliminary and Final	
Chairperson:	Date:
Secretary:	Date:
Engineer:	Date:
Borough Clerk:	Date:

**OWNER AND APPLICANT:**

Fox & Foxx Development, LLC  
940 Amboy Avenue, Suite 101  
Edison, New Jersey 08837  
(732) 819-9119

**COVER SHEET**

A Plat Of This Subdivision Must Be Filed In The Office Of The Clerk Of Middlesex County On Or Before \_\_\_\_\_ Which Date Is One Hundred Ninety (190) Days After Approval As A Major Subdivision By The Borough Of Metuchen Planning Board.

**FLETCHER ENGINEERING, INC.**  
CERTIFICATE OF AUTHORIZATION #24GA27917500  
ENGINEERS • SURVEYORS • PLANNERS  
P.O. Box 329 Fords, NJ 08863  
Phone 732-738-8809 • Fax 732-738-6727



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.  
1-800-272-1000

PAUL J. FLETCHER, P.E., P.P. DATE 6/24/2020  
PROFESSIONAL ENGINEER N.J. LIC. NO. 32041

1.	REVISIONS PER JUNE 11, 2020 DRC MEETING	6-23-20	pjf
NO.	DESCRIPTION OF REVISION	DATE	CHECKED
<b>PRELIMINARY &amp; FINAL MAJOR SUBDIVISION PREPARED FOR LOT 95 IN BLOCK 141.01 (101 ROSE STREET) SITUATE IN BOROUGH OF METUCHEN MIDDLESEX COUNTY NEW JERSEY</b>			
<b>FOX &amp; FOX SURVEYING, L.L.C.</b> PROFESSIONAL LAND SURVEYING & PLANNING 940 AMBOY AVENUE, SUITE 101 • EDISON, NEW JERSEY 08837 TEL 732-819-9199 FAX 732-819-9229		CERTIFICATE OF AUTHORIZATION NO. 24GA2810200	
TAX MAP NO.: 46	DRAWN: jwk	DATE: April 24, 2020	
FILED MAP: -----	CHECKED: pjf/jwk	SCALE: As Noted	
DEED: 17682-1287	PROJECT NO.: ROSE	SHEET NO.: 1 of 8	