

- GENERAL NOTES:**
- The subject parcel is identified as 55 Quick Avenue with street frontages along Quick Avenue within the Borough of Raritan, New Jersey.
  - The property can be found on sheet #9 within the Borough of Raritan Tax Map Book.
  - The property is located within the R-4 Zoning District (Single Family Dwellings) per the "Zoning Boundary Map of the Borough of Raritan, Somerset County, NJ," amended by Ordinance No. 12-13, July 24, 2012.
  - The Property is located within "Zone X", Area of Minimal Flooding, per the FEMA FIRM Map #3403500134E, effective date September 28, 2007.
  - The horizontal datum and bearing system is based upon the New Jersey State Plane Coordinate System, NAD83 (2011) (EPOCH: 2010). The vertical datum is based upon NAVD83. Both datums were established by taking static GPS observations on known survey control points and submitting the data to OPUS RS for post-processing.
  - The location of any underground utilities shown on this plan shall be considered approximate. The utilities are represented by field surveying any available evidence such as: valves, manholes, inlets, vaults, pull-boxes, utility poles, and faint utility markouts. Some information was obtained from municipal records.
  - This Land Surveyor is not qualified to make any determination on the presence or absence of any environmentally regulated area or wetlands. Therefore, no statement is being made or implied hereon, nor should it be assumed or construed that any statement is being made by the fact that evidence of said regulated areas is not portrayed herein.
  - The physical site conditions represented on this plan are as they appeared at the time of the field survey by Edwards Engineering Group Inc., in September, 2021.
  - Any reproduction of this map that does not contain the Land Surveyor's signature and raised seal within the title block is not a legal or valid reproduction.
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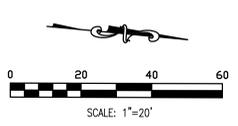
**LEGEND OF SYMBOLS & ABBREVIATIONS**

EXISTING	PROPOSED	ITEM
lowercase text	UPPERCASE TEXT	TEXT & NOTES
○	●	MANHOLE- NEW/RECONSTRUCT
□	■	INLET- NEW/RECONSTRUCT
○ c.o.	○	CLEANOUT
○	○	ROOF LEADER
○	○	VALVE-TYPE
○	○	FIRE HYDRANT/FDC
○	○	UTIL. POLE/W-LIGHT/W-TRANSF.
○	○	STREET/TRAFFIC SIGNS
○	○	LIGHTS
○	○	FENCE
		FULL-DEPTH DEMOLITION
○	○	PAVEMENT EDGE
○	○	STANDARD DUTY PAVEMENT
○	○	HEAVY DUTY PAVEMENT
○	○	CURB/DEPRESSED CURB
○	○	TREE/WOOD LINE
○	○	BUSH/SHRUBS
○	○	EVERGREEN/DECIDUOUS TREES
○	○	CONTOUR LINE
○	○	SPOT ELEVATIONS

**ABBREVIATIONS**

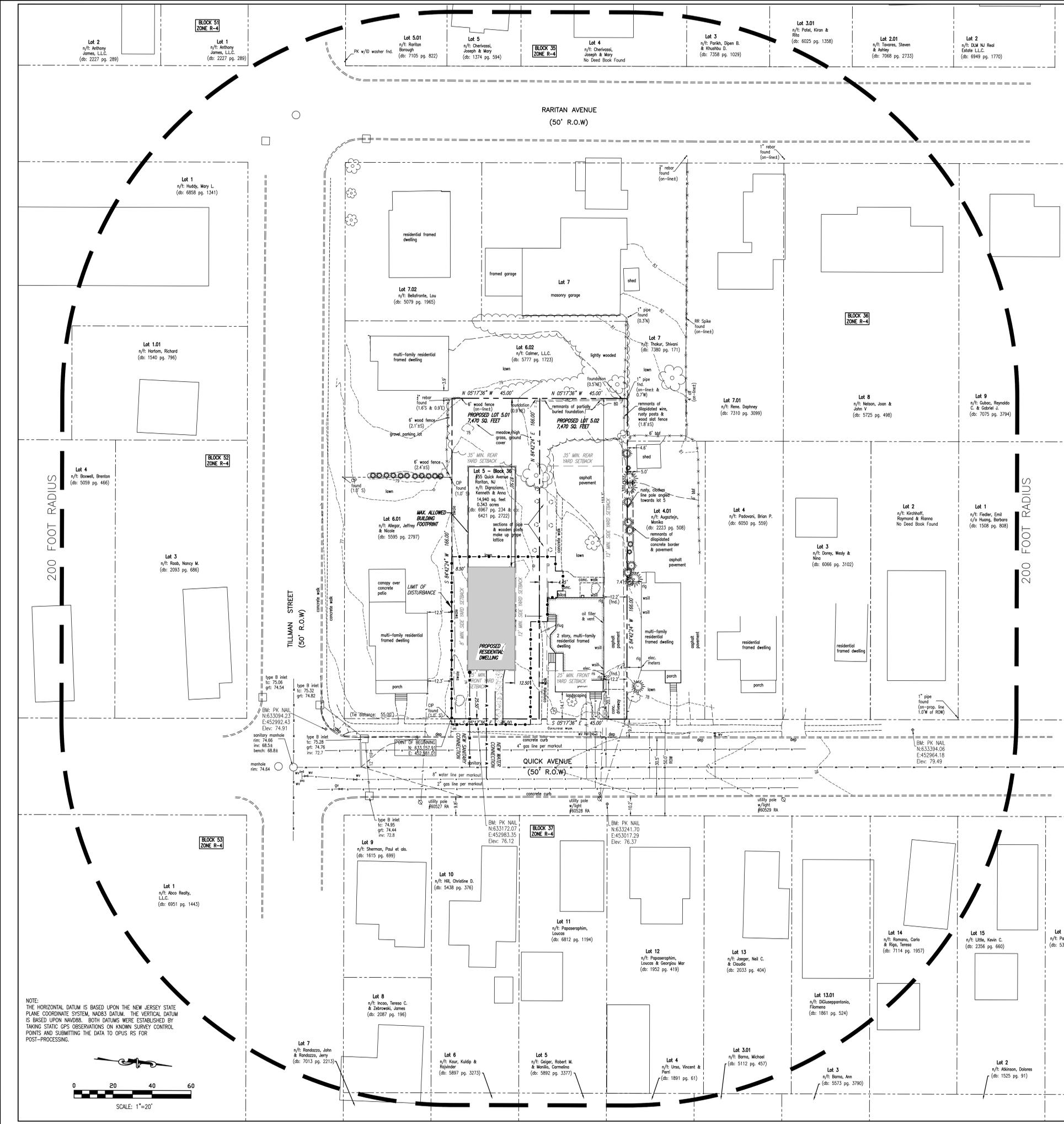
ADA	AMERICAN DISABILITIES ACT	G	GAS PIPE LINE	RCP	REINFORCED CONC. PIPE
APPROX	APPROXIMATE	GR	GRATE (ELEVATION)	RL	ROOF LEADER
BF	BARRIER FREE	GV	GAS VALVE	RUG	ROOF LEADER UNDERGROUND
BC	BOTTOM OF CURB REVEAL	HC	HANDICAPPED	SCD	SOIL CONSERVATION DISTRICT
BIT	BITUMINOUS	HP	HIGH POINT	ST	STORM SEWER PIPE
BW	BOTTOM WALL (GRADE)	HY	FIRE HYDRANT	SS/SAN	SANITARY SEWER PIPE
C	CONDUIT	INV	INVERT (ELEV.)	TEL	TELEPHONE
CONF.	CONFIGURATION	IT	INSIDE TRACK EDGE	TB	TOP OF BORDER
CLF	CHAIN LINK FENCE	LF	LINEAR FEET	TBR	TOP OF CURB
C.O.	CLEAN OUT	LP	LOW POINT	TP	TEST PIT
CONC.	CONCRETE	LF	LINEAR FEET	TRNSF	TRANSFORMER
DC	DEPRESSED CURB	MH	MANHOLE	TW	TOP OF WALL
DEMO	DEMOLITION	NIC	NOT IN CONTRACT	TYP	TYPICAL
DIP	DUCTILE IRON PIPE	O/H	OVERHEAD	U/G	UNDERGROUND
DS	DOWN SPOUT	OT	OUTSIDE TRACK EDGE	UP	UTILITY POLE
E	ELECTRIC	PC	POINT OF CURVE	V.I.F.	VERIFY IN FIELD
ELEV	ELEVATION (FT.)	PCC	POINT OF COMPOUND CURVE	W	WATER
EX	EXISTING	PEP	POLYETHYLENE PIPE (HDPE)	WV	WATER VALVE
FDC	FIRE DEPT. CONN.	PROP	PROPOSED		
FM	FORCE MAIN (SEWER)	PT	POINT OF TANGENT		
FO	FIBER OPTIC CABLE	PVC	POLYVINYL CHLORIDE PIPE		
FTG.	FOOTING				

**NOTE:**  
THE HORIZONTAL DATUM IS BASED UPON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, NAD83 DATUM. THE VERTICAL DATUM IS BASED UPON NAVD83. BOTH DATUMS WERE ESTABLISHED BY TAKING STATIC GPS OBSERVATIONS ON KNOWN SURVEY CONTROL POINTS AND SUBMITTING THE DATA TO OPUS RS FOR POST-PROCESSING.



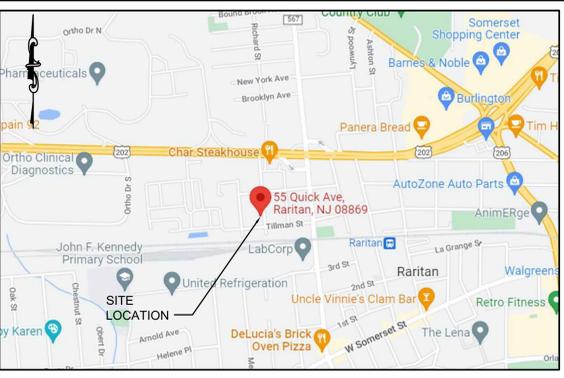
NO.	DESCRIPTION OF REVISION	DRAWN	CHECKED	DATE

<b>KENNETH &amp; ANNA DIGRAZIANO</b> 55 QUICK AVE, RARITAN, NJ 08869 RARITAN BOROUGH SOMERSET COUNTY - NEW JERSEY		<b>EDWARDS</b> Engineering Group, Inc. Certificate of Authorization: 24GA2808000 P.O. Box 8437 • Somerville, NJ • 08876-8437 908.231.9595 • Fax 908.231.9696
<b>PROPERTY BOUNDARY SURVEY</b> DIGRAZIANO PROPERTY BLOCK 36, LOT 5 RARITAN BOROUGH SOMERSET COUNTY - NEW JERSEY		
WILLIAM B. EDWARDS P.E. Professional Engineer		4-08-22 NJ Lic. No. 36148



**LIST OF PROPERTY OWNERS WITHIN 200 FEET OF BLOCK 36, LOT 5 DIGRAZIANO, KENNETH & ANNA**

BLOCK	LOT	OWNER
35		PARAKI, DREW B. & KHUSHBU D. 409 RARITAN AVENUE RARITAN, NJ 08869
35	3.01	PATEL, KRAN & RTA 411 RARITAN AVENUE RARITAN, NJ 08869
35	4	CHEKOVASS, JOSEPH & MARY 455 RARITAN AVENUE RARITAN, NJ 08869
35	5	CHEKOVASS, JOSEPH & MARY 455 RARITAN AVENUE RARITAN, NJ 08869
35	5.01	RARITAN BOROUGH 22 FIRST STREET RARITAN, NJ 08869
36	1	FIEDLER, EMIL C/O HUANG, BARBARA 52 SHAW COURT BRANCHBURG, NJ 08876
36	2	KROGHOF, RAYMOND & RIANNA 83 QUICK AVENUE RARITAN, NJ 08869
36	3	DOREY, WESLY & ANNA 81 QUICK AVENUE RARITAN, NJ 08869
36	4	PADOVANI, BRIAN P. 18 BELLIUS ROAD MILFORD, NJ 08848
36	4.01	AUGSZEIN, MONIKA 66 DALE DRIVE CHATHAM, NJ 07920
36	6.01	ALLEGAR, JEFFREY & NICOLE 337 OLD YORK ROAD FLEMINGTON, NJ 08822
36	6.02	CALMER, L.L.C. 862 GARFIELD AVENUE BRIDGEWATER, NJ 08807
36	7	THAKUR, SHIVANI 406-408 RARITAN AVENUE RARITAN, NJ 08869
36	7.01	RENE, DAPHNEY 408 RARITAN AVENUE RARITAN, NJ 08869
36	7.02	BELLAFRANTE, LOU 711 FERRY STREET NEW HOPE, PA 18838
36	8	NELSON, JOHN & JOHN V. 410 RARITAN AVENUE RARITAN, NJ 08869
36	9	GUBAC, REYNALDO & GABRIEL, L. 414 RARITAN AVENUE RARITAN, NJ 08869
37	3.01	BARNA, MICHAEL 35 NORTH GASTON AVENUE RARITAN, NJ 08869
37	4	URSO, VINCENT & PERRI 514 MILLBURN AVENUE SOUTH HELIX, NJ 07078
37	5	GEISER, ROBERT M. & MANULO, CARMELINA 29 GASTON AVENUE RARITAN, NJ 08869
37	6	KAUR, KULDIP & RAIVINDER 27 N. GASTON AVENUE RARITAN, NJ 08869
37	7	RANAZZO, JOHN & RANAZZO, JERRY 25 N. GASTON AVENUE RARITAN, NJ 08869
37	8	KICAO, TERESA C. & ZEBROWSKI, JAMES 205 FLEMINGHYS AVENUE RARITAN, NJ 08869
37	9	SHERMAN, PAUL ET ALS 38 NORTH THIRD STREET EASTON, PA 18042
37	10	HILL, CHRISTINE D. 82 QUICK AVENUE RARITAN, NJ 08869
37	11	PAPASERAPHI, LOUCAS 80 QUICK AVENUE RARITAN, NJ 08869
37	12	PAPASERAPHI, LOUCAS & GEORGIU, MAR 80 QUICK AVENUE RARITAN, NJ 08869
37	13	JAEGER, NEIL C. & CLAUDIA 180 HOLLAND BROOK ROAD NESHANIC STATION, NJ 08853
37	13.01	DIAGIOPANTZOS, FLORENA 80 QUICK AVENUE RARITAN, NJ 08869
37	14	ROMANO, CARLO & BIGA, TERESA 62 QUICK AVENUE RARITAN, NJ 08869
37	15	LITTLE, KEVIN C. 64 QUICK AVENUE RARITAN, NJ 08869
52	1	HUDDY, MARY L. 858 RICHARD STREET RARITAN, NJ 08869
52	1.01	HARTOM, RICHARD 50 MANNERS ROAD RINGES, NJ 08551
52	3	RAAB, NANCY M. 49 QUICK AVENUE RARITAN, NJ 08869
52	4	BOXWELL, BRENTON 45 QUICK AVENUE RARITAN, NJ 08869
53	1	ABCO REALTY, L.L.C. 12 TILLMAN STREET RARITAN, NJ 08869
53	1.01	AMERICAN WATER CO. 105 LAUREL OAK ROAD VOORHEES, NJ 08043
53	1.02	N.J. DEPT. OF TRANSPORTATION 1035 PARKWAY AVENUE TRENTON, NJ 08620
53	1.03	PUBLIC SERVICE ELECTRIC & GAS CO. 80 PARK PLAZA, 705 NEWARK, NJ 07102
53	1.04	BELL ATLANTIC 540 BRADY STREET NEWARK, NJ 07102
53	1.05	SHERMAN WELP, P.E. FACILITY ENGINEER THE SOMERSET RARITAN VALLEY SEWERAGE AUTHORITY P.O. BOX 610 BRIDGEWATER, NJ 08807
53	1.06	NEW JERSEY AMERICAN WATER CO. 105 LAUREL OAK ROAD VOORHEES, NJ 08043
53	1.07	BOROUGH OF RARITAN BOROUGH CLERK 22 FIRST STREET TRENTON, NJ 08620
53	1.08	CABLE VISOR 275 CENTENNIAL AVENUE PISCATAWAY, NJ 08854-8055 CN 8805
53	1.09	SOMERSET BOROUGH CLERK 25 WEST END AVENUE SOMERVILLE, NJ 08876
53	1.10	BRIDGEWATER TOWNSHIP CLERK 100 COMMONS WAY BRIDGEWATER, NJ 08807



KEY MAP SCALE: 1" = ±1000'  
 AREA OF DISTURBANCE: 3940 SF  
 ZONE DATA R-4 RESIDENTIAL USE

ITEM	REQUIREMENT	EXISTING (LOT 5)	PROPOSED (LOT 5.01)	PROPOSED (LOT 5.02)
MIN LOT AREA	7,500 SF	14,940 SF	7,470 SF <sup>1</sup>	7,470 SF <sup>1</sup>
MIN LOT WIDTH	75 FEET	90'	45.00 FEET <sup>2</sup>	45.00 FEET <sup>2</sup>
MIN LOT DEPTH	*	166'	166 FEET	166 FEET
MIN FRONT SETBACK	25 FEET	14.1'	25.50'	14.1'
MIN SIDE SETBACK (BOTH)	20 FEET	61.6'	21.00'	16.65' <sup>3</sup>
MIN SIDE SETBACK (ONE)	8 FEET	12.1'	8.50'	4.45' <sup>4</sup>
MIN REAR SETBACK	35 FEET	103.3'	87.50'	103.30'
MAX BLDG HEIGHT	2.5 STORY/35 FEET	2 STORY	2 STORY	2 STORY
MAX BLDG COVERAGE	*	7%	15%	13%
MAX IMPERVIOUS COVERAGE	30%	30%	29%	54% <sup>5</sup>

- Per the Schedule of Bulk Requirements for Raritan Borough (Ord. No. 12-13), the minimum lot area shall be 7,500 SF. The minimum lot area for proposed lot 5.01 is 6,798 SF and will require a variance.
- Per the Schedule of Bulk Requirements for Raritan Borough (Ord. No. 12-13), the minimum lot width shall be 75 Feet. The minimum lot width for proposed lot 5.01 and proposed lot 5.02 is 45.00 Feet and 45.00 Feet respectively and will require a variance.
- Per the Schedule of Bulk Requirements for Raritan Borough (Ord. No. 12-13), the minimum side setback for both sides shall be 20 Feet. The side setback for both sides for proposed lot 5.02 is 16.65 Feet and will require a variance.
- Per the Schedule of Bulk Requirements for Raritan Borough (Ord. No. 12-13), the minimum side setback for one side shall be 8 Feet. The side setback for one side for proposed lot 5.02 is 4.45 Feet and will require a variance.
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□	□	INLET - NEW/RECONSTRUCT	---	---	HEAVY DUTY PAVEMENT
○	○	CLEANOUT	---	---	ROOF LEADER UNDERGROUND
○	○	ROOF LEADER	---	---	SOIL CONSERVATION DISTRICT
○	○	VALVE-TYPE	---	---	STORM SEWER PIPE
○	○	FIRE HYDRANT/FDC	---	---	SANITARY SEWER PIPE
○	○	UTILITY POLE/W-LIGHT/W-TRANSF.	---	---	TEL
○	○	STREET/TRAFFIC SIGNS	---	---	TOP OF BORDER
○	○	FENCE	---	---	TBR
○	○		---	--- </tr	

**ABBREVIATIONS**

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C	CONDUIT	INV	INVERT (ELEV.)	TEL	TELEPHONE
CONF	CONFIGURATION	IT	INSIDE TRACK EDGE	TB	TOP OF BORDER
CONF	CONFIGURATION	LF	LINEAR FEET	TBR	TO BE REMOVED
C.O.	CLEAN OUT	LP	LOW POINT	TC	TOP OF CURB
CONC	CONCRETE	LH	MANHOLE	TP	TEST PIT
CONC	CONCRETE	LH	MANHOLE	TR	TRANSFORMER
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EX	EXISTING	PEP	POINT OF COMPOUND CURVE	WV	WATER VALVE
FDC	FIRE DEPT. CONN.	PROP	PROPOSED		
FM	FORCE MAIN (SEWAGE)	PTG	POINT OF TANGENT		
FO	FOOTING	PVC	POLYETHYLENE PIPE (HDPE)		
FO	FOOTING	PVC	POLYETHYLENE PIPE (HDPE)		

**KENNETH & ANNA DIGRAZIANO**  
 55 QUICK AVE, RARITAN, NJ 08869

**EDWARDS Engineering Group, Inc.**  
 Certificate of Authorization: 24GCA2008000  
 P.O. Box 8437 • Somersville, NJ • 08876-8437  
 908.231.9595 • Fax 908.231.9696

**MINOR SUBDIVISION**  
 DIGRAZIANO PROPERTY

BLOCK 36, LOT 5  
 RARITAN BOROUGH  
 SOMERSET COUNTY - NEW JERSEY

*William B. Edwards*  
 WILLIAM B. EDWARDS P.E. NJ Lic. No. 36148  
 Professional Engineer

4-08-22

Date: 04.08.22 Drawn By: KMP Checked By: WBE Scale: 1"=20' File No.: 1509 Sheet No.: C-2

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