

PROPOSED LOT 12.01 - BUILDABLE LOT AREA CALCULATIONS	
TOTAL LOT AREA	50,068
CLASS I (100%)	-18,303
CLASS II (75%)	-5,990
TOTAL BUILDABLE LOT AREA	25,776
REQUIRED MINIMUM BUILDABLE LOT AREA	30,000
DOES IT COMPLY?	NO

PROPOSED LOT 12.02 - BUILDABLE LOT AREA CALCULATIONS	
TOTAL LOT AREA	57,483
CLASS I (100%)	-12,914
CLASS II (75%)	-19,472
TOTAL BUILDABLE LOT AREA	25,097
REQUIRED MINIMUM BUILDABLE LOT AREA	30,000
DOES IT COMPLY?	NO

AND AM

YOUR GOALS. OUR MISSION.

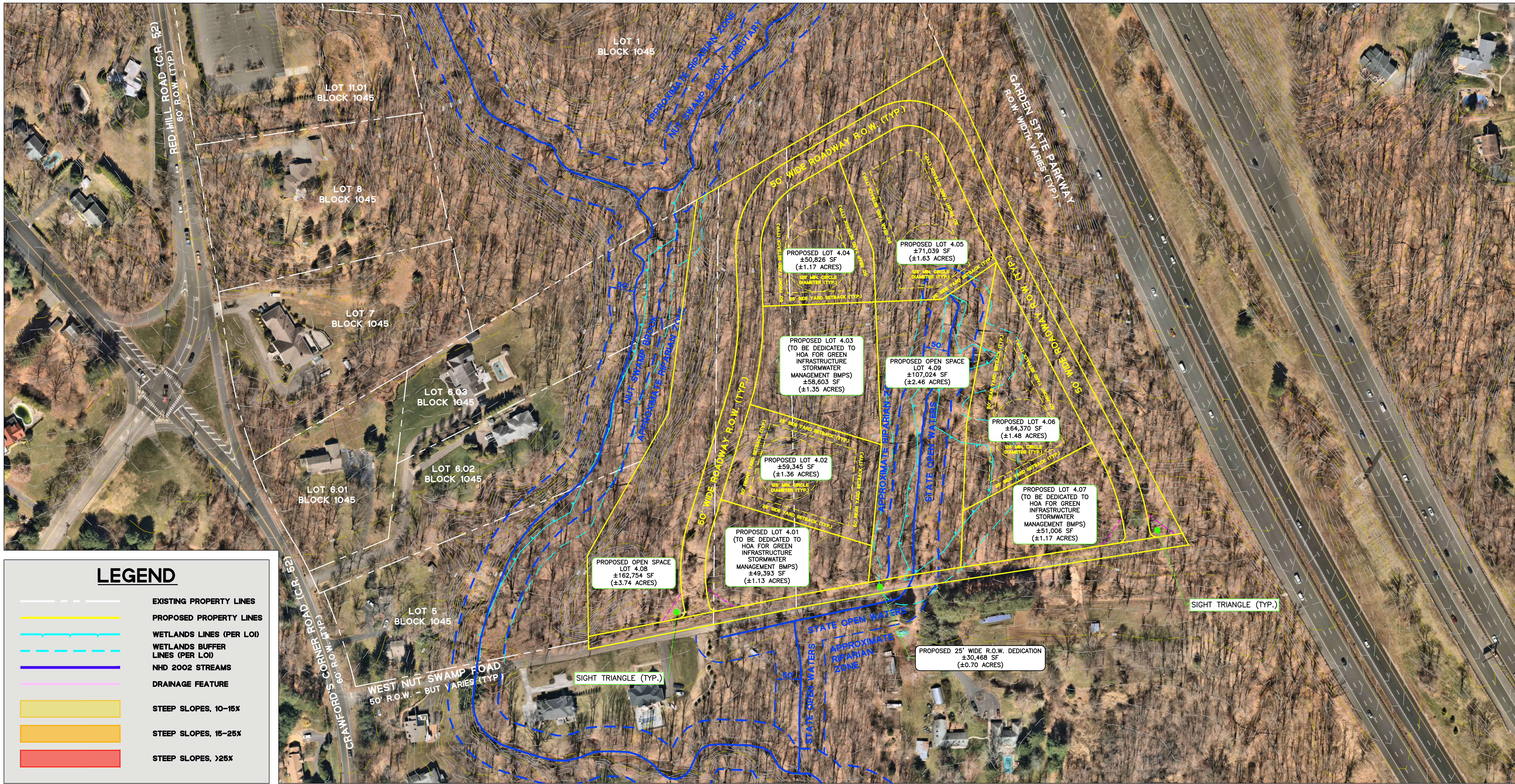
11 TINDALL ROAD
MIDDLETOWN, NJ 07748
TEL 732-671-6400
FAX 732-671-7365

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

DESIGNED BY	CPC	DRAWING	SUB-3
CHECKED BY	CPC		
DRAWN BY	CPC	SHEET	
DATE	01-09-2023	3	
SCALE	N.T.S.		
PROJ. NO.	MIDD-10906	OF	6

PROJECT INFORMATION:
FILE PATH: G:\Projects\MDD\10906\Plots\1
FILE NAME: MDD-10906_BUILD_OUT_ANALYSIS_TRACT II (SUB WITH ROADWAY).dwg
DATE: 10/24/2023 4:34PM
LAST SAVE BY: NWerf

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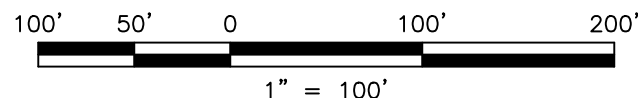


NOTES:

- DEVELOPMENT CONCEPT IS BASED ON R-45 ZONE.
- PROPERTY IS KNOWN AS LOTS 2, 3 & 4 IN TAX BLOCK 1045 AS SHOWN ON THE TOWNSHIP OF MIDDLETOWN TAX MAP SHEET NUMBER 214. TOTAL TRACT IS APPROXIMATELY 17.06 ACRES PER TAX MAP. HOWEVER, PER DEED PLOTTING, ±815,152 S.F. (±18.71 ACRES).
- THE CONCEPTUAL SUBDIVISION PROVIDES SEVEN (7) CONFORMING LOTS IN TERMS OF LOT AREA AND LOT FRONTAGE WITH A NEW PROPOSED ROADWAY R.O.W. TWO (2) OPEN SPACE LOTS ARE PROPOSED CONSISTING OF ENVIRONMENTALLY SENSITIVE AREAS. HOWEVER, AT THE VERY LEAST - IT APPEARS THE FOLLOWING VARIANCE RELIEF WOULD BE REQUIRED AT TIME OF APPLICATION TO THE TOWNSHIP PLANNING/ZONING BOARD:
 - BUILDABLE LOT AREA:
 - PROPOSED LOT 4.09 - LOT DOES NOT COMPLY WITH THE MINIMUM BUILDABLE LOT AREA REQUIREMENT OF 30,000 S.F. AS SUCH, THE LOT HAS BEEN RESERVED FOR "OPEN SPACE".
 - MINIMUM CIRCLE DIAMETER:
 - PROPOSED LOT 4.08 - WHILE THE LOT COMPLIES WITH THE 30,000 S.F. BUILDABLE LOT AREA REQUIREMENT, THE LOT DOES NOT MEET THE 125 FT. MINIMUM CIRCLE DIAMETER REQUIREMENT. IN ADDITION, AS APPROXIMATELY 72.6% OF THE LOT IS COMPRISED OF STEEP SLOPES GREATER THAN 10% SLOPE, THE LOT HAS BEEN RESERVED FOR "OPEN SPACE".
- ALTHOUGH PROPOSED LOTS 4.01-4.07 APPEAR TO COMPLY WITH THE 30,000 S.F. BUILDABLE LOT AREA REQUIREMENT FOR THE ZONE, FURTHER ANALYSIS BASED UPON AN ACTUAL ENGINEERED PLOT AND GRADING PLAN FOR THE SINGLE FAMILY DEVELOPMENT OF EACH INDIVIDUAL LOT WOULD NEED TO BE PERFORMED TO DETERMINE COMPLIANCE WITH THE STEEP SLOPE RESTRICTIONS FOR SLOPES BETWEEN 10-15% AS SPECIFIED IN §540-636A.1 OF THE TOWNSHIP CODE.
- ANY FUTURE DEVELOPMENT OF THE LOTS WILL NEED TO DEMONSTRATE COMPLIANCE WITH THE STORMWATER MANAGEMENT RULES PER N.J.A.C. 7:8 AND THE TOWNSHIP'S STORMWATER CONTROL ORDINANCE PER SECTION 540 OF THE TOWNSHIP LAND USE CODE. SHOULD THE PROPOSED DEVELOPMENT OF THE LOTS CUMULATIVELY RESULT IN MORE THAN 1 ACRE OF DISTURBANCE AND MORE THAN ¼ ACRE OF NEW REGULATED IMPERVIOUS SURFACE AND/OR ¼ ACRE OF NEW REGULATED MOTOR VEHICLE SURFACE, A GREEN INFRASTRUCTURE STORMWATER MANAGEMENT BMP WOULD BE REQUIRED. AS NJAC 7:8 DOES NOT PERMIT INDIVIDUAL SINGLE FAMILY RESIDENTIAL PROPERTY OWNERS TO BE RESPONSIBLE FOR MAINTENANCE OF SAME, THE LOT OWNERS WOULD BE REQUIRED TO FORM A HOME OWNERS ASSOCIATION FOR MAINTENANCE OF SAME.
- WETLANDS AND ASSOCIATED BUFFERS HAVE BEEN DEPICTED FROM PLAN MAP ENTITLED "WETLANDS MAP, LOTS 2, 3, & 4, BLOCK 1045, WEST NUT SWAMP ROAD, TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY" CONSISTING OF ONE SHEET, DATED JANUARY 3, 2023, LAST REVISED AUGUST 3, 2023 AND PREPARED BY RICHARD G. RUCHALSKI OF CPL PARTNERSHIP, AS VERIFIED BY LETTER OF INTERPRETATION (LOI): LINE VERIFICATION ISSUED BY NJDEP ON AUGUST 23, 2023 (FILE NO. 1331-06-0004.1, ACTIVITY NO. FW230001) FOR THE SUBJECT PROPERTIES.
- PROPERTY LINES DEPICTED ARE DRAWN FROM BEST AVAILABLE MONMOUTH COUNTY GIS PARCEL DATA AND FROM BEST AVAILABLE PROPERTY DEEDS AS OBTAINED BY T&M FROM THE MONMOUTH COUNTY CLERKS'S OPEN PUBLIC RECORDS SEARCH ONLINE WEBSITE.
- TOPOGRAPHY AND STEEP SLOPES DEPICTED FROM BEST AVAILABLE MONMOUTH COUNTY GIS CONTOUR DATABASE (2003), MODELED AT A 2' CONTOURS INTERVAL. FOR EASE OF DISPLAY, CONTOURS HAVE ONLY BEEN DEPICTED AT A 10' INTERVAL.
- STREAMS DEPICTED FROM BEST AVAILABLE MONMOUTH COUNTY GIS 2022 NATIONAL HYDROGRAPHY DATASET (NHD).
- AS NOTED WITHIN THE AFOREMENTIONED LOI FOR THE PROPERTY, "ANY SURFACE WATER FEATURES ON THE SITE OR ADJACENT TO THE SITE MAY POSSESS FLOOD

HAZARD AREAS AND/OR RIPARIAN ZONES AND DEVELOPMENT WITHIN THESE AREAS MAY BE SUBJECT TO THE FLOOD HAZARD AREA CONTROL ACT RULES AT N.J.A.C. 7:13". THE LOI HAS ALSO VERIFIED THE PRESENCE OF "STATE OPEN WATERS" ON THE SITE. AS SUCH, THE PREVIOUSLY IDENTIFIED "DRAINAGE FEATURE" HAS BEEN REVISED TO INDICATE "STATE OPEN WATER". A 50 FT. RIPARIAN ZONE HAS BEEN APPROXIMATED BY T&M AND DEPICTED FROM SAME. HOWEVER, ULTIMATE VERIFICATION OF THE EXTENT OF ANY FLOOD HAZARD AREAS AND/OR RIPARIAN ZONES, SHOULD BE VERIFIED BY NJDEP THROUGH THE APPLICATION PROCEDURES SET FORTH AT NJAC 7:13-5.1.

- REVIEW OF FEMA ONLINE MAPPING DOES NOT DEPICT THE PRESENCE OF ANY FLOOD ZONES. HOWEVER, AS THE NUT SWAMP BROOK IS MAPPED WITHIN THE BOUNDS OF THE SUBJECT PROPERTY(S), A FULL ENVIRONMENTAL IMPACT STUDY SHALL BE PERFORMED, TO DETERMINE ALL NJDEP PERMITS THAT ARE REQUIRED, PRIOR TO ANY DEVELOPMENT OF THE PROPERTY.
- SEE SHEET 6 FOR BREAKDOWN OF CRITICAL AREAS, STEEP SLOPES AND BUILDABLE AREA BY LOT.



ZONING TABLE	
R-45 ZONE	
BULK STANDARD	REQUIRED
MINIMUM LOT AREA (INTERIOR)	45,000 S.F.
FRONTAGE (INTERIOR)	200 FT.
MINIMUM LOT AREA (CORNER)	48,375 S.F.
FRONTAGE (CORNER)	200 FT.
MINIMUM CIRCLE DIAMETER	125 FT.
BUILDABLE LOT AREA	30,000 FT.
FRONT YARD SETBACK	50 FT.
SIDE YARD SETBACK	25 FT.
STREET SIDE YARD SETBACK	25 FT.
REAR YARD SETBACK	50 FT.
STREET REAR YARD SETBACK	50 FT.
MAX BUILDING COVERAGE	8%
MAX LOT COVERAGE	15%
MAX PRINCIPAL BUILDING HEIGHT (STORIES)	2.5
MAX PRINCIPAL BUILDING HEIGHT (FEET)	35 FT.
MINIMUM GROSS FLOOR AREA (TOTAL)	1,800 S.F.
MINIMUM GROSS FLOOR AREA (FIRST FLOOR MULTISTORY)	1,300 S.F.

ROBERT R. KEADY, P.E.
TOWNSHIP ENGINEER

01-09-2023
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. GE04195100

TOWNSHIP OF MIDDLETOWN

BUILD OUT ANALYSIS

TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY

WETLANDS CONSTRAINTS

(BLOCK 1045 - LOTS 2 THROUGH 4)



11 TINDALL ROAD
MIDDLETOWN, NJ 07748
TEL 732-671-6400
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NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION 24627867500

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

DESIGNED BY

CPC

CHECKED BY

CPC

DRAWN BY

CPC

DATE

01-09-2023

SCALE

1"=100'

PROJ. NO.

MDD-10906

DRAWING

SUB-4

SHEET

4

OF

6



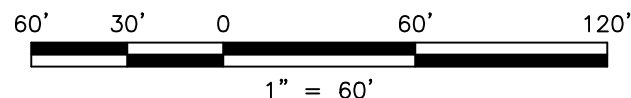
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2. PROPERTY IS KNOWN AS LOTS 2, 3 & 4 IN TAX BLOCK 1045 AS SHOWN ON THE TOWNSHIP OF MIDDLETOWN TAX MAP SHEET NUMBER 214. TOTAL TRACT IS APPROXIMATELY 17.06 ACRES PER TAX MAP. HOWEVER, PER DEED PLOTTING, ±815,152 S.F. (±18.71 ACRES).
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[illegible]

01-09-2023
 LICENSED PROFESSIONAL ENGINEER
 STATE OF NJ LICENSE No. GE04195100

TOWNSHIP OF MIDDLETOWN

BUILD OUT ANALYSIS

TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY

STEEP SLOPES CONSTRAINTS

(BLOCK 1045 - LOTS 2 THROUGH 4)



DESIGNED BY	CPC	DRAWING	SUB-5
CHECKED BY	CPC	SHEET	
DRAWN BY	CPC	5	OF 6
DATE	01-09-2023		
SCALE	1"=100'		
PROJ. NO.	MIDD-10906		

