

**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.

N.J.A.C. 5:21-1.4 Defines a Major Development to "Mean Any Development That Provides For Ultimately Disturbing One Or More Acres Of Land. Disturbance For The Purpose Of This Chapter Is The Placement Of Impervious Surface Or Exposure And/Or Movement Of Soil Or Bedrock Or Clearing, Cutting, Or Removing Of Vegetation". Therefore, Since The Entire Site Consists Of 0.58 Acres, It Shall Be Exempt From he Stormwater Management Requirements Related To Major Developments.

For The Purpose Of Determining The Required Storage Volume Needed For Stormwater Runoff, The Modified Rational Method Was Utilized For Peak Flow And Hydrograph Computations Based Upon A 25 Year Storm Frequency.

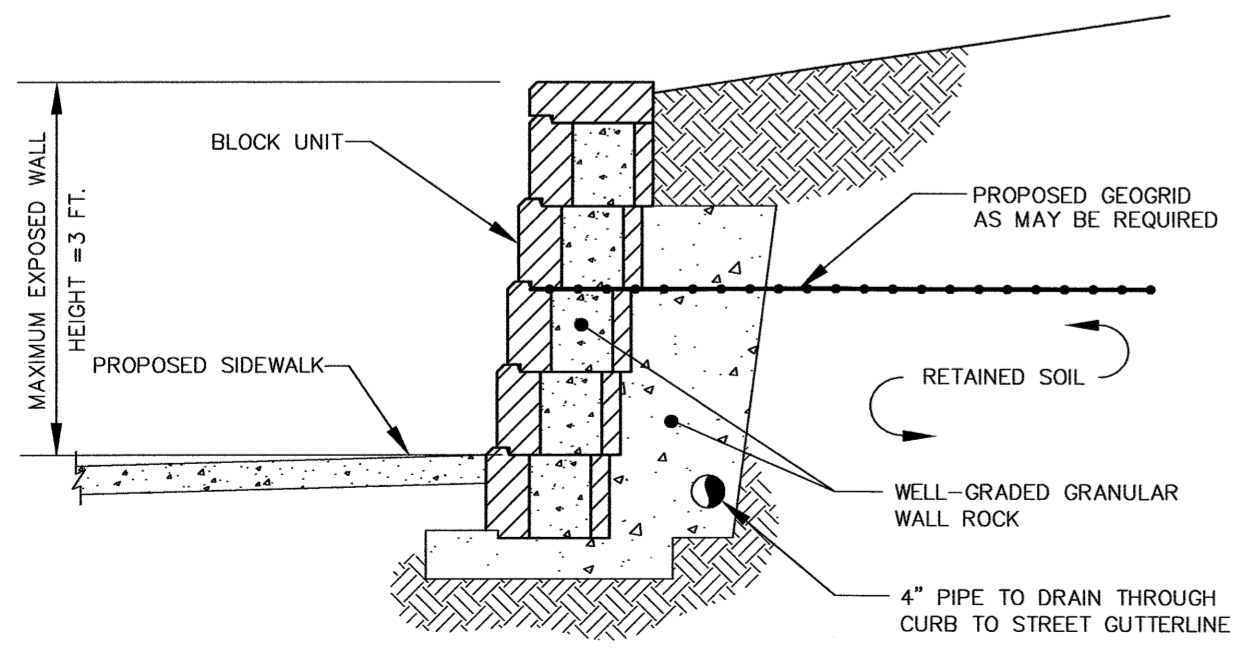
**PROPOSED UTILITIES:**

- S— Denotes Proposed 4" PVC Sewer Lateral
- W— Denotes Proposed 1" Water Service

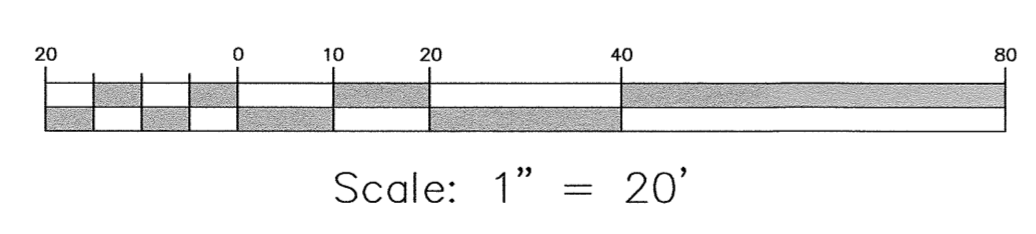
Based Upon The Location, Size and Condition Of The Existing Sewer Lateral, Either Of The Proposed Dwellings Located On Lot "B" Or "C" May Utilize The Existing Lateral Connection.

The Proposed Water Service For Lot "B" Is To Be Connected To The Existing Water Meter In Rose Street If Found To Be In Satisfactory Condition.

# GRADING, DRAINAGE AND UTILITY LOCATION PLAN



NOTE: FINAL DESIGN BY OTHERS  
(SEE LANDSCAPE PLAN FOR TOP AND BOTTOM OF WALL ELEVATIONS)  
**TYPICAL BLOCK RETAINING WALL DETAIL**  
N.T.S.



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

*Paul 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	pfj
NO.	DATE	CHECKED	
<b>PRELIMINARY &amp; FINAL MAJOR SUBDIVISION PREPARED FOR LOT 95 IN BLOCK 141.01 (101 ROSE STREET)</b>			
BOROUGH OF METUCHEN		MIDDLESEX COUNTY NEW JERSEY	
<b>FOX &amp; FOX SURVEYING, L.L.C.</b>			
PROFESSIONAL LAND SURVEYING & PLANNING			
940 AMBOY AVENUE, SUITE 101 • EDISON, NEW JERSEY 08837		CERTIFICATE OF AUTHORIZATION NO. 24GA2810200	
TEL 732-819-9199		FAX 732-819-9229	
TAX MAP NO.: 46	DRAWN: jwk	DATE: April 24, 2020	
FILED MAP: -----	CHECKED: pfj/jwk	SCALE: As Noted	
DEED: 17682-1287	PROJECT NO.: ROSE	SHEET NO.: 4 of 8	