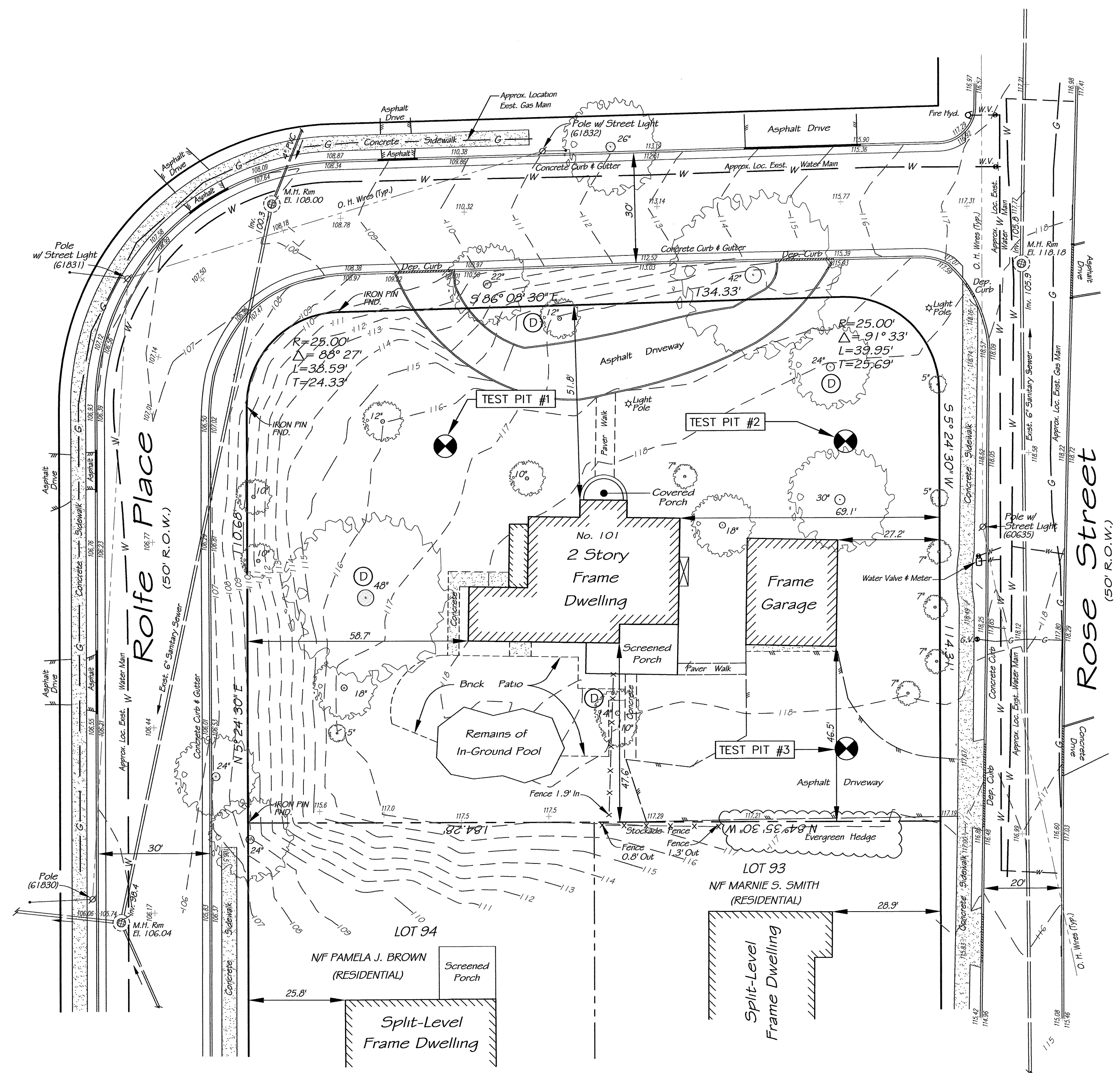
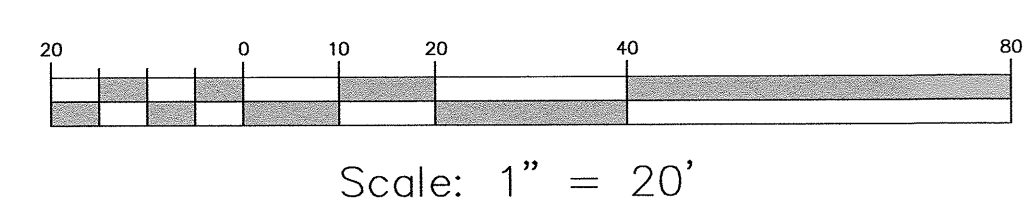


DEED NORTH



(D) - DENOTES TREES THAT ARE SEVERELY DAMAGED AND/OR DISEASED OR DYING



GENERAL NOTES:

1. Property Known And Designated As Lot 95 Block 141.01.
2. Property Shown On Tax Map Sheet No. 46.
3. Property Located In Zone: R-2.
4. Property Situated In Flood Hazard Zone "X" As Shown On FIRM 34023C0061F.
5. Elevations Based Upon NAVD 88 Datum.
6. Total Tract Area: 25,070.88 S.F. or 0.5755 Acres.
7. Subdivision Creates 3 Compliant New Residential Building Lots, No Variances Required.
8. This Plan Has Been Prepared Based Upon A Field Survey Of The Property Performed By DW Smith Associates, LLC As Shown On A Plan Entitled, "Boundary And Topographic Survey, Lot 95 - Block 141.01", Dated March 19, 2020. Said Survey Has Been Incorporated Into This Plan.
9. No Freshwater Wetlands Were Observed To Exist On The Site Based Upon Field Investigation And An Examination Of U.S. Fish & Wildlife Service Mapping.
10. No Burial Of Debris Will Be Permitted On-Site.
11. All Improvements Within The Public Right-Of-Way Are To Conform To Borough Of Metuchen Standard Details And Specifications And Shall Be ADA Compliant.
12. Detailed Grading Plans Are To Be Submitted At Time Of Building Permit Application. The Proposed Dwelling Is To Conform To Conditions Of Subdivision Approval As They Relate To Building Setbacks, Lot Cover And Building Height Requirements.
13. The Proposed Dwellings Are To Conform To "Repetition Of Building Design" Requirements As Specified In Sec.110-112.7.D Of The Code Of The Borough Of Metuchen.
14. Prior To Any Work, The Contractor Is To Verify The Location Of All Existing Utilities. The Contractor Shall Also Be Responsible For Notifying The New Jersey One Call System For Utility Mark Outs At Least 3 Business Days In Advance.
15. Broken And/Or Damaged Curb and Sidewalk Along The Frontages Of The Property Shall Be Repaired Or Replaced At The Direction Of The Borough Engineer.

TEST PIT DATA:

PIT #	GROUND. EL.	BOTTOM EL.
1	116.5	108.5
2	118.3	110.9
3	117.6	109.6

NO EVIDENCE OF GROUNDWATER OR PERCHED WATER WAS FOUND

EXISTING SITE SURVEY



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

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

1.	REVISIONS PER JUNE 11, 2020 DRC MEETING	6-23-20	pjf
NO.		DATE	CHECKED
PRELIMINARY & FINAL MAJOR SUBDIVISION PREPARED FOR LOT 95 IN BLOCK 141.01 (101 ROSE STREET) BOROUGH OF METUCHEN MIDDLESEX COUNTY NEW JERSEY			
FOX & FOX SURVEYING, L.L.C. PROFESSIONAL LAND SURVEYING & PLANNING 940 AMBOY AVENUE, SUITE 101 • EDISON, NEW JERSEY 08837 TEL 732-819-9199 FAX 732-819-9229			
JEFFREY W. KRAFFT, P.L.S., P.P. NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 31270 NEW JERSEY PROFESSIONAL PLANNER LICENSE NO. 3419			
TAX MAP NO:	46	DRAWN:	jwk
FILED MAP:	-----	CHECKED:	pjt/jwk
DEED:	17682-1287	PROJECT NO.:	ROSE
		DATE:	April 24, 2020
		SCALE:	As Noted
		SHEET NO.:	2 of 8